Map Lot U13-001 Account 981 Location LEWISTON ROAD Card 1 Of 1 1/07/2026

LAHEY, DORIS
28 SUMMIT STREET
AUBURN ME 04210

B3059P180

Property Data

Neighborhood	**113 Lewiston Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**17 Woodbury Pond**
Secondary Zone	
Topography	**1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities	**9 None**	**9 None**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street	**1 Paved**	

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1	**0**
Open 2	**0**

Sale Data

Sale Date	**12/30/1899**
Price	
Sale Type	

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	240,350	275	0	240,625
2013	240,350	275	0	240,625
2014	240,350	275	0	240,625
2015	240,350	275	0	240,625
2016	240,350	275	0	240,625
2017	54,573	275	0	54,848
2018	54,573	275	0	54,848
2019	17,800	0	0	17,800
2020	17,800	0	0	17,800
2021	17,800	0	0	17,800
2022	17,800	0	0	17,800
2023	21,300	0	0	21,300
2024	21,300	0	0	21,300
2025	28,800	0	0	28,800

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
22	0.50		100 %	0
30	1.00		100 %	0
31	0.30		100 %	0
26	5.00		100 %	0
27	4.20		100 %	0
			%	
			%	

Total Acreage 11.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'17 this lot now subdivided into 5 sublots & common area

Litchfield

Litchfield

Map Lot U13-001 | Account 981 | Location LEWISTON ROAD | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-002 Account 2683 Location 20 OLD LODGE ROAD Card 1 Of 1 1/07/2026

ALBERT(TRUSTEE), MICHAEL N
ALBERT(TRUSTEE), HEATHER E
MICHAEL N ALBERT REVOCABLE TRUST
HEATHER E ALBERT REVOCABLE TRUST
P.O BOX 67
LITCHFIELD ME 04350

Previous Owner
MARSELLA, GENE C
MARSELLA, TAMARA R
1809 LEWISTON ROAD
LITCHFIELD ME 04350
Sale Date: 02/09/2023

Previous Owner
MARSELLA GARY ENTERPRISES
P O BOX 454

LITCHFIELD ME 04350
Sale Date: 11/16/2009

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'14 CALL HSE COMPLETE.
PERMIT # 12-033, 6/12/2012. SF BLDG 24X40 + 20X26, EST COST $84,000.

Litchfield

Property Data

Neighborhood **149 Old Lodge Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **02/09/2023**

Price **495,000**

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	169,625	0	0	169,625
2013	169,625	0	0	169,625
2014	169,625	103,472	0	273,097
2015	169,625	102,383	0	272,008
2016	169,625	102,383	0	272,008
2017	169,625	101,294	0	270,919
2018	169,625	101,294	0	270,919
2019	208,400	188,500	0	396,900
2020	208,400	188,500	25,000	371,900
2021	208,400	188,500	25,000	371,900
2022	208,400	188,500	24,750	372,150
2023	250,100	226,200	25,000	451,300
2024	250,100	226,200	25,000	451,300
2025	337,700	306,000	25,000	618,700

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.50		100 %	0
30	0.40		100 %	0
26	2.31		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	

Total Acreage 3.21

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-002 | Account 2683 | Location 20 OLD LODGE ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2013**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**4 Full Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1440**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	224	0 0	0	0 %	0 %	
68 Wood Deck/s	0	192	0 0	0	0 %	0 %	
68 Wood Deck/s	0	64	0 0	0	0 %	0 %	
24 Frame Shed	1	504	2 100	2	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-002A | Account 546 | Location 1735 LEWISTON ROAD | Card 1 Of 2 | 1/07/2026

EDGECOMB, ALAN F
EDGECOMB JUDITH M
P O BOX 216
LITCHFIELD ME 04350

B1553P413

Property Data

Neighborhood **149 Old Lodge Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/30/1899**

Price

Sale Type

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	181,250	211,497	0	392,747
2013	181,250	211,344	0	392,594
2014	181,250	211,266	0	392,516
2015	181,250	209,182	0	390,432
2016	181,250	208,988	0	390,238
2017	181,250	208,835	0	390,085
2018	181,250	208,756	0	390,006
2019	210,300	209,400	0	419,700
2020	210,300	240,400	25,000	425,700
2021	210,300	240,400	25,000	425,700
2022	210,300	240,400	24,750	425,950
2023	252,300	288,500	25,000	515,800
2024	252,300	288,500	25,000	515,800
2025	340,600	390,300	25,000	705,900

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.50		100 %	0
30	0.30		100 %	0
26	4.30		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	

Total Acreage 5.10

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2/14/20 w/ MR. add new gar.
5/18/18-N/C card #2
'05/11/17 W/ Mrs. add new addition and bath for card # 2(inc).
09/04/14 Per info the owners are residents of Florida as of April 1st 2014. Remove all exemptions. EB
7/18/2011-Per Pat Dow - refused entrance of interior.

Litchfield

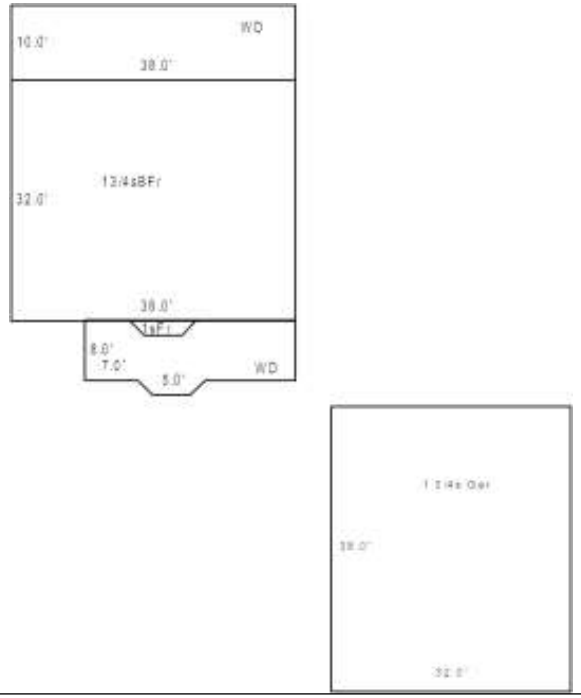
Litchfield

Map Lot U13-002A | Account 546 | Location 1735 LEWISTON ROAD | Card 1 Of 2 | 01/07/2026

Building Style	**7 Contemporary**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1996**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**2**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**2**	
# Fireplaces	**1**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1216**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	380	0 0	0	0 %	0 %	
1 One Story Frame	0	14	0 0	0	0 %	0 %	
68 Wood Deck/s	0	238	0 0	0	0 %	0 %	
74 1 3/4s Garage	2020	1216	3 100	4	0 %	90 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

EDGECOMB, ALAN F
EDGECOMB JUDITH M
P O BOX 216
LITCHFIELD ME 04350

Property Data

Neighborhood **149 Old Lodge Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **9** **9**

1.Level 4.Below St 7.ResProtect
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **9 None** **9 None**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.Lake/Pond
3.Sewer 6.Septic 9.None

Street **9 None**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/30/1899**

Price

Sale Type

1.Land 4.MFGUNIT 7.
2.L & B 5.Other 8.
3.Building 6. 9.

Financing

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	0	15,167	0	15,167
2013	0	15,167	0	15,167
2014	0	15,167	0	15,167
2015	0	15,167	0	15,167
2016	0	15,167	0	15,167
2017	0	17,854	0	17,854
2018	0	17,826	0	17,826
2019	0	46,300	0	46,300
2020	0	46,300	0	46,300
2021	0	46,300	0	46,300
2022	0	46,300	0	46,300
2023	0	55,500	0	55,500
2024	0	55,500	0	55,500
2025	0	75,100	0	75,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac				%	
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

Map Lot U13-002A | Account 546 | Location 1735 LEWISTON ROAD | Card 2 Of 2 | 01/07/2026

Building Style	**15 Cottage**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**11 T1-11 Siding**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1950**	
Year Remodeled	**1975**	
Foundation	**6 Piers**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**13 Monitor-Propane**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**2**	
# Bedrooms	**1**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**9 None**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 80%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**624**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**0**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	160	0 0	0	0 %	0 %	
68 Wood Deck/s	0	320	0 0	0	0 %	0 %	
1 One Story Frame	2016	80	2 100	4	0 %	100 %	
71 Garage	2008	896	2 100	2	0 %	90 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-002B | Account 2573 | Location LEWISTON ROAD | Card 1 Of 1 | 1/07/2026

EDGECOMB MATTHEW R
P O BOX 44
LITCHFIELD ME 04350

B8842P132

Property Data

Neighborhood	**149 Old Lodge Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**11 Residential**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities	**4 Drilled Well**	**6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street	**3 Gravel**	

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1	**0**
Open 2	**0**

Sale Data

Sale Date	**03/24/2006**
Price	**40,000**
Sale Type	**1 Land Only**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing	**6 Cash Sale**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity	**1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified	**5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	42,950	89,771	0	132,721
2013	42,950	89,320	0	132,270
2014	42,950	88,717	0	131,667
2015	42,950	88,291	0	131,241
2016	42,950	87,686	0	130,636
2017	42,950	87,236	0	130,186
2018	42,950	86,631	0	129,581
2019	48,500	56,900	0	105,400
2020	48,500	56,900	0	105,400
2021	48,500	56,900	0	105,400
2022	48,500	56,900	24,750	80,650
2023	58,200	68,300	25,000	101,500
2024	58,200	68,300	25,000	101,500
2025	78,600	92,300	25,000	145,900

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	1.18		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 2.18

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

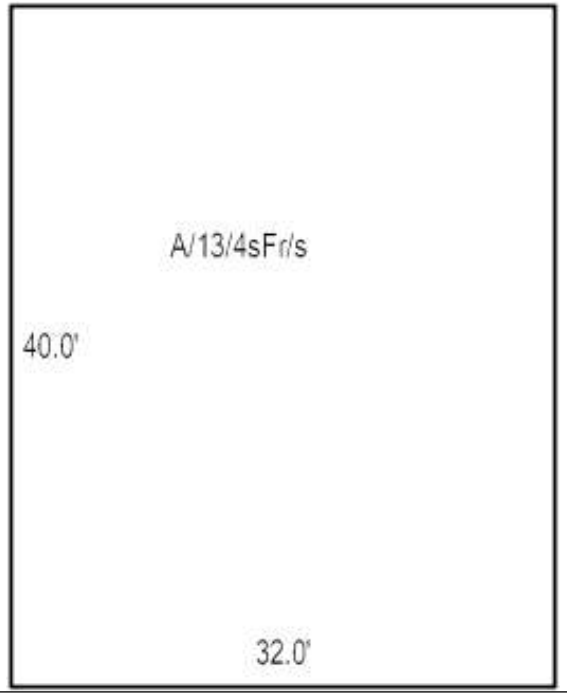
Litchfield

Map Lot U13-002B | Account 2573 | Location LEWISTON ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1985**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**0%**	**9 Not Heated**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**4 Full Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**50%**	
Grade & Factor	**2 Fair 80%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1280**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**75%**	
Functional Code	**1 Incomplete**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/17/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-002C | Account 2618 | Location 1747 LEWISTON ROAD | Card 1 Of 1 | 1/07/2026

OUELLETTE ROGER J
1747 LEWISTON ROAD
LITCHFIELD ME 04350

B9103P301 B13677P9

Property Data

Neighborhood	**113 Lewiston Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**11 Residential**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities	**4 Drilled Well**	**6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street	**1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1	**0**
Open 2	**0**

Sale Data

Sale Date	**09/07/2006**
Price	**85,000**
Sale Type	**1 Land Only**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing	**9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity	**1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified	**5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	45,000	48,831	0	93,831
2013	45,000	48,723	0	93,723
2014	45,000	48,336	0	93,336
2015	45,000	48,227	0	93,227
2016	45,000	48,227	0	93,227
2017	45,000	48,119	0	93,119
2018	45,000	47,732	0	92,732
2019	51,000	48,700	0	99,700
2020	51,000	48,700	0	99,700
2021	51,000	48,700	0	99,700
2022	51,000	48,700	0	99,700
2023	61,200	58,400	0	119,600
2024	61,200	58,400	0	119,600
2025	82,600	79,000	0	161,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	21	1.00	100	%	0
22.Baselot(Fract)	26	2.00	100	%	0
23.	44	1.00	100	%	0
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 3.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share
Acres
30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

Map Lot U13-002C | Account 2618 | Location 1747 LEWISTON ROAD | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **0%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **3 Information Only**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2007	1404	3 110	4	0 %	100 %	
107 Travel Trailer/LF	1975	8	2 100	2	0 %	75 %	
68 Wood Deck/s	2007	160	3 100	4	0 %	100 %	
1 One Story Frame	2007	80	3 100	4	0 %	100 %	
107 Travel Trailer/LF	1995	30	2 100	2	0 %	75 %	
68 Wood Deck/s	1995	180	2 100	2	0 %	100 %	
107 Travel Trailer/LF	1995	30	2 100	2	0 %	75 %	
68 Wood Deck/s	1995	180	2 100	2	0 %	100 %	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-003 | Account 549 | Location 11 PICKEREL DRIVE | Card 1 Of 1 | 1/07/2026

METIVIER, THOMAS
BREAU-METIVIER, TIFFANY
35 GREENWOOD LANE
LEWISTON ME 04240

B15217P107

Previous Owner
EHRMANN, GEORGE R
EHRMANN, ANGELIKA
13 JENNIFER LANE
RYE BROOK NY 10573
Sale Date: 11/05/2024

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
05/18/2018 add new wd, adjust sqft of wd

Litchfield

Property Data

Neighborhood **164 Pickerel Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.ResProtect
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.Lake/Pond
3.Sewer 6.Septic 9.None

Street **3 Gravel**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **11/05/2024**

Price **312,000**

Sale Type **2 Land & Buildings**

1.Land 4.MFGUNIT 7.
2.L & B 5.Other 8.
3.Building 6. 9.

Financing **9 Unknown**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	65,326	39,443	0	104,769
2013	65,326	39,443	0	104,769
2014	65,326	39,443	0	104,769
2015	65,326	39,443	0	104,769
2016	65,326	39,443	0	104,769
2017	65,326	39,443	0	104,769
2018	65,326	44,118	0	109,444
2019	160,000	45,000	0	205,000
2020	160,000	45,000	0	205,000
2021	160,000	45,000	0	205,000
2022	160,000	45,000	0	205,000
2023	192,000	54,000	0	246,000
2024	192,000	54,000	0	246,000
2025	259,200	73,100	0	332,300

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.36		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.36

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

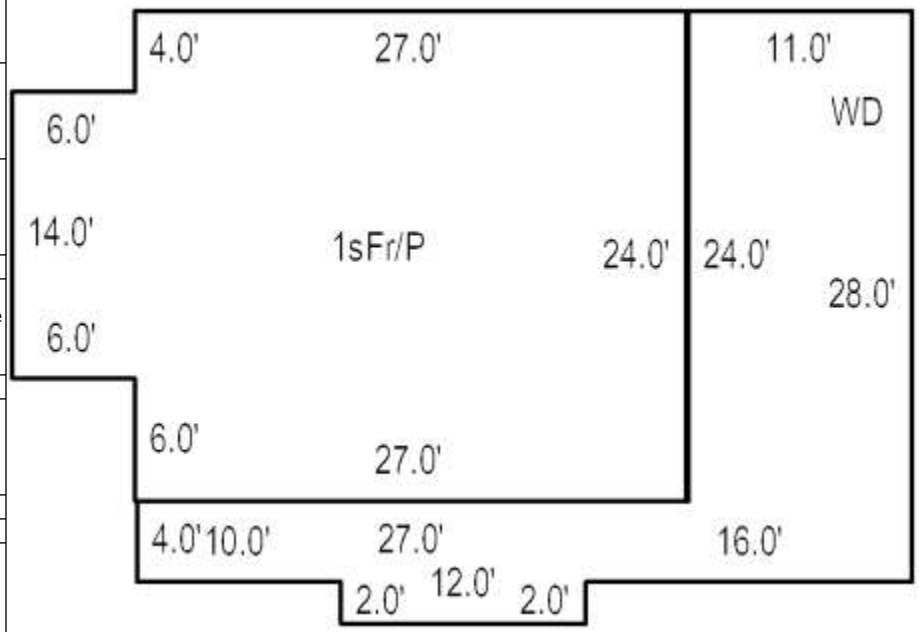
Litchfield

Map Lot U13-003 | Account 549 | Location 11 PICKEREL DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**15 Cottage**		
0.Uncoded	4.Cape	8.Log	
1.Conv	5.Garrison	9.Other	
2.Ranch	6.Split	10.Tri-Level	
3.R Ranch	7.Contemp	11.Earth One	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.1.25	
2.2	5.1.75	8.3.5	
3.3	6.2.5	9.4	
Exterior Walls	**2 Vinyl**		
0.Uncoded	4.Asbestos	8.Concrete	
1.Wd Clapbo	5.Stucco	9.Other	
2.Vinyl	6.Brick	10.Wd shingl	
3.Compos	7.Stone	11.T1-11	
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1950**		
Year Remodeled	**1995**		
Foundation	**6 Piers**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.Crawl Spac	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.Dirt Flr	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**0%**	**9 Not Heated**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**0**		
# Bedrooms	**0**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**1**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**9 None**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 100%**		
1.E Grade	4.B Grade	7.AAA Grade	
2.D Grade	5.A Grade	8.M&S	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**732**		
Condition	**5 Above Average**		
1.Poor	4.Avg	7.V.G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Delap	7.No Power	
2.O-Built	5.Bsmt	8.LongTerm	
3.Damage	6.Common	9.None	
Econ. % Good	**100%**		
Economic Code	**9 None**		
0.None	3.No Power	9.None	
1.Location	4.Generate		
2.Encroach	5.Multi-Fami		
Entrance Code	**3 Information Only**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Existing R	9.	
Information Code	**2 Relative**		
1.Owner	4.Agent	7.Vacant	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	2017	440	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-004 Account 1391 Location 9 PICKEREL DRIVE Card 1 Of 1 1/07/2026

DUMONT, JAMES E
PO BOX 21
LITCHFIELD ME 04350

B7896P33 B13899P288

Previous Owner
BOUSQUET, PAUL A.&DOROTHY K TRUSTE
2023 LAUREL OAK LANE

PALM CITY FL 34990
Sale Date: 09/19/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

1/3/2012-ADDRESS CHANGE TO 2023 LAUREL OAK LANE, PALM CITY, FLA 34990 PER FRONT OFFICE.

Litchfield

Property Data

Neighborhood **164 Pickerel Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **09/19/2016**

Price **165,000**

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	60,538	32,447	0	92,985
2013	60,538	32,371	0	92,909
2014	60,538	32,316	0	92,854
2015	60,538	31,945	0	92,483
2016	60,538	31,889	0	92,427
2017	60,538	31,814	0	92,352
2018	60,538	31,463	0	92,001
2019	119,000	42,100	0	161,100
2020	119,000	42,100	0	161,100
2021	119,000	42,100	25,000	136,100
2022	119,000	42,100	24,750	136,350
2023	142,800	50,600	25,000	168,400
2024	142,800	50,600	25,000	168,400
2025	192,800	68,400	25,000	236,200

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.18		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.18

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

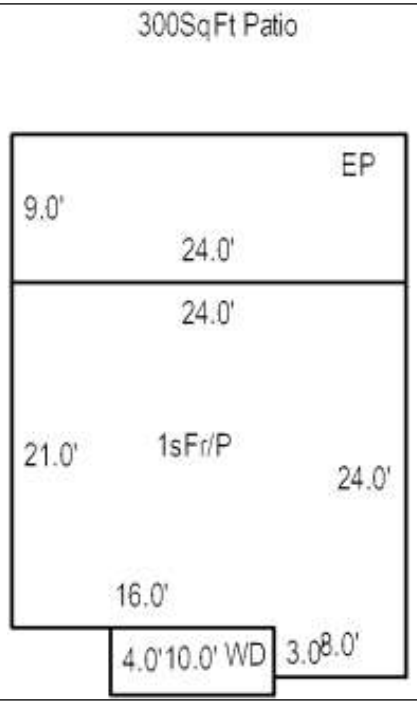
Litchfield

Map Lot U13-004 | Account 1391 | Location 9 PICKEREL DRIVE | Card 1 Of 1 | 01/07/2026

Building Style **15 Cottage**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **2 Vinyl**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **1965**		
Year Remodeled **1995**		
Foundation **6 Piers**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **9 No Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **7 Electric**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **2**		
# Bedrooms **4**		
# Full Baths **1**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **9 None**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **2 Fair 100%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **528**		
Condition **6 Good**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame	0	216	0 0	0	0 %	0 %	
68 Wood Deck/s	0	40	2 100	0	0 %	0 %	
60 Patio	0	300	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-005 | Account 1212 | Location 7 PICKEREL DRIVE | Card 1 Of 1 | 1/07/2026

GIROUARD, JOHN A (TRUSTEE)
GIROUARD, CARLOTTA A (TRUSTEE)
118 NORTH DIVISION ROAD
SILVER LAKE NH 03875

B6936P281 B9419P348 B11631P84

Previous Owner
GIROUARD ROLAND A
GIROUARD ANITA M
166 OLD DANVILLE ROAD
AUBURN ME 04210
Sale Date: 01/31/2014

Previous Owner
BEARDSLEY,ROBERT & MARIANA
4 SHULMAN DRIVE

BRUNSWICK ME 04011
Sale Date: 07/11/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
4/21/21 VAC ADD WD
2/14/20 VAC NO WD

Litchfield

Property Data

Neighborhood **164 Pickerel Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **4 Below Street**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **01/31/2014**

Price **115,000**

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **2 Related Parties**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	60,804	53,394	0	114,198
2013	60,804	53,390	0	114,194
2014	60,804	53,346	0	114,150
2015	60,804	53,342	0	114,146
2016	60,804	53,342	0	114,146
2017	60,804	53,338	0	114,142
2018	60,804	53,294	0	114,098
2019	119,700	46,200	0	165,900
2020	119,700	46,200	0	165,900
2021	119,700	46,500	0	166,200
2022	119,700	46,500	0	166,200
2023	143,700	55,700	0	199,400
2024	143,700	55,700	0	199,400
2025	193,900	75,100	0	269,000

Land Data

Front Foot
11.1-100
12.101-200
13.201+
14.
15.

Square Foot
16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre
21.Houselot (Frac
22.Baselot(Fract)
23.
Acres
24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.19		100 %	0
44	1.00		90 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.19

Influence Codes
1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share
Acres
30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

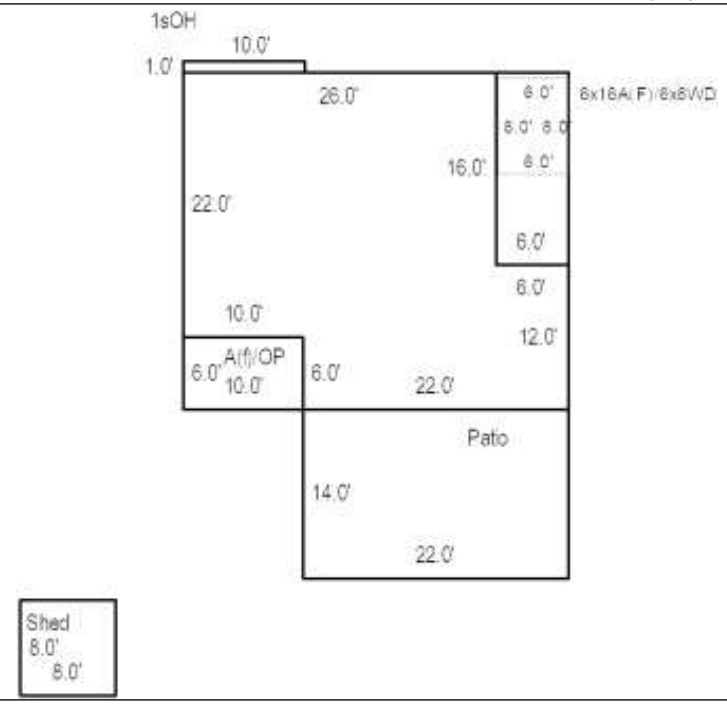
Map Lot U13-005 | Account 1212 | Location 7 PICKEREL DRIVE | Card 1 Of 1 | 01/07/2026

Building Style **15 Cottage**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **2 Vinyl**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **3 Sheet Metal**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **1950**		
Year Remodeled **2003**		
Foundation **6 Piers**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **9 No Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **0%** **9 Not Heated**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **3**		
# Bedrooms **1**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **5 Floor & Stairs**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **2 Fair 100%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **740**		
Condition **6 Good**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/07/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	60	0 0	0	0 %	0 %	
60 Patio	0	308	0 0	0	0 %	0 %	
24 Frame Shed	0				%	%	600
68 Wood Deck/s	2020	48	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-006 | Account 1510 | Location 5 PICKEREL DRIVE | Card 1 Of 1 | 1/07/2026

RHEAUME, PAUL
RHEAUME, DIANE
38 TAYLOR STREET
WINTHROP ME 04364

B6502P337

Property Data

Neighborhood **164 Pickerel Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/30/1899**

Price **70,000**

Sale Type

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	60,272	45,473	0	105,745
2013	60,272	45,473	0	105,745
2014	60,272	45,473	0	105,745
2015	60,272	45,473	0	105,745
2016	60,272	45,473	0	105,745
2017	60,272	45,473	0	105,745
2018	60,272	46,357	0	106,629
2019	116,200	60,400	0	176,600
2020	116,200	60,400	0	176,600
2021	116,200	60,400	0	176,600
2022	116,200	60,400	0	176,600
2023	139,500	72,500	0	212,000
2024	139,500	72,500	0	212,000
2025	188,300	98,100	0	286,400

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.17		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.17

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

05/18/2018 Vacant shed replaced.

Litchfield

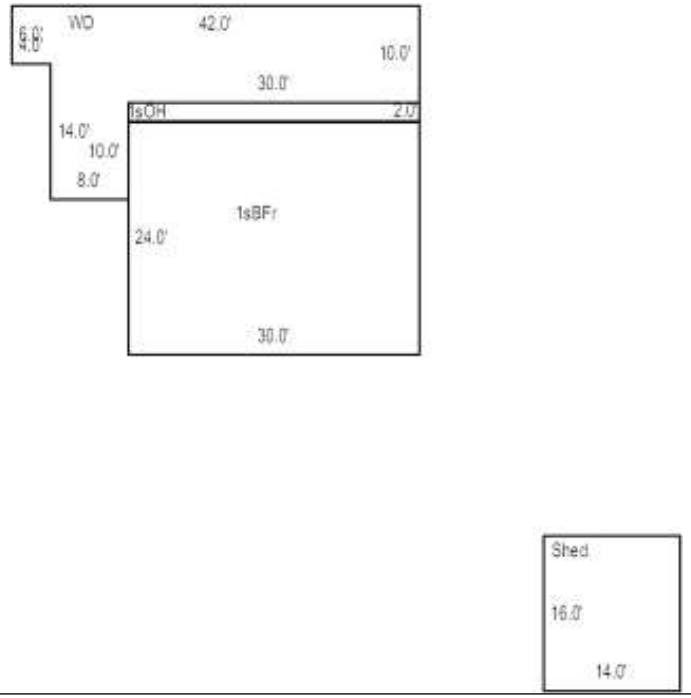
Litchfield

Map Lot U13-006 | Account 1510 | Location 5 PICKEREL DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1950**	
Year Remodeled	**1995**	
Foundation	**2 Concrete Block**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**3 3/4 Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**240**	
Fin Bsmt Grade	**3 100**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**12 Monitor-Fuel Oil**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**4**	
# Bedrooms	**2**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**9 None**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**720**	
Condition	**6 Good**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	0	60	0 0	0	0 %	0 %	
68 Wood Deck/s	0	484	0 0	0	0 %	0 %	
24 Frame Shed	2017	224	1 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-007 Account 382 Location 3 PICKEREL DRIVE Card 1 Of 1 1/07/2026

COUTURIER, MONIQUE
PO BOX 407
LITCHFIELD ME 04243

B5095P5 B11372P224

Previous Owner
COUTURIER, ROBERT, ET AL
COUTURIER, MONIQUE Y, PERS.REP.
PO BOX 407
LITCHFIELD ME 04243
Sale Date: 04/25/2013

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'16 w/ builder add canopy.
' 13 W/ MRS. ADD 1SBFR, FBA, HOT TUB
& GARAGE.COUTURIER, MONIQUE Y, CHANGE OF ADDRESS TO P O BOX 407 LITCHFIELD, ME.04350,TEL:268-1062,CELL-207-212-7335
6/26/2012-PER MONIQUE, MR. DIED IN 2011, HANDLING BY AN ATTORNEY, WILL GET THE ITEMS NEEDED.
PROBATE COURT-MONIQUE Y COUTURIER, APPOINTED PERS.REP.
Litchfield 04350-4059, 8/7/2012. ADDITION TO GABLE END 14FT, 2 CAR GARAGE. ADDING JACUZZI TUB IN CABIN $98,000

Property Data

Neighborhood **164 Pickerel Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **04/25/2013**

Price **340,000**

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **2 Related Parties**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	178,900	109,996	0	288,896
2013	178,900	188,939	0	367,839
2014	178,900	188,180	0	367,080
2015	178,900	186,915	0	365,815
2016	178,900	186,156	0	365,056
2017	178,900	186,124	0	365,024
2018	178,900	185,396	0	364,296
2019	206,000	185,100	0	391,100
2020	206,000	185,100	0	391,100
2021	206,000	185,100	0	391,100
2022	206,000	185,100	0	391,100
2023	247,200	221,400	0	468,600
2024	247,200	221,400	25,000	443,600
2025	333,700	298,400	25,000	607,100

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.50		100 %	0
30	0.50		100 %	0
26	0.12		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	

Total Acreage 1.12

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

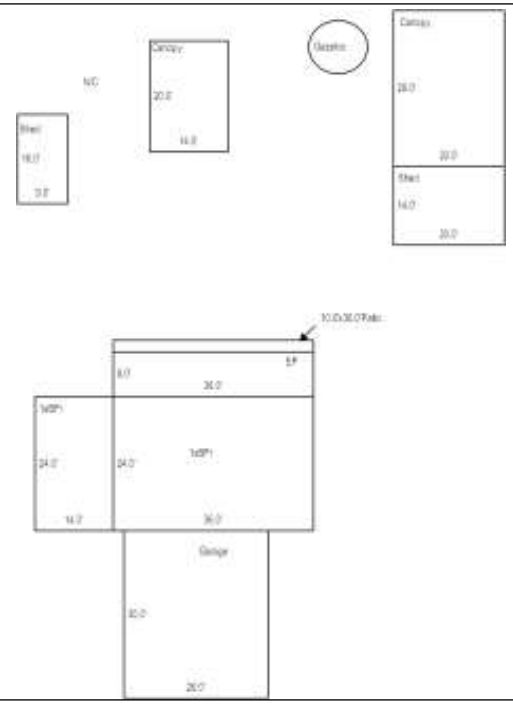
Litchfield

Map Lot U13-007 | Account 382 | Location 3 PICKEREL DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**3 Raised Ranch**		
0.Uncoded	4.Cape	8.Log	
1.Conv	5.Garrison	9.Other	
2.Ranch	6.Split	10.Tri-Level	
3.R Ranch	7.Contemp	11.Earth One	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.1.25	
2.2	5.1.75	8.3.5	
3.3	6.2.5	9.4	
Exterior Walls	**14 Log Siding**		
0.Uncoded	4.Asbestos	8.Concrete	
1.Wd Clapbo	5.Stucco	9.Other	
2.Vinyl	6.Brick	10.Wd shingl	
3.Compos	7.Stone	11.T1-11	
Roof Surface	**3 Sheet Metal**		
1.Asphalt	4.Composit	7.Rolled Roo	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**2004**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.Crawl Spac	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.Dirt Flr	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**768**		
Fin Bsmt Grade	**2 100**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**12 Monitor-Fuel Oil**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**1 Modern**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**1 Modern Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**2**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 110%**		
1.E Grade	4.B Grade	7.AAA Grade	
2.D Grade	5.A Grade	8.M&S	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**864**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V.G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Delap	7.No Power	
2.O-Built	5.Bsmt	8.LongTerm	
3.Damage	6.Common	9.None	
Econ. % Good	**100%**		
Economic Code	**9 None**		
0.None	3.No Power	9.None	
1.Location	4.Generate		
2.Encroach	5.Multi-Fami		
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Existing R	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.Vacant	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame	0	288	0 0	0	0 %	0 %	
60 Patio	0	360	0 0	0	0 %	0 %	
38 1 Story Bsmt	2012	336	9 100	4	0 %	100 %	
23 Frame Garage	2012	780	9 100	4	0 %	100 %	
61 Canopy/s	2015	560	1 100	4	0 %	75 %	
24 Frame Shed	2015	280	1 100	4	0 %	75 %	
61 Canopy/s	0	280	0 0	0	0 %	0 %	
24 Frame Shed	0				%	%	1,500
87 Gazebo	0				%	%	2,000
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-008 | Account 676 | Location 38 OLD LODGE ROAD | Card 1 Of 1 | 1/07/2026

EVANS, MARK
PO BOX 501
LITCHFIELD ME 04350

B13313P132 B15284P294

Previous Owner
GIGUERE, RICHARD J
GIGUERE, KATHLEEN BURNS
PO BOX 376
LITCHFIELD ME 04350
Sale Date: 08/23/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**149 Old Lodge Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**17 Woodbury Pond**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1	**0**
Open 2	**0**

Sale Data

Sale Date	**08/23/2019**
Price	**310,000**
Sale Type	**2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	114,928	137,268	10,000	242,196
2013	114,928	135,991	10,000	240,919
2014	114,928	135,714	10,000	240,642
2015	114,928	135,512	10,000	240,440
2016	114,928	133,979	15,000	233,907
2017	114,928	133,956	20,000	228,884
2018	114,928	133,681	19,200	229,409
2019	187,400	130,900	20,000	298,300
2020	187,400	130,900	0	318,300
2021	187,400	130,900	31,000	287,300
2022	187,400	130,900	30,690	287,610
2023	224,900	157,100	31,000	351,000
2024	224,900	157,100	31,000	351,000
2025	303,600	212,500	31,000	485,100

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.50		100 %	0
26	0.80		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.30

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

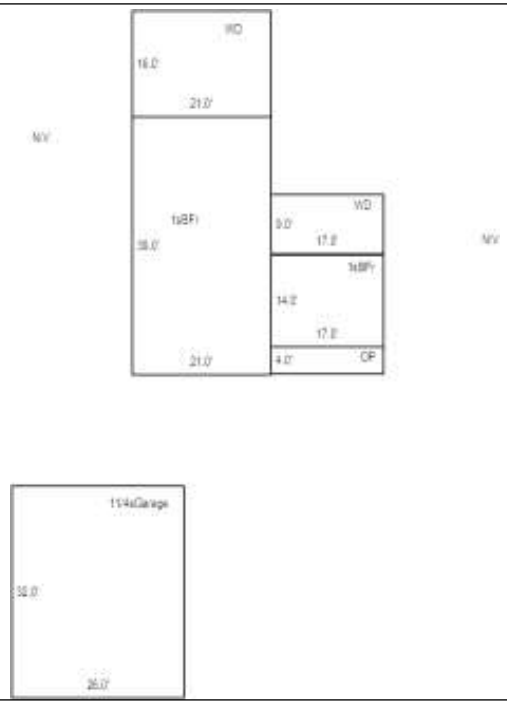
Litchfield

Map Lot U13-008 | Account 676 | Location 38 OLD LODGE ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**2 Ranch**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1960**	
Year Remodeled	**1989**	
Foundation	**3 Brick &/or Stone**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**998**	
Fin Bsmt Grade	**2 100**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**5**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**1**	
# Fireplaces	**1**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**819**	
Condition	**6 Good**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	336	0 0	0	0 %	0 %	
38 1 Story Bsmt	1989	238	9 100	4	0 %	100 %	
21 Open Frame	1989	68	9 100	4	0 %	100 %	
68 Wood Deck/s	1989	153	9 100	4	0 %	100 %	
72 1 1/4s Garage	1989	832	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-009 | Account 1719 | Location 40 OLD LODGE ROAD | Card 1 Of 1 | 1/07/2026

LAMARRE, PHYLISS A
LAMARRE, DENNIS R
54 PLEASANT STREET
BRUNSWICK ME 04011

B155P668 B12211P213 B12211P215

Previous Owner
TESSIER, HARVEY A
11 SPRING ST

BRUNSWICK ME 04011
Sale Date: 01/12/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**149 Old Lodge Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**17 Woodbury Pond**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities	**8 Lake/Pond**	**6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street	**3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1	**0**
Open 2	**0**

Sale Data

Sale Date	**01/12/2016**
Price	
Sale Type	**2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing	**9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity	**2 Related Parties**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified	**5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	55,070	16,424	0	71,494
2013	55,070	16,424	0	71,494
2014	55,070	16,424	0	71,494
2015	55,070	16,424	0	71,494
2016	55,070	16,424	0	71,494
2017	55,070	16,424	0	71,494
2018	55,070	16,424	0	71,494
2019	93,000	22,500	0	115,500
2020	93,000	22,500	0	115,500
2021	93,000	22,500	0	115,500
2022	93,000	22,500	0	115,500
2023	111,700	26,300	0	138,000
2024	111,700	26,300	0	138,000
2025	150,700	34,400	0	185,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	21	0.20		70 %	0
22.Baselot(Fract)	44	1.00		100 %	0
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 0.20

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-009 | Account 1719 | Location 40 OLD LODGE ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**2 Ranch**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**16 Lap Siding-Drop**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1950**	
Year Remodeled	**0**	
Foundation	**6 Piers**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**0**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**0%**	**9 Not Heated**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**1**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**9 None**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 80%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**480**	
Condition	**3 Below Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	289	0 0	0	0 %	0 %	
94 Bunkhouse	0				%	%	2,500
107 Travel Trailer/LF	0				%	%	1,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-010 | Account 558 | Location 42 OLD LODGE ROAD | Card 1 Of 1 | 1/07/2026

ERSKINE, JOHN D
21 PINE HAVEN TERRACE
SOUTH PORTLAND ME 04106

B13348P279

Previous Owner
ERSKINE, MARY
35 PINE HAVEN TERR

SOUTH PORTLAND ME 04106
Sale Date: 09/26/2019

Previous Owner
ERSKINE, MARY
35 PINE HAVEN TERR

SO PORTLAND ME 04106
Sale Date: 06/15/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**149 Old Lodge Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**17 Woodbury Pond**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **8 Lake/Pond** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1	**0**
Open 2	**0**

Sale Data

Sale Date	**09/26/2019**
Price	
Sale Type	**2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **2 Related Parties**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	61,602	70,553	0	132,155
2013	61,602	80,750	0	142,352
2014	61,602	80,712	0	142,314
2015	61,602	80,396	0	141,998
2016	61,602	80,358	0	141,960
2017	61,602	80,342	0	141,944
2018	61,602	80,003	0	141,605
2019	123,400	52,500	0	175,900
2020	123,400	52,500	0	175,900
2021	123,400	52,500	0	175,900
2022	123,400	52,500	0	175,900
2023	148,100	62,600	0	210,700
2024	148,100	62,600	0	210,700
2025	200,000	83,900	0	283,900

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.22		100 %	0
44	1.00		70 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.22

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

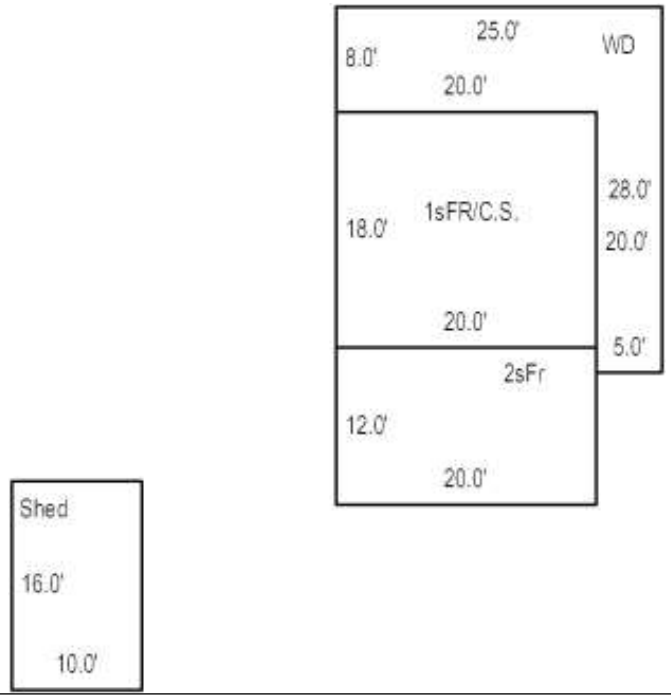
Map Lot U13-010 | Account 558 | Location 42 OLD LODGE ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1950**	
Year Remodeled	**1999**	
Foundation	**2 Concrete Block**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**5 Crawl Space**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**8 Floor/Wall Unit**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**3**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**4 Minimal**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 110%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**360**	
Condition	**5 Above Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/07/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
2 Two Story Frame	1989	240	9 100	4	0 %	100 %	
68 Wood Deck/s	2000	300	3 100	3	0 %	100 %	
24 Frame Shed	0				%	%	2,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-011 | Account 1334 | Location 44 OLD LODGE ROAD | Card 1 Of 1 | 1/07/2026

OUELLETTE, MICHAEL
10 ROBIN DRIVE
BRUNSWICK ME 04011

B6667P13 B10576P22

Property Data

Neighborhood **149 Old Lodge Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/30/1899**

Price

Sale Type

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	61,070	78,807	0	139,877
2013	61,070	80,123	0	141,193
2014	61,070	79,917	0	140,987
2015	61,070	79,877	0	140,947
2016	61,070	79,672	0	140,742
2017	61,070	79,643	0	140,713
2018	61,070	79,436	0	140,506
2019	124,400	62,100	0	186,500
2020	124,400	62,100	0	186,500
2021	124,400	62,100	0	186,500
2022	124,400	62,100	0	186,500
2023	149,200	74,400	0	223,600
2024	149,200	74,400	0	223,600
2025	201,500	100,300	0	301,800

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.20		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.20

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

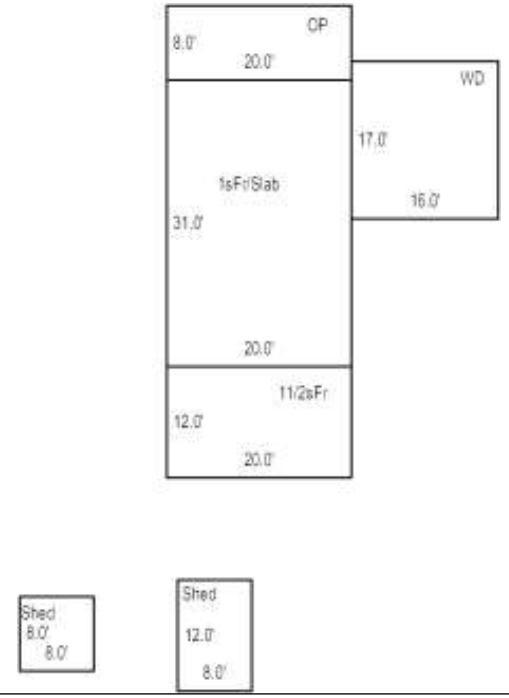
Map Lot U13-011 | Account 1334 | Location 44 OLD LODGE ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**15 Cottage**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**12 Board and Batting**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1950**	
Year Remodeled	**2004**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**13 Monitor-Propane**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**4 Minimal**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**620**	
Condition	**6 Good**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**2 Relative**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/07/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
4 1 & 1/2 Story Fr	2004	240	2 100	4	0 %	100 %	
21 Open Frame	0	160	0 0	0	0 %	0 %	
68 Wood Deck/s	2003	272	3 100	4	0 %	100 %	
24 Frame Shed	0				%	%	400
24 Frame Shed	0				%	%	500
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-012 | Account 1326 | Location 46 OLD LODGE ROAD | Card 1 Of 1 | 1/07/2026

OUELLETTE, GILES J
AMES, ANN M. ET AL
29 BAY PARK DRIVE
TOPSHAM ME 04086

B4719P274 B11735P169

Previous Owner
OUELLETTE, ALBERT Z
P O BOX 178

LITCHFIELD ME 04350
Sale Date: 07/08/2014

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**149 Old Lodge Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**17 Woodbury Pond**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities	**4 Drilled Well**	**6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street	**3 Gravel**	

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1	**0**
Open 2	**0**

Sale Data

Sale Date	**07/08/2014**
Price	
Sale Type	**2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing	**9 Unknown**	

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity	**2 Related Parties**	

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified	**5 Public Record**	

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	66,390	43,666	0	110,056
2013	66,390	43,666	0	110,056
2014	66,390	43,666	0	110,056
2015	66,390	43,666	0	110,056
2016	66,390	43,666	0	110,056
2017	66,390	43,666	0	110,056
2018	66,390	43,666	0	110,056
2019	137,100	41,200	0	178,300
2020	137,100	41,200	0	178,300
2021	137,100	41,200	0	178,300
2022	137,100	41,200	0	178,300
2023	164,500	49,300	0	213,800
2024	164,500	49,300	0	213,800
2025	222,100	66,400	0	288,500

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	

Square Feet

		%	
		%	
		%	
		%	
		%	
		%	
		%	

Acreage/Sites

21	0.25	100	%	0
26	0.15	100	%	0
44	1.00	100	%	0
			%	
			%	
			%	
			%	

Total Acreage 0.40

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

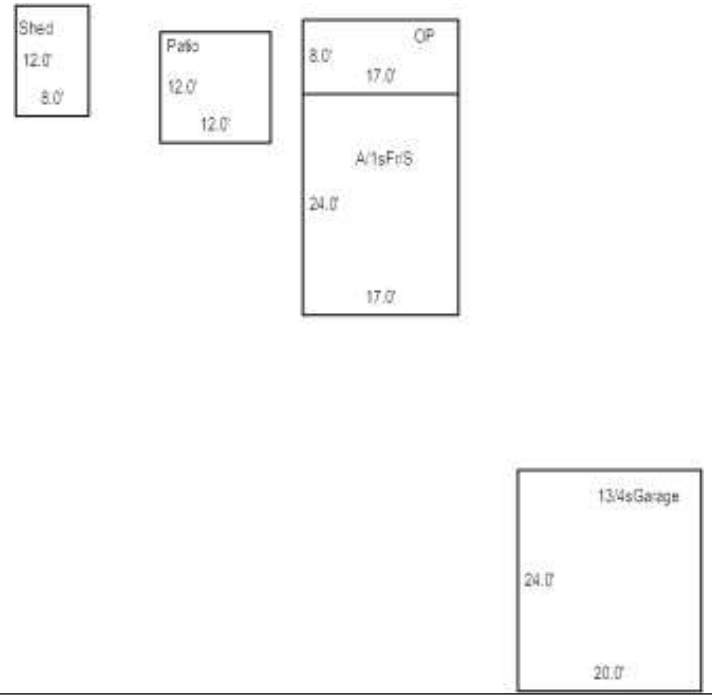
Litchfield

Map Lot U13-012 | Account 1326 | Location 46 OLD LODGE ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1950**	
Year Remodeled	**1995**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**13 Monitor-Propane**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**1 Modern**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**1 Modern Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**2**		
# Bedrooms	**1**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**5 Floor & Stairs**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**4 Minimal**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 90%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**408**	
Condition	**6 Good**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	136	0 0	0	0 %	0 %	
74 1 3/4s Garage	1	480	3 100	4	0 %	100 %	
60 Patio	1995	144	2 100	4	0 %	100 %	
24 Frame Shed	0				%	%	800
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-1 Account 2647 Location 1791 LEWISTON ROAD Card 1 Of 1 1/07/2026

OUELLETTE, ROGER
1747 LEWISTON ROAD
LITCHFIELD ME 04350

B11588P59 B12956P202 B13677P9

Previous Owner
KUZZINS CONSTRUCTION, INC.
1747 LEWISTON ROAD

LITCHFIELD ME 04350
Sale Date: 07/03/2018

Previous Owner
MARSELLA GARY ENTERPRISES INC
26 LINTONIA DRIVE

LITCHFIELD ME 04350
Sale Date: 12/13/2013

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'17 Per review condo's assessed acres & lot improvements in error. Adjust for style (Duplex)
'15 W/ Mr. remod and new op & 2 wds. Remove wd & gazebo. also delete Basement and adjust to 44 feet long and add 1s OH.

Litchfield

Property Data

Neighborhood **113 Lewiston Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **07/03/2018**

Price **130,000**

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **2 Related Parties**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	12,650	99,001	0	111,651
2013	12,650	97,789	0	110,439
2014	12,650	97,789	0	110,439
2015	12,650	114,646	0	127,296
2016	12,650	114,545	0	127,195
2017	30,000	90,648	0	120,648
2018	30,000	90,566	0	120,566
2019	75,000	140,900	0	215,900
2020	75,000	140,900	0	215,900
2021	75,000	140,900	0	215,900
2022	75,000	140,900	0	215,900
2023	90,000	169,000	0	259,000
2024	90,000	169,000	0	259,000
2025	121,500	228,700	0	350,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	53	1.00		100 %	0
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3					
29.Rear 4					

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

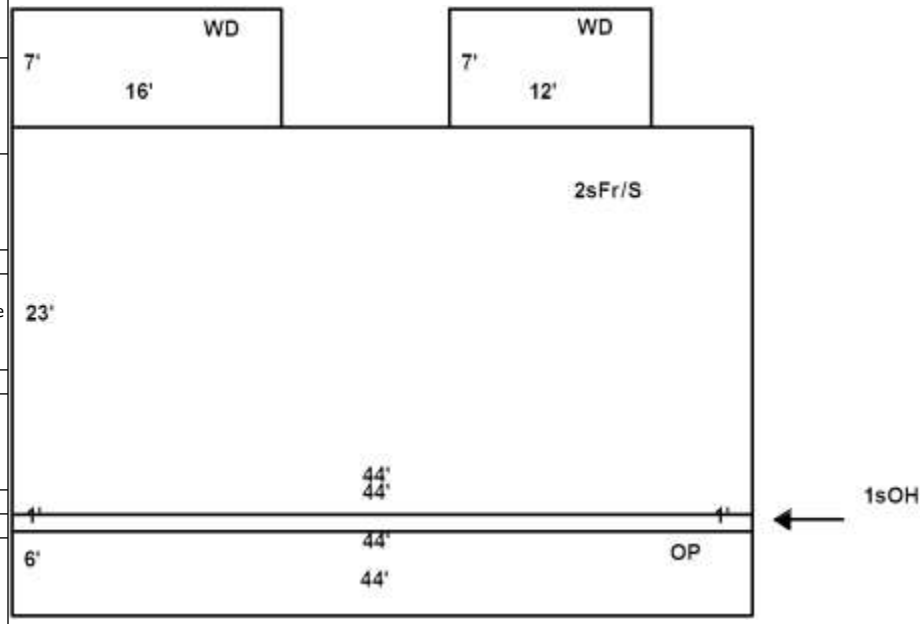
Map Lot U13-013-1 | Account 2647 | Location 1791 LEWISTON ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**2**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1985**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**8 Floor/Wall Unit**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**0**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**1 Modern Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**1**	
# Bedrooms	**0**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1012**	
Condition	**5 Above Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/12/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	0	44	0 0	0	0 %	0 %	
21 Open Frame	2014	264	9 100	4	0 %	100 %	
68 Wood Deck/s	2014	84	9 100	4	0 %	100 %	
68 Wood Deck/s	2014	112	9 100	4	0 %	100 %	
24 Frame Shed	2016	256	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-10 Account 2656 Location 19 LINTONIA DRIVE Card 1 Of 1 1/07/2026

TACOMA BUILDERS, LLC.
28 LINTONIA DRIVE
LITCHFIELD ME 04350

B15044P184

Previous Owner
LAKESIDE REALTY TRUST
26 LINTONIA DRIVE

LITCHFIELD ME 04350
Sale Date: 05/08/2024

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

9/5/25 NAH EST Camp 50% complete.
9/16/24 VAC, HOUSE NOW HAS ROUGH FRAMING, AT 25% COMP
8/22/23 NO ONE AROUND, FOUNDATION ONLY
5/10/22 VAC N/C
4/21/21 VAC OLD CAMP GONE -MVR, ADD CRAWL.
'17 Per review condo's assessed acres & lot improvements in error. Adjust

Litchfield

Property Data

Neighborhood **116 Lintonia Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **05/08/2024**

Price **79,500**

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **2 Related Parties**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	7,064	5,067	0	12,131
2013	7,064	5,067	0	12,131
2014	7,064	5,067	0	12,131
2015	7,064	5,067	0	12,131
2016	7,064	5,067	0	12,131
2017	70,000	5,067	0	75,067
2018	70,000	5,067	0	75,067
2019	75,000	9,900	0	84,900
2020	75,000	9,900	0	84,900
2021	75,000	4,900	0	79,900
2022	75,000	4,900	0	79,900
2023	90,000	5,900	0	95,900
2024	90,000	28,700	0	118,700
2025	121,500	69,600	0	191,100

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
54	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

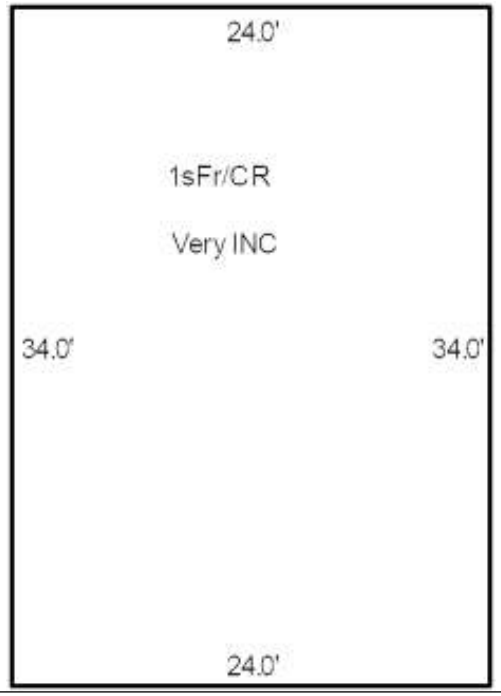
Litchfield

Map Lot U13-013-10 | Account 2656 | Location 19 LINTONIA DRIVE | Card 1 Of 1 | 01/07/2026

Building Style **4 Cape**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **9 Other**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **2022**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **5 Crawl Space**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **9 Not Heated**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **1**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **9 None**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **816**		
Condition **4 Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **50%**		
Functional Code **1 Incomplete**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
27 Unfin Basement	2020	816	3 100	4	0 %	50 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-11 | Account 2657 | Location 21 LINTONIA DRIVE | Card 1 Of 1 | 1/07/2026

PETER & MARY CONSTATINE
3800 BAL HARBOR BLVD UNIT 512
PUNTA GORDA FL 33950

B14957P6 B15430P37

Previous Owner
MARSELLA, WANDA T
5501 QUEEN VICTORIA DRIVE

LEESBURG FL 34748-7949
Sale Date: 07/18/2025

Previous Owner
MARSELLA GARY ENTERPRISES INC
5501 QUEEN VICTORIA DRIVE

LEESBURG FL 34748-7949
Sale Date: 12/14/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

5/10/22 OLD CAMP GONE -MVR
'17 Per review condo's assessed acres & lot improvements in error. Adjust

Litchfield

Property Data

Neighborhood **116 Lintonia Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **07/18/2025**

Price **165,000**

Sale Type **3 Buildings Only**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	7,330	11,841	0	19,171
2013	7,330	11,841	0	19,171
2014	7,330	11,841	0	19,171
2015	7,330	11,841	0	19,171
2016	7,330	11,841	0	19,171
2017	70,000	11,841	0	81,841
2018	70,000	11,841	0	81,841
2019	75,000	14,000	0	89,000
2020	75,000	14,000	0	89,000
2021	75,000	14,000	0	89,000
2022	75,000	0	0	75,000
2023	90,000	0	0	90,000
2024	90,000	0	0	90,000
2025	121,500	0	0	121,500

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
54		1.00	100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-11 | Account 2657 | Location 21 LINTONIA DRIVE | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-12 | Account 2658 | Location 28 LINTONIA DRIVE | Card 1 Of 1 | 1/07/2026

BABINE, DANIEL F JR
6 STATE ST
WILMINGTON MA 01887

B10359P228

Previous Owner
MARSELLA GARY ENTERPRISES INC
P O BOX 454

LITCHFIELD ME 04350
Sale Date: 03/12/2010

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'17 Per review condo's assessed acres & lot improvements in error. Adjust

Litchfield

Property Data

Neighborhood	**116 Lintonia Drive**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**17 Woodbury Pond**
Secondary Zone	
Topography	**1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1	**0**
Open 2	**0**

Sale Data

Sale Date	**03/12/2010**
Price	**190,307**
Sale Type	**2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **1 Conventional**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	8,128	53,238	0	61,366
2013	8,128	53,238	0	61,366
2014	8,128	53,238	0	61,366
2015	8,128	53,238	0	61,366
2016	8,128	53,238	0	61,366
2017	70,000	53,238	0	123,238
2018	70,000	53,238	0	123,238
2019	75,000	81,900	0	156,900
2020	75,000	81,900	0	156,900
2021	75,000	81,900	0	156,900
2022	75,000	81,900	0	156,900
2023	90,000	98,300	0	188,300
2024	90,000	98,300	0	188,300
2025	121,500	133,000	0	254,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	54	1.00		100 %	0
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-12 | Account 2658 | Location 28 LINTONIA DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2011**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**5 Crawl Space**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**3 Heat Pump**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**4**	
# Bedrooms	**2**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**2 1/2 Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**714**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
60 Patio	0	280	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-13 | Account 2659 | Location 26 LINTONIA DRIVE | Card 1 Of 1 | 1/07/2026

PATEL-ANIL, DIVYA
ANIL, MICHAEL CHRISTOPHER
312 PECK LANE
ORANGE CT 06477

B14734P278

Previous Owner
MARSELLA, GARY L
MARSELLA, WANDA T MARSELLA
5501 QUEEN VICTORIA DRIVE
LEESBURG FL 34748-7949
Sale Date: 04/14/2023

Previous Owner
MARSELLA GARY ENTERPRISES INC
P O BOX 454

LITCHFIELD ME 04350
Sale Date: 01/20/2010

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

8/9/18 Nah appears done
'17 Per review condo's assessed acres & lot improvements in error. Adjust

Litchfield

Property Data

Neighborhood **116 Lintonia Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **04/14/2023**

Price **346,000**

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	8,394	41,218	0	49,612
2013	8,394	41,218	0	49,612
2014	8,394	40,775	0	49,169
2015	8,394	40,775	0	49,169
2016	8,394	40,332	0	48,726
2017	70,000	40,332	20,000	90,332
2018	70,000	68,612	19,200	119,412
2019	75,000	78,500	20,000	133,500
2020	75,000	78,500	25,000	128,500
2021	75,000	78,500	25,000	128,500
2022	75,000	78,500	24,750	128,750
2023	90,000	94,200	25,000	159,200
2024	90,000	94,200	0	184,200
2025	121,500	127,400	0	248,900

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
54	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-13 | Account 2659 | Location 26 LINTONIA DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2008**	
Year Remodeled	**0**	
Foundation	**2 Concrete Block**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**3 Heat Pump**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**3**	
# Bedrooms	**2**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**2 1/2 Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**720**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
60 Patio	0	320	2 100	9	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-14 | Account 2660 | Location 24 LINTONIA DRIVE | Card 1 Of 1 | 1/07/2026

VANDERWEIDE, BRADLEY L
RIDOLFO, ALFRED C
135 JACKSON STREET
FISHKILL NY 12524

B11728P115 B12532P175

Previous Owner
ELLIS, THOMAS P.
ELLIS, SHAWNA L.
6 HARDWOOD ROAD
FARMINGDALE ME 04344
Sale Date: 02/07/2017

Previous Owner
MARSELLA GARY ENTERPRISES INC
26 LINTONIA DRIVE

LITCHFIELD ME 04350
Sale Date: 07/01/2014

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'17 Per review condo's assessed acres & lot improvements in error. Adjust

Litchfield

Property Data

Neighborhood	**116 Lintonia Drive**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**17 Woodbury Pond**
Secondary Zone	
Topography	**1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities	**6 Septic System**	**4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street	**3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1	**0**
Open 2	**0**

Sale Data

Sale Date	**02/07/2017**
Price	**148,500**
Sale Type	**2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing	**9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity	**1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified	**5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	8,660	74,254	0	82,914
2013	8,660	74,254	0	82,914
2014	8,660	73,456	0	82,116
2015	8,660	73,456	0	82,116
2016	8,660	72,657	0	81,317
2017	70,000	72,657	0	142,657
2018	70,000	71,858	0	141,858
2019	75,000	77,800	0	152,800
2020	75,000	77,800	0	152,800
2021	75,000	77,800	0	152,800
2022	75,000	77,800	0	152,800
2023	90,000	93,300	0	183,300
2024	90,000	93,300	0	183,300
2025	121,500	126,300	0	247,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	54	1.00		100 %	0
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-14 | Account 2660 | Location 24 LINTONIA DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**4 Cape**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2008**	
Year Remodeled	**0**	
Foundation	**6 Piers**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**1 Modern**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**1 Modern Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**4**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**2 1/2 Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**714**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
60 Patio	2008	276	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-15 Account 2661 Location 22 LINTONIA DRIVE Card 1 Of 1 1/07/2026

BROWN, CALVIN E
PO BOX 1
LITCHFIELD ME 04350

B13248P238

Previous Owner
GILBERT, JOANNA F
GILBERT, MARK A
73 LOMBOS HOLE ROAD
HARPSWELL ME 04079
Sale Date: 06/24/2019

Previous Owner
MARSELLA GARY ENTERPRISES INC
26 LINTONIA DRIVE

LITCHFIELD ME 04350
Sale Date: 04/22/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'24 Remove Gale (Deceased)
'17 Per review condo's assessed acres & lot improvements in error. Adjust
10/4/07-PERMIT-07-134-REMOVE BLDGS

Litchfield

Property Data

Neighborhood **116 Lintonia Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **06/24/2019**

Price **220,000**

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	8,128	63,913	0	72,041
2013	8,128	63,233	0	71,361
2014	8,128	63,233	0	71,361
2015	8,128	62,553	0	70,681
2016	8,128	62,553	0	70,681
2017	70,000	61,873	20,000	111,873
2018	70,000	61,873	19,200	112,673
2019	75,000	77,900	20,000	132,900
2020	75,000	77,900	0	152,900
2021	75,000	77,900	0	152,900
2022	75,000	77,900	0	152,900
2023	90,000	93,500	0	183,500
2024	90,000	93,500	0	183,500
2025	121,500	126,500	0	248,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	54	1.00		100 %	0
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3					
29.Rear 4					

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share
Acres
30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-15 | Account 2661 | Location 22 LINTONIA DRIVE | Card 1 Of 1 | 01/07/2026

Building Style **16 Condo**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **2 Vinyl**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **2009**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **9 No Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **3 Heat Pump**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **4**		
# Bedrooms **2**		
# Full Baths **1**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **2 1/2 Finished**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **714**		
Condition **4 Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **1 Owner**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
60 Patio	0	200	1 100	9	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-16 | Account 2662 | Location 20 LINTONIA DRIVE | Card 1 Of 1 | 1/07/2026

SCOTT, EILEEN M
20 LINTONIA DRIVE
UNIT 16
LITCHFIELD ME 04350

B12995P102

Previous Owner
GILBERT, JOANNE F.
GILBERT, MARK A.
73 LOMBOS HOLE ROAD
HARPSWELL ME 04079
Sale Date: 08/10/2018

Previous Owner
LAKESIDE REALTY TRUST
26 LINTONIA DRIVE

LITCHFIELD ME 04350
Sale Date: 02/14/2017

Previous Owner
GARY MARSELLA ENTERPRISES INC
26 LINTONIA DRIVE

LITCHFIELD ME 04350
Sale Date: 02/14/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'17 Per review condo's assessed acres & lot improvements in error. Adjust W/ Owners new hse complete
'16 camp gone. New start after Apil 1st.
9/30/10-PERMIT #10-092,REMOVE 14Z16 BLDG, REMOVE 10X15 PITCHED ROOF

Litchfield

Property Data

Neighborhood **116 Lintonia Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **08/10/2018**

Price **223,000**

Sale Type **5 Other**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	8,128	10,596	0	18,724
2013	8,128	10,596	0	18,724
2014	8,128	10,596	0	18,724
2015	8,128	10,596	0	18,724
2016	8,128	0	0	8,128
2017	70,000	57,867	0	127,867
2018	70,000	57,867	0	127,867
2019	75,000	80,800	0	155,800
2020	75,000	80,800	0	155,800
2021	75,000	80,800	0	155,800
2022	75,000	80,800	24,750	131,050
2023	90,000	96,900	25,000	161,900
2024	90,000	96,900	25,000	161,900
2025	121,500	131,100	25,000	227,600

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
54	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

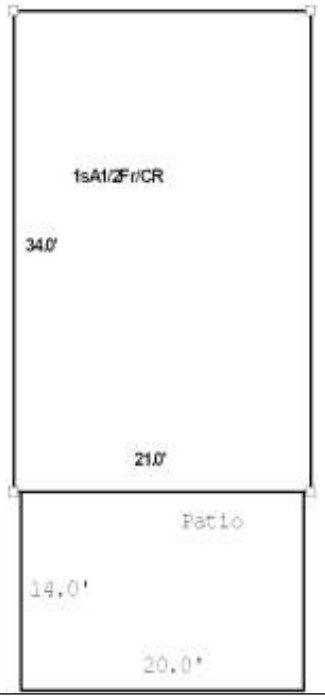
Litchfield

Map Lot U13-013-16 | Account 2662 | Location 20 LINTONIA DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2015**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**3 Heat Pump**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**0**		
# Bedrooms	**0**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**2 1/2 Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**714**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
60 Patio	0	280	1 100	9	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-17 Account 2663 Location 18 LINTONIA DRIVE Card 1 Of 1 1/07/2026

MARSELLA, WANDA T
5501 QUEEN VICTORIA DRIVE
LEESBURG FL 34748-7949

B14957P6

Previous Owner
MARSELLA GARY ENTERPRISES INC
5501 QUEEN VICTORIA DRIVE

LEESBURG FL 34748-7949
Sale Date: 12/14/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

5/10/22 W/MR ADJ COND FOR DELAP
'17 Per review condo's assessed acres & lot improvements in error. Adjust

Litchfield

Property Data

Neighborhood **116 Lintonia Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/14/2023**

Price

Sale Type **3 Buildings Only**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **2 Related Parties**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	7,596	12,962	0	20,558
2013	7,596	12,962	0	20,558
2014	7,596	12,962	0	20,558
2015	7,596	12,962	0	20,558
2016	7,596	12,962	0	20,558
2017	30,000	12,962	0	42,962
2018	30,000	12,962	0	42,962
2019	75,000	15,400	0	90,400
2020	75,000	15,400	0	90,400
2021	75,000	15,400	0	90,400
2022	75,000	11,500	0	86,500
2023	90,000	13,900	0	103,900
2024	90,000	13,900	0	103,900
2025	121,500	18,700	0	140,200

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
53		1.00	100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-17 | Account 2663 | Location 18 LINTONIA DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**9 Other**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**16 Lap Siding-Drop**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1930**	
Year Remodeled	**0**	
Foundation	**6 Piers**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**0**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**0%**	**9 Not Heated**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**3 Old Style**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**3 Old Style**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**2**	
# Bedrooms	**1**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**9 None**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**1 Low 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**672**	
Condition	**2 Fair**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**75%**	
Functional Code	**4 Delapidation**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	126	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-18 | Account 2664 | Location 14 LINTONIA DRIVE | Card 1 Of 1 | 1/07/2026

MARSELLA, WANDA T
5501 QUEEN VICTORIA DRIVE
LEESBURG FL 34748-7949

B14957P6

Previous Owner
MARSELLA GARY ENTERPRISES INC
5501 QUEEN VICTORIA DRIVE

LEESBURG FL 34748-7949
Sale Date: 12/14/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

5/10/22 W/MR ADJ COND FOR DELAP
'17 Per review condo's assessed acres & lot improvements in error. Adjust

Litchfield

Property Data

Neighborhood **116 Lintonia Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/14/2023**

Price

Sale Type **3 Buildings Only**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **5 Private Finance**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **2 Related Parties**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	7,862	3,668	0	11,530
2013	7,862	3,668	0	11,530
2014	7,862	3,668	0	11,530
2015	7,862	3,668	0	11,530
2016	7,862	3,668	0	11,530
2017	30,000	3,668	0	33,668
2018	30,000	3,668	0	33,668
2019	75,000	18,900	0	93,900
2020	75,000	18,900	0	93,900
2021	75,000	18,900	0	93,900
2022	75,000	14,200	0	89,200
2023	90,000	17,000	0	107,000
2024	90,000	17,000	0	107,000
2025	121,500	23,000	0	144,500

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
53		1.00	100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-18 | Account 2664 | Location 14 LINTONIA DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**15 Cottage**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**16 Lap Siding-Drop**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1930**	
Year Remodeled	**0**	
Foundation	**6 Piers**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**0**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**9 Not Heated**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**3 Old Style**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**3 Old Style**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**2**	
# Bedrooms	**1**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**9 None**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 80%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**636**	
Condition	**2 Fair**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**75%**	
Functional Code	**4 Delapidation**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	60	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-19 Account 2665 Location ROUTE 126 Card 1 Of 1 1/07/2026

MARSELLA, WANDA T
5501 QUEEN VICTORIA DRIVE
LEESBURG FL 34748-7949

B14957P6

Previous Owner
MARSELLA GARY ENTERPRISES INC
5501 QUEEN VICTORIA DRIVE

LEESBURG FL 34748-7949
Sale Date: 12/14/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'17 Per review condo's assessed acres & lot improvements in error. Adjust

Litchfield

Property Data

Neighborhood **116 Lintonia Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/14/2023**

Price

Sale Type **3 Buildings Only**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **2 Related Parties**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	7,862	44,772	0	52,634
2013	7,862	44,769	0	52,631
2014	7,862	44,764	0	52,626
2015	7,862	44,764	0	52,626
2016	7,862	44,760	0	52,622
2017	30,000	44,757	0	74,757
2018	30,000	44,755	0	74,755
2019	75,000	78,100	0	153,100
2020	75,000	78,100	0	153,100
2021	75,000	78,100	0	153,100
2022	75,000	78,100	0	153,100
2023	90,000	93,800	0	183,800
2024	90,000	93,800	0	183,800
2025	121,500	126,900	0	248,400

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
53		1.00	100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-19 | Account 2665 | Location ROUTE 126 | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1930**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**4**	
# Bedrooms	**2**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**640**	
Condition	**5 Above Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	20	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-2 Account 2648 Location ROUTE 126 Card 1 Of 1 1/07/2026

KUZZINS CONSTRUCTION, INC.
1747 LEWISTON ROAD
LITCHFIELD ME 04350

B11588P63

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'17 Per review condo's assessed acres & lot improvements in error. Adjust
'15 house razed.

Litchfield

Property Data

Neighborhood **113 Lewiston Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/13/2013**

Price **50,000**

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	8,128	10,292	0	18,420
2013	8,128	10,292	0	18,420
2014	8,128	10,292	0	18,420
2015	8,128	0	0	8,128
2016	8,128	0	0	8,128
2017	7,500	0	0	7,500
2018	7,500	0	0	7,500
2019	56,300	0	0	56,300
2020	56,300	0	0	56,300
2021	56,300	0	0	56,300
2022	56,300	0	0	56,300
2023	67,500	0	0	67,500
2024	67,500	0	0	67,500
2025	91,100	0	0	91,100

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
53		1.00	75 %	1
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-2 | Account 2648 | Location ROUTE 126 | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-20 | Account 2666 | Location 1809 LEWISTON ROAD | Card 1 Of 1 | 1/07/2026

MARSELLA, GENE C
1809 LEWISTON ROAD
LITCHFIELD ME 04350

B14957P12

Previous Owner
MARSELLA GARY ENTERPRISES INC
5501 QUEEN VICTORIA DRIVE

LEESBURG FL 34748-7949
Sale Date: 12/14/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'17 Per review condo's assessed acres & lot improvementnts in error. Adjust
Inspection by Pat Dow: 4 old motel units @168sf each. One bath each.

Litchfield

Property Data

Neighborhood **113 Lewiston Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/14/2023**

Price

Sale Type **3 Buildings Only**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **2 Related Parties**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	8,926	14,231	0	23,157
2013	8,926	14,231	0	23,157
2014	8,926	14,231	0	23,157
2015	8,926	14,231	0	23,157
2016	8,926	14,231	0	23,157
2017	30,000	14,231	0	44,231
2018	30,000	14,231	0	44,231
2019	75,000	24,700	0	99,700
2020	75,000	24,700	0	99,700
2021	75,000	24,700	0	99,700
2022	75,000	24,700	0	99,700
2023	90,000	29,600	0	119,600
2024	90,000	29,600	0	119,600
2025	121,500	40,100	0	161,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	53	1.00		100 %	0
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share
Acres
30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-20 | Account 2666 | Location 1809 LEWISTON ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**15 Cottage**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**2**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**16 Lap Siding-Drop**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1930**	
Year Remodeled	**0**	
Foundation	**6 Piers**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**0%**	**9 Not Heated**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**0**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**4**	
# Bedrooms	**0**	
# Full Baths	**0**	
# Half Baths	**4**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**9 None**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 80%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**700**	
Condition	**2 Fair**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	72	0 0	0	0 %	0 %	
21 Open Frame	0	72	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-21 | Account 2667 | Location 1813 LEWISTON ROAD Apt. A | Card 1 Of 1 | 1/07/2026

TZIKAS RENTALS LLC
35 WINDY STREET
AUGUSTA ME 04330

B15223P145

Previous Owner
TZIKAS, TRICIA JANE
35 WINDY STREET

AUGUSTA ME 04330
Sale Date: 11/13/2024

Previous Owner
OCEANSIDE REALTY TRUST
RAWS, W.EDWIN & PATRICIA A MCLAUGHLIN,TRUSTEES
35 WINDY STREET
AUGUSTA ME 04330
Sale Date: 08/09/2024

Previous Owner
THE BACKBAY TRUST
JONATHAN PIERPOINT BOSTON TRUSTEE
P O BOX 8168
NEWORT BEACH CA 92658
Sale Date: 07/25/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'17 Per review condo's assessed acres & lot improvements in error. Adjust sq ft of dwellings adjust condition to average(Built in 2008) and adjust for style on duplex.
5/23/11-PERMIT #11-032-KITCHEN, PLAY ROOM 10X12, 14X16
MAY NEVER BE TURNED INTO A DWELLING UNIT, MAY NOT INSTALL A BATHROOM.
8/10/11-PERMIT-RENOVATIONS-SHOWER+FLUSH
7/25/2011-SOLD W/LOTS 13-21 & 13-22

Litchfield

Property Data

Neighborhood **113 Lewiston Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **11/13/2024**

Price

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **8 Other Non Valid**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	21,640	205,849	0	227,489
2013	21,640	205,849	0	227,489
2014	21,640	205,698	0	227,338
2015	21,640	203,658	0	225,298
2016	21,640	203,504	0	225,144
2017	30,000	156,456	0	186,456
2018	30,000	154,736	0	184,736
2019	75,000	252,100	0	327,100
2020	75,000	252,100	0	327,100
2021	75,000	252,100	0	327,100
2022	75,000	252,100	0	327,100
2023	90,000	302,500	0	392,500
2024	90,000	302,500	0	392,500
2025	121,500	409,200	0	530,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	53	1.00		100 %	0
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-21 | Account 2667 | Location 1813 LEWISTON ROAD Apt. A | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**2**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1**	
Year Remodeled	**2008**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**10**	
# Bedrooms	**6**	
# Full Baths	**2**	
# Half Baths	**2**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1836**	
Condition	**7 Very Good**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	180	0 0	0	0 %	0 %	
21 Open Frame	0	156	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-22 | Account 2668 | Location 1813 LEWISTON ROAD Apt. B | Card 1 Of 1 | 1/07/2026

TZIKAS RENTALS LLC
35 WINDY STREET
AUGUSTA ME 04330

B15223P145

Previous Owner
TZIKAS, TRICIA JANE
35 WINDY STREET

AUGUSTA ME 04330
Sale Date: 11/13/2024

Previous Owner
OCEANSIDE REALTY TRUST
RAWS, W.EDWIN & PARICIA A MCLAUGHLIN, TRUSTEES
35 WINDY STREET
AUGUSTA ME 04330
Sale Date: 08/09/2024

Previous Owner
THE BACKBAY TRUST
JONATHAN PIERPOINT BOSTON,TRUSTEE
P O BOX 8168
BEWPORT BEACH CA 92658
Sale Date: 07/25/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'23 Per review this is not a liveable structure. Delete dwelling and call it a 1sFr.
'17 Per review condo's assessed acres & lot improvements in error. Adjust
8/10/11-PERMIT-RENOVATIONS-SHOWER+FLUSH
7/25/2011 SOLD WITH LOT 21

Litchfield

Property Data

Neighborhood **113 Lewiston Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **11/13/2024**

Price

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **8 Other Non Valid**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	23,880	76,988	0	100,868
2013	23,880	76,988	0	100,868
2014	23,880	76,358	0	100,238
2015	23,880	76,162	0	100,042
2016	23,880	75,533	0	99,413
2017	30,000	75,533	0	105,533
2018	30,000	74,903	0	104,903
2019	75,000	67,900	0	142,900
2020	75,000	67,900	0	142,900
2021	75,000	67,900	0	142,900
2022	75,000	67,900	0	142,900
2023	90,000	69,800	0	159,800
2024	90,000	69,800	0	159,800
2025	121,500	94,400	0	215,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	53	1.00		100 %	0
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3					
29.Rear 4					

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share
Acres
30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-22 | Account 2668 | Location 1813 LEWISTON ROAD Apt. B | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

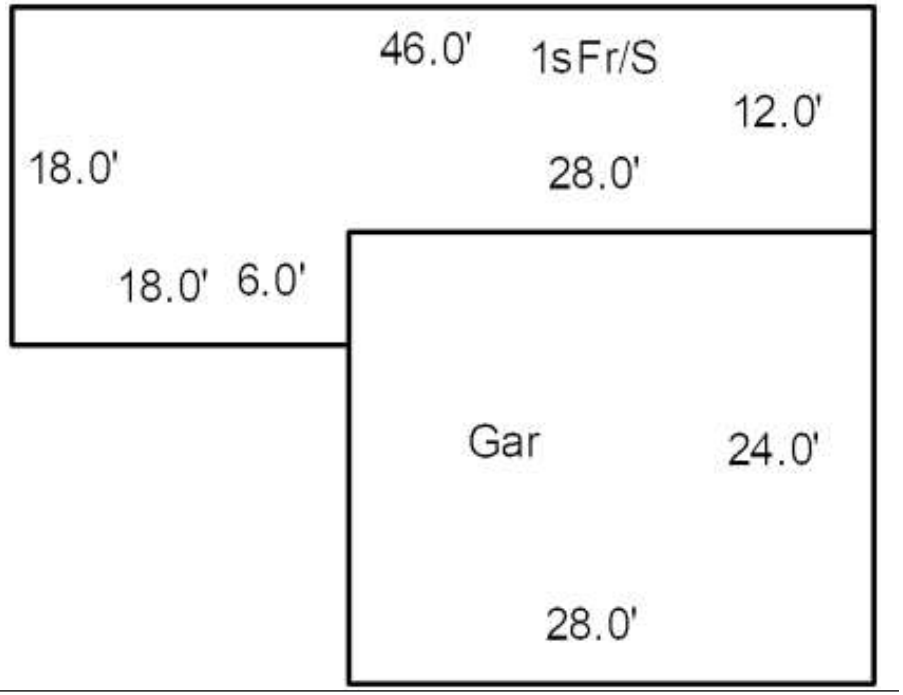
Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/13/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2008	672	3 100	4	0 %	100 %	
1 One Story Frame	2008	660	2 110	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-3 | Account 2649 | Location 5 LINTONIA DRIVE | Card 1 Of 1 | 1/07/2026

LOFTON, BENJAMIN
LOFTON, CYBAL
6828 34TH AVENUE NE
SEATTLE WA 98115

B14873P206

Previous Owner
HERRICK, KEITH
HURILLA, RAYMOND
71 SETH'S WAY
WEST GARDINER ME 04345
Sale Date: 09/26/2023

Previous Owner
KUZZINS CONSTRUCTION, INC.
1747 LEWISTON ROAD

LITCHFIELD ME 04350
Sale Date: 05/02/2023

Previous Owner
MARSELLA GARY ENTERPRISES INC
26 LINTONIA DRIVE

LITCHFIELD ME 04350
Sale Date: 03/04/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

5/10/22 VAC FOR SALE, APPEARS COMP.
08/09/2018 vacant new house start
'17 buildings demolished.
'17 adjust this to a garage not finished.
'17 Per review condo's assessed acres & lot improvements in error. Adjust
'16 adjust to lq/garage

Litchfield

Property Data

Neighborhood **116 Lintonia Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **09/26/2023**

Price **385,000**

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	7,064	12,723	0	19,787
2013	7,064	12,684	0	19,748
2014	7,064	12,510	0	19,574
2015	7,064	12,376	0	19,440
2016	7,064	34,793	0	41,857
2017	7,500	0	0	7,500
2018	30,000	43,287	0	73,287
2019	75,000	73,000	0	148,000
2020	75,000	109,500	0	184,500
2021	75,000	109,500	0	184,500
2022	75,000	146,000	0	221,000
2023	90,000	175,200	0	265,200
2024	90,000	175,200	0	265,200
2025	121,500	237,000	0	358,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	53	1.00		100 %	0
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share
Acres
30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-3 | Account 2649 | Location 5 LINTONIA DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2017**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**3**	
# Full Baths	**2**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**780**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	180	0 0	0	0 %	0 %	
21 Open Frame	0	81	0 0	0	0 %	0 %	
21 Open Frame	0	30	0 0	0	0 %	0 %	
68 Wood Deck/s	0	54	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-4 | Account 2650 | Location 7 LINTONIA DRIVE | Card 1 Of 1 | 1/07/2026

BERNARD, SHASHRA J
BERNARD JR., ALFRED M
9225 TOPANGA CYN BLVD, APT 97
CHATSWORTH CA 91311

B13852P332

Previous Owner
MYNES, JAMES
LAVOIE, ANNE
7 LINTONIA DRIVE
LITCHFIELD ME 04350
Sale Date: 01/04/2021

Previous Owner
MARSELLA GARY ENTERPRISES INC
26 LINTONIA DRIVE

LITCHFIELD ME 04350
Sale Date: 07/20/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'18 former owner complete
'17 vacant old condo gone, new one built.
'17 Per review condo's assessed acres & lot improvements in error. Adjust

Litchfield

Property Data

Neighborhood **116 Lintonia Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **01/04/2021**

Price **206,000**

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	7,596	10,881	0	18,477
2013	7,596	10,881	0	18,477
2014	7,596	10,881	0	18,477
2015	7,596	10,881	0	18,477
2016	7,596	10,881	0	18,477
2017	30,000	56,315	0	86,315
2018	30,000	65,556	0	95,556
2019	75,000	95,000	0	170,000
2020	75,000	95,000	0	170,000
2021	75,000	95,000	0	170,000
2022	75,000	95,000	0	170,000
2023	90,000	113,800	0	203,800
2024	90,000	113,800	0	203,800
2025	121,500	153,700	0	275,200

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
53	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-4 | Account 2650 | Location 7 LINTONIA DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**9 Other**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2016**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**3 Heat Pump**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**2 1/2 Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**816**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	144	0 0	0	0 %	0 %	
24 Frame Shed	2018				%	%	1,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-5 | Account 2651 | Location 9 LINTONIA DRIVE | Card 1 Of 1 | 1/07/2026

BERNARD, SHASHRA J
BERNARD, ALFRED M JR
9225 TOPANGA CANYON BLVD #97
CHATSWORTH CA 91311

B14465P50 B15401P1

Previous Owner
STRICKLAND, TINA
42 SAUNDERS ROAD

GREENE ME 04246
Sale Date: 06/17/2025

Previous Owner
MYNES, JAMES
171 TOWN HOUSE ROAD

CHELSEA ME 04330
Sale Date: 05/19/2022

Previous Owner
MARSELLA GARY ENTERPRISES INC
26 LINTONIA DRIVE

LITCHFIELD ME 04350
Sale Date: 06/08/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

08/09/2018 w/ Mrs. - Old camp gone M&L new hse 80% on 4/1
'17 Per review condo's assessed acres & lot improvements in error. Adjust

Litchfield

Property Data

Neighborhood **116 Lintonia Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **5 Right-Of-Way**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **06/17/2025**

Price **243,000**

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	7,330	11,951	0	19,281
2013	7,330	11,951	0	19,281
2014	7,330	11,951	0	19,281
2015	7,330	11,951	0	19,281
2016	7,330	11,951	0	19,281
2017	30,000	11,951	0	41,951
2018	30,000	53,003	0	83,003
2019	75,000	96,000	0	171,000
2020	75,000	96,000	0	171,000
2021	75,000	96,000	0	171,000
2022	75,000	96,000	0	171,000
2023	90,000	115,000	0	205,000
2024	90,000	115,000	0	205,000
2025	121,500	155,300	0	276,800

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
53	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-5 | Account 2651 | Location 9 LINTONIA DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**4 Cape**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2017**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**3 Heat Pump**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**2**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**2 1/2 Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**816**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 08/09/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	144	0 0	0	0 %	0 %	
24 Frame Shed	2018				%	%	1,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-6 Account 2652 Location 11 LINTONIA DRIVE Card 1 Of 1 1/07/2026

NDTCO, TRUSTEE, FBO MARY K GELORMINO IRA (1/2 INT)
GELORMINO, RICHARD E & MARY K (1/2 INT)
c/o NEW DIRECTIONS TRUST
11 LINTONIA DRIVE
LITCHFIELD ME 04350
B14767P103

Previous Owner
CARON, ELIZABETH M
42 SAUNDERS ROAD

GREENE ME 04236
Sale Date: 05/30/2023

Previous Owner
MARSELLA GARY ENTERPRISES INC
26 LINTONIA DRIVE

LITCHFIELD ME 04350
Sale Date: 09/11/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

8/09/18 W/ Mrs. next door 40% Done on 4/1/18
'17 Per review condo's assessed acres & lot improvements in error. Adjust

Litchfield

Property Data

Neighborhood **116 Lintonia Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **05/30/2023**

Price **315,000**

Sale Type **5 Other**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	7,064	13,056	0	20,120
2013	7,064	13,056	0	20,120
2014	7,064	13,056	0	20,120
2015	7,064	13,056	0	20,120
2016	7,064	13,056	0	20,120
2017	30,000	13,056	0	43,056
2018	30,000	26,873	0	56,873
2019	75,000	98,500	0	173,500
2020	75,000	98,500	0	173,500
2021	75,000	98,500	0	173,500
2022	75,000	98,500	0	173,500
2023	90,000	117,900	0	207,900
2024	90,000	117,900	0	207,900
2025	121,500	159,200	0	280,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	53	1.00		100 %	0
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share
Acres
30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-6 | Account 2652 | Location 11 LINTONIA DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2017**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**5 Crawl Space**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**3 Heat Pump**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**2**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**2 1/2 Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**816**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**2 Relative**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 08/09/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	144	0 0	0	0 %	0 %	
24 Frame Shed	2018				%	%	1,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-7 | Account 2653 | Location 13 LINTONIA DRIVE | Card 1 Of 1 | 1/07/2026

ROGERS, MARICARMEN N
ROGERS, JUSTIN M
800 HAMMT ROAD
COVENTRY RI 02816

B13537P323

Previous Owner
BAKER, TINA L
18 FOREST RIDGE DRIVE

NAPLES ME 04055
Sale Date: 05/21/2024

Previous Owner
MARSELLA GARY ENTERPRISES INC
26 LINTONIA DRIVE

LITCHFIELD ME 04350
Sale Date: 04/24/2020

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'17 Per review condo's assessed acres & lot improvements in error. Adjust

Litchfield

Property Data

Neighborhood	**116 Lintonia Drive**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**17 Woodbury Pond**
Secondary Zone	
Topography	**1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities	**6 Septic System**	**4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street	**3 Gravel**	

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1	**0**
Open 2	**0**

Sale Data

Sale Date	**05/21/2024**
Price	**325,000**
Sale Type	**3 Buildings Only**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing	**9 Unknown**	

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity	**1 Arms Length Sale**	

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified	**5 Public Record**	

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	7,330	7,345	0	14,675
2013	7,330	7,345	0	14,675
2014	7,330	7,345	0	14,675
2015	7,330	7,345	0	14,675
2016	7,330	7,345	0	14,675
2017	30,000	7,345	0	37,345
2018	30,000	7,345	0	37,345
2019	75,000	97,500	0	172,500
2020	75,000	97,500	0	172,500
2021	75,000	97,500	25,000	147,500
2022	75,000	97,500	24,750	147,750
2023	90,000	116,900	25,000	181,900
2024	90,000	116,900	25,000	181,900
2025	121,500	158,200	0	279,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	53	1.00		100 %	0
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

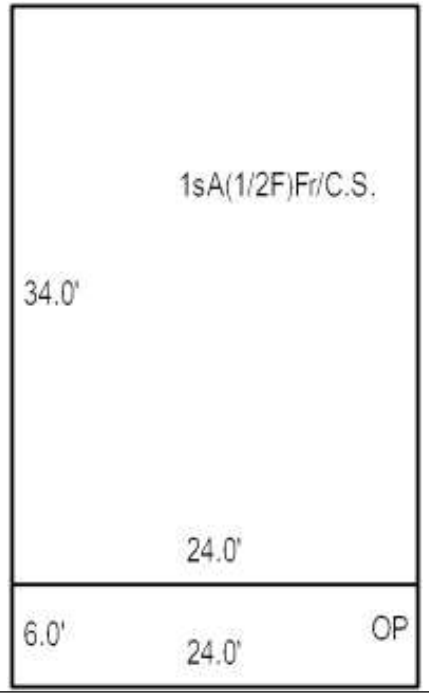
Map Lot U13-013-7 | Account 2653 | Location 13 LINTONIA DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2018**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**5 Crawl Space**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**3 Heat Pump**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**2**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**2 1/2 Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**816**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**6 Other**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/13/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	144	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-8 | Account 2654 | Location 15 LINTONIA DRIVE | Card 1 Of 1 | 1/07/2026

HOLZINGER(TRUSTEE), KRISTEN
HOLZINGER(TRUSTEE), ALEXANDER
SUE Z SLEFINGER IRREVOCABLE TRUST
14 GRANT STREET
FARMINGDALE ME 04344
B13574P79

Previous Owner
SLEFINGER, SUE Z
15 LINTONIA DRIVE

LITCHFIELD ME 04350
Sale Date: 03/08/2022

Previous Owner
LAKESIDE REALTY TRUST
26 LINTONIA DRIVE

LITCHFIELD ME 04350
Sale Date: 05/29/2020

Previous Owner
MARSELLA GARY ENTERPRISES INC
26 LINTONIA DRIVE

LITCHFIELD ME 04350
Sale Date: 12/03/2013

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
9/16/24 NAH, ADD SV SHED
5/10/22 NAH CALL COMP
2/14/20 w/ Contractor. 85% comp. +MVR
'17 Per review condo's assessed acres & lot improvements in error. Adjust

Litchfield

Property Data

Neighborhood **116 Lintonia Drive**
Tree Growth Year **0**
X Coordinate **0**
Y Coordinate **0**
Zone/Land Use **17 Woodbury Pond**
Secondary Zone
Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**
Open 2 **0**

Sale Data

Sale Date **03/08/2022**
Price
Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **2 Related Parties**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	7,330	5,026	0	12,356
2013	7,330	5,026	0	12,356
2014	7,330	5,026	0	12,356
2015	7,330	5,026	0	12,356
2016	7,330	5,026	0	12,356
2017	30,000	5,026	0	35,026
2018	30,000	5,026	0	35,026
2019	75,000	47,500	0	122,500
2020	75,000	80,800	0	155,800
2021	75,000	80,800	25,000	130,800
2022	75,000	95,000	0	170,000
2023	90,000	114,000	0	204,000
2024	90,000	115,200	0	205,200
2025	121,500	155,500	0	277,000

Land Data

Front Foot
11.1-100
12.101-200
13.201+
14.
15.

Square Foot
16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre
21.Houselot (Frac
22.Baselot(Fract)
23.
Acres
24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
53	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

Influence Codes
1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share
Acres
30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-8 | Account 2654 | Location 15 LINTONIA DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2018**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**3 Heat Pump**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**2**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**2 1/2 Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**816**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**6 Other**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	144	0 0	0	0 %	0 %	
24 Frame Shed	2023				%	%	1,200
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013-9 | Account 2655 | Location 17 LINTONIA DRIVE | Card 1 Of 1 | 1/07/2026

GALLIVAN, JANE
9A CONDO LANE #18
GREENWOOD ME 04255

B15199P246

Previous Owner
ANDREWS, BRENT
17 LINTONIA DRIVE

LITCHFIELD ME 04350
Sale Date: 10/21/2024

Previous Owner
BENSON, LLC
55 SPRINGER FARM ROAD

SABATTUS ME 04280
Sale Date: 08/24/2023

Previous Owner
LAKESIDE REALTY TRUST
26 LINTONIA DRIVE

LITCHFIELD ME 04350
Sale Date: 02/28/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

8/22/23 NO ONE AROUND, HSE IS COMP & FOR SALE
5/10/22 W/MR JUST STARTED FRAMING, NV ON 4/1, WILL BE SAME AS OTHERS.
4/21/21 VAC OLD CAMP GONE -MVR, ADD NEW CRL AS SLAB
2/14/20 VAC NC
'17 Per review condo's assessed acres & lot improvements in error. Adjust

Litchfield

Property Data

Neighborhood **116 Lintonia Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **6 Septic System** **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **10/21/2024**

Price **350,000**

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	7,064	5,127	0	12,191
2013	7,064	5,127	0	12,191
2014	7,064	5,127	0	12,191
2015	7,064	5,127	0	12,191
2016	7,064	5,127	0	12,191
2017	30,000	5,127	0	35,127
2018	30,000	5,127	0	35,127
2019	75,000	9,200	0	84,200
2020	75,000	9,200	0	84,200
2021	75,000	4,900	0	79,900
2022	75,000	4,900	0	79,900
2023	90,000	126,900	0	216,900
2024	90,000	126,900	0	216,900
2025	121,500	171,700	0	293,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	53	1.00		100 %	0
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share
Acres
30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013-9 | Account 2655 | Location 17 LINTONIA DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**4 Cape**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2022**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**0**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**3 Heat Pump**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**2**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**2 1/2 Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**816**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2022	144	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013A | Account 2682 | Location ROUTE 126 | Card 1 Of 1 | 1/07/2026

MARSELLA, WANDA T
5501 QUEEN VICTORIA DRIVE
LEESBURG FL 34748-7949

B14957P9

Previous Owner
MARSELLA GARY ENTERPRISES
5501 QUEEN VICTORIA DRIVE

LEESBURG FL 34748-7949
Sale Date: 12/21/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'16 Per further review adjust quality of construction and square feet of slab.
'15 new garage & canopy

Litchfield

Property Data

Neighborhood	**113 Lewiston Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**11 Residential**
Secondary Zone	
Topography	**1 Level**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1	**0**
Open 2	**0**

Sale Data

Sale Date	**12/21/2023**
Price	
Sale Type	**2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **2 Related Parties**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	40,400	0	0	40,400
2013	40,400	0	0	40,400
2014	40,400	0	0	40,400
2015	40,400	52,609	0	93,009
2016	40,400	39,004	0	79,404
2017	40,400	39,004	0	79,404
2018	40,400	38,589	0	78,989
2019	30,500	31,500	0	62,000
2020	30,500	31,500	0	62,000
2021	30,500	31,500	0	62,000
2022	30,500	31,500	0	62,000
2023	36,600	37,900	0	74,500
2024	36,600	37,900	0	74,500
2025	49,400	51,200	0	100,600

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	

Square Feet

		%	
		%	
		%	
		%	
		%	
		%	
		%	

Acreage/Sites

25	1.00	100	%	0
26	0.16	100	%	0
44	1.00	25	%	0
		%		
		%		
		%		
		%		

Total Acreage 1.16

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013A | Account 2682 | Location ROUTE 126 | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

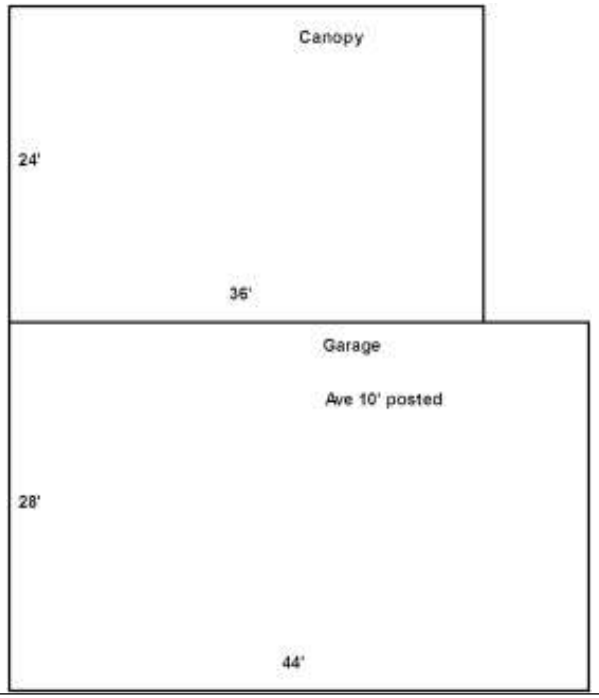
Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/12/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2014	1232	4 100	4	0 %	90 %	
61 Canopy/s	2014	864	2 100	4	0 %	75 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013B | Account 1155 | Location Tacoma Drive | Card 1 Of 1 | 1/07/2026

KAZANJIAN, VICTOR & GLYNIS
4007 THISTLEBRIDGE WAY
ROCKVILLE MD 20853

B14777P48

Previous Owner
THOMAS MARSELLA, WANDA K
MARSELLA, GARY
5501 QUEEN VICTORIA DRIVE
LEESBURG FL 34748
Sale Date: 06/06/2023

Previous Owner
MARSELLA, ENTERPRISES
PO BOX 236905

COCOA FL 32927
Sale Date: 10/27/2003

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'19 adjust building to lot C no lot imps. Abate.
'18 2 AC TO NEW LOT 13D ALSO CALL FULL SET OF LI AND REMOVE ACCESS DEPR????
'17 1.00 acres to new lot 13C
'15 per review of survey lot is 101' not 160' adjust.

Litchfield

Property Data

Neighborhood **113 Lewiston Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **06/06/2023**

Price **20,000**

Sale Type **1 Land Only**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **8 Other Non Valid**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	157,850	19,763	0	177,613
2013	157,850	19,763	0	177,613
2014	157,850	19,721	0	177,571
2015	126,875	19,721	0	146,596
2016	126,875	19,679	0	146,554
2017	36,350	19,679	0	56,029
2018	35,520	19,637	0	55,157
2019	22,900	0	0	22,900
2020	22,900	0	0	22,900
2021	22,900	0	0	22,900
2022	22,900	0	0	22,900
2023	27,500	0	0	27,500
2024	27,500	0	0	27,500
2025	37,100	0	0	37,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	22	0.84		100 %	0
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3					
29.Rear 4					

Total Acreage 0.84

Influence Codes
1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share
Acres
30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013B | Account 1155 | Location Tacoma Drive | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **2 Refused Entry**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code **2 Relative**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 08/12/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013C | Account 2898 | Location 25 Tacoma Drive | Card 1 Of 1 | 1/07/2026

KAZANJIAN, VICTOR & GLYNIS
4007 THISTLEBRIDGE WAY
ROCKVILLE MD 20853

B14777P45

Previous Owner
THOMAS MARSELLA, WANDA K
MARSELLA, GARY L
5501 QUEEN VICTORIA DRIVE
LEESBURG FL 34748
Sale Date: 06/06/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'17 NEW 1 ACRE LOT W/ WATERFRONT FROM LOT 13B.

Litchfield

Property Data

Neighborhood **149 Old Lodge Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **06/06/2023**

Price **280,000**

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **8 Other Non Valid**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2017	116,025	0	0	116,025
2018	116,025	0	0	116,025
2019	186,500	16,500	0	203,000
2020	186,500	16,500	0	203,000
2021	186,500	16,500	0	203,000
2022	186,500	16,500	0	203,000
2023	223,800	19,800	0	243,600
2024	223,800	19,800	0	243,600
2025	302,100	26,700	0	328,800

Land Data

Front Foot
11.1-100
12.101-200
13.201+
14.
15.

Square Foot
16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre
21.Houselot (Frac
22.Baselot(Fract)
23.
Acres
24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.50		100 %	0
26	0.50		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.00

Influence Codes
1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share
Acres
30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013C | Account 2898 | Location 25 Tacoma Drive | Card 1 Of 1 | 01/07/2026

Building Style **15 Cottage**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **16 Lap Siding-Drop**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **1950**		
Year Remodeled **0**		
Foundation **6 Piers**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **9 No Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **0%** **9 Not Heated**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **3**		
# Bedrooms **2**		
# Full Baths **0**		
# Half Baths **1**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **9 None**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **2 Fair 80%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **540**		
Condition **2 Fair**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

TT EXCISED

Date Inspected 09/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	96	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013D | Account 2915 | Location 1 TACOMA DRIVE | Card 1 Of 2 | 1/07/2026

WARD, SAMANTHA
PO BOX 6
LITCHFIELD ME 04350 0006

B2562P47 B7731P311 B12580P184 B14738P85

Previous Owner
MARSELLA, WANDA K THOMAS
MARSELLA, GARY L.
26 LINTONIA DRIVE
LITCHFIELD ME 04350
Sale Date: 04/17/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

9/10/25 NAH EST HSE MORE COMP/
9/16/24 W/WORKER AT NEW HSE BEHIND CARD 1. ADD FDN TO CARD 2
6/14/18 w/WORKER, M&L NEW HSE STILL JUST SHELL
'18 NEW LOT FROM SPLIT OF 13B 2AC

Litchfield

Property Data

Neighborhood **113 Lewiston Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.ResProtect
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.Lake/Pond
3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **04/17/2017**

Price

Sale Type **1 Land Only**

1.Land 4.MFGUNIT 7.
2.L & B 5.Other 8.
3.Building 6. 9.

Financing **9 Unknown**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **2 Related Parties**

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2018	42,500	52,740	0	95,240
2019	48,000	192,900	0	240,900
2020	48,000	192,900	25,000	215,900
2021	48,000	192,900	25,000	215,900
2022	48,000	192,900	24,750	216,150
2023	57,600	231,500	25,000	264,100
2024	57,600	233,200	25,000	265,800
2025	77,800	315,500	25,000	368,300

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	1.00		100 %	0
26	1.00		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 2.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013D | Account 2915 | Location 1 TACOMA DRIVE | Card 1 Of 2 | 01/07/2026

Building Style **1 Conventional**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **4 One & 1/2 Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **2 Vinyl**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **2017**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **1 Hot Water BB**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **3**		
# Full Baths **2**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1234**		
Condition **4 Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 06/14/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
73 1 1/2s Garage	0	728	0 0	0	0 %	0 %	
68 Wood Deck/s	2023	164	9 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-013D | Account 2915 | Location 1 TACOMA DRIVE | Card 2 Of 2 | 1/07/2026

WARD, SAMANTHA
PO BOX 6
LITCHFIELD ME 04350 0006

Previous Owner
MARSELLA, WANDA K THOMAS
MARSELLA, GARY L.
26 LINTONIA DRIVE
LITCHFIELD ME 04350
Sale Date: 04/17/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood **113 Lewiston Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **04/17/2017**

Price

Sale Type **1 Land Only**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **2 Related Parties**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2024	0	18,900	0	18,900
2025	0	126,800	0	126,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac				%	
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-013D | Account 2915 | Location 1 TACOMA DRIVE | Card 2 Of 2 | 01/07/2026

Building Style **1 Conventional**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **4 One & 1/2 Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **2 Vinyl**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **2024**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **1 Hot Water BB**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **4**		
# Full Baths **3**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 110%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1320**		
Condition **4 Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **30%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 06/14/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	400	0 0	0	0 %	0 %	
1 One Story Frame	0	200	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-014 | Account 1219 | Location 1787 LEWISTON ROAD | Card 1 Of 1 | 1/07/2026

MERRY, LEROY
MERRY, CINDY M
P O BOX 143
LITCHFIELD ME 04350

B2795P235

Property Data

Neighborhood **113 Lewiston Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **5 Dug Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/30/1899**

Price

Sale Type

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	24,160	95,590	10,000	109,750
2013	24,160	94,555	10,000	108,715
2014	24,160	67,530	10,000	81,690
2015	24,160	66,633	10,000	80,793
2016	24,160	65,570	15,000	74,730
2017	24,160	64,548	20,000	68,708
2018	24,160	64,479	19,200	69,439
2019	35,000	51,900	20,000	66,900
2020	35,000	51,900	25,000	61,900
2021	35,000	51,900	25,000	61,900
2022	35,000	51,900	24,750	62,150
2023	42,000	62,100	25,000	79,100
2024	42,000	62,100	25,000	79,100
2025	56,700	83,800	25,000	115,500

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.52		100 %	0
44	1.00		85 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.52

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

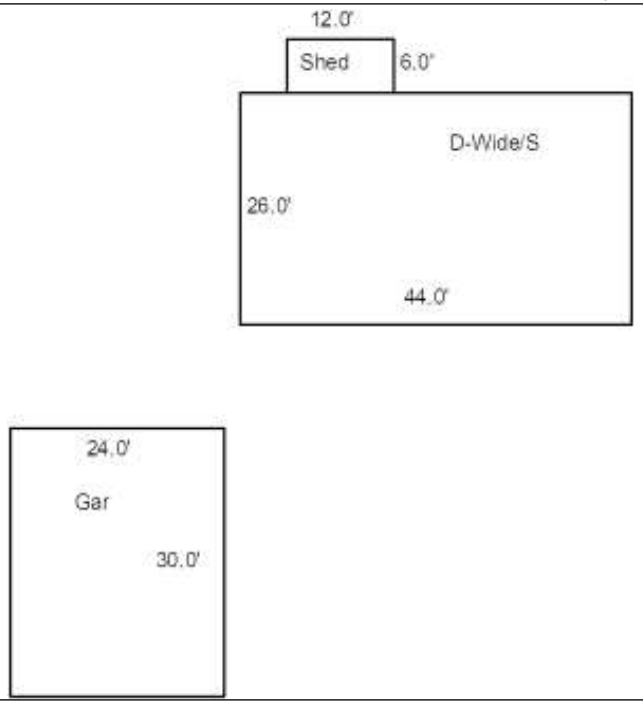
Map Lot U13-014 | Account 1219 | Location 1787 LEWISTON ROAD | Card 1 Of 1 | 01/07/2026

Building Style **0 Uncoded**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **0**		
Other Units **0**		
Stories **0**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **0 Uncoded**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **0**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **0**		
Year Remodeled **0**		
Foundation **0**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **0**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **0**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **0 Uncoded**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **0**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **0**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

Layout **0**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **0**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **0 0%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **0**		
Condition **0**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **1 Owner**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/12/2008



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
991 Double wide	1997	26x44	3 100	6	0 %	100 %	
101 Conc Slab	1997	1144	3 100	4	0 %	100 %	
24 Frame Shed	0				%	%	800
23 Frame Garage	1995	720	3 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-015 Account 1220 Location LEWISTON ROAD Card 1 Of 1 1/07/2026

MERRY, LEROY
MERRY, CINDY M
P O BOX 143
LITCHFIELD ME 04350

B2795P235

Property Data

Neighborhood	**113 Lewiston Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**18 Sand Pond**
Secondary Zone	
Topography	**2 Rolling** **2 Rolling**

1.Level 4.Below St 7.ResProtect
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities	**9 None** **9 None**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.Lake/Pond
3.Sewer 6.Septic 9.None

Street	**1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

Open 1	**0**
Open 2	**0**

Sale Data

Sale Date	**12/30/1899**
Price	
Sale Type	

1.Land 4.MFGUNIT 7.
2.L & B 5.Other 8.
3.Building 6. 9.

Financing
1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity
1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified
1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	4,403	0	0	4,403
2013	4,403	0	0	4,403
2014	4,403	0	0	4,403
2015	4,403	0	0	4,403
2016	4,403	0	0	4,403
2017	4,403	0	0	4,403
2018	4,403	0	0	4,403
2019	5,800	0	0	5,800
2020	5,800	0	0	5,800
2021	5,800	0	0	5,800
2022	5,800	0	0	5,800
2023	7,000	0	0	7,000
2024	7,000	0	0	7,000
2025	9,500	0	0	9,500

Land Data

Front Foot
11.1-100
12.101-200
13.201+
14.
15.

Square Foot
16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre
21.Houselot (Frac
22.Baselot(Fract)
23.

Acres
24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
22	0.01		25 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.01

Influence Codes
1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres
30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

Map Lot U13-015 | Account 1220 | Location LEWISTON ROAD | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-016 | Account 1157 | Location 1802 LEWISTON ROAD | Card 1 Of 1 | 1/07/2026

WOOD, BRIAN
WOOD, JENNIFER
101 EAST AVENUE
LEWISTON ME 04240

B14838P188

Previous Owner
KUZZINS COVE LLC
1137 Hotel Road

Auburn ME 04210
Sale Date: 08/17/2023

Previous Owner
MARSELLA, ENTERPRISES
P O BOX 454

LITCHFIELD ME
Sale Date: 10/13/2009

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'23 ADJUST FOR VACANCY -50%
'17 Restaurant complete add heat, foundation adjust grade & condition add lot improvements
'16 vacant more complete.
'15 Expansion and remod of restaurant.

Litchfield

Property Data

Neighborhood **113 Lewiston Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **18 Sand Pond**

Secondary Zone **21 & Commercial**

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **08/17/2023**

Price **400,000**

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	75,600	34,166	0	109,766
2013	75,600	34,137	0	109,737
2014	75,600	33,971	0	109,571
2015	75,600	62,470	0	138,070
2016	75,600	84,457	0	160,057
2017	87,600	159,029	0	246,629
2018	87,600	158,762	0	246,362
2019	124,400	288,700	0	413,100
2020	124,400	288,700	0	413,100
2021	124,400	288,700	0	413,100
2022	124,400	288,700	0	413,100
2023	149,200	180,000	0	329,200
2024	149,200	180,000	0	329,200
2025	201,500	242,700	0	444,200

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.20		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.20

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

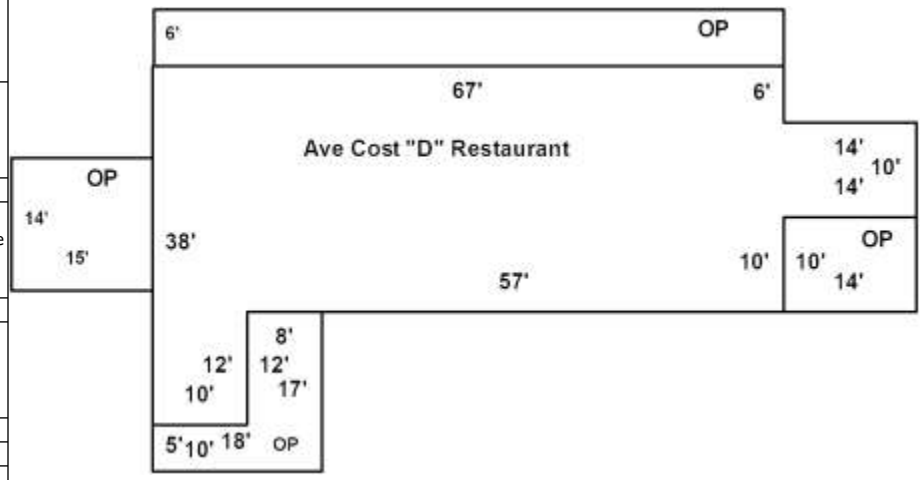
Map Lot U13-016 | Account 1157 | Location 1802 LEWISTON ROAD | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units		
Other Units		
Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim		
OPEN-3-		
OPEN-4-		
Year Built		
Year Remodeled		
Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars		
Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living		
Fin Bsmt Grade		
OPEN-5-CUSTOMIZE		
Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms		
# Bedrooms		
# Full Baths		
# Half Baths		
# Addn Fixtures		
# Fireplaces		

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %		
Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)		
Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good		
Funct. % Good		
Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good		
Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
217 AVE D	2014	2002	3 100	4	0 %	50 %	
21 Open Frame	2014	210	3 100	4	0 %	100 %	
21 Open Frame	2014	402	3 100	4	0 %	100 %	
21 Open Frame	2014	186	3 100	4	0 %	100 %	
21 Open Frame	2014	140	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-018 | Account 978 | Location 12 TOWN LINE DRIVE | Card 1 Of 1 | 1/07/2026

LAFRENIERE, LUCILLE
427 RIDGEVIEW RD
ORANGE CT 06477

B5219P233

Property Data

Neighborhood	**208 Town Line Drive**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**17 Woodbury Pond**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1	**0**
Open 2	**0**

Sale Data

Sale Date	**12/30/1899**
Price	

Sale Type

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	124,063	53,685	0	177,748
2013	124,063	53,685	0	177,748
2014	124,063	53,665	0	177,728
2015	124,063	53,665	0	177,728
2016	124,063	53,646	0	177,709
2017	124,063	53,646	0	177,709
2018	124,063	53,626	0	177,689
2019	173,000	83,400	0	256,400
2020	173,000	83,400	0	256,400
2021	173,000	83,400	0	256,400
2022	173,000	83,400	0	256,400
2023	207,600	100,200	0	307,800
2024	207,600	100,200	0	307,800
2025	280,300	134,800	0	415,100

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.43		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.43

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
8/22/23 NAH, DECK HAS BEEN REPLACED, ALL COMPOSITE

Litchfield

Litchfield

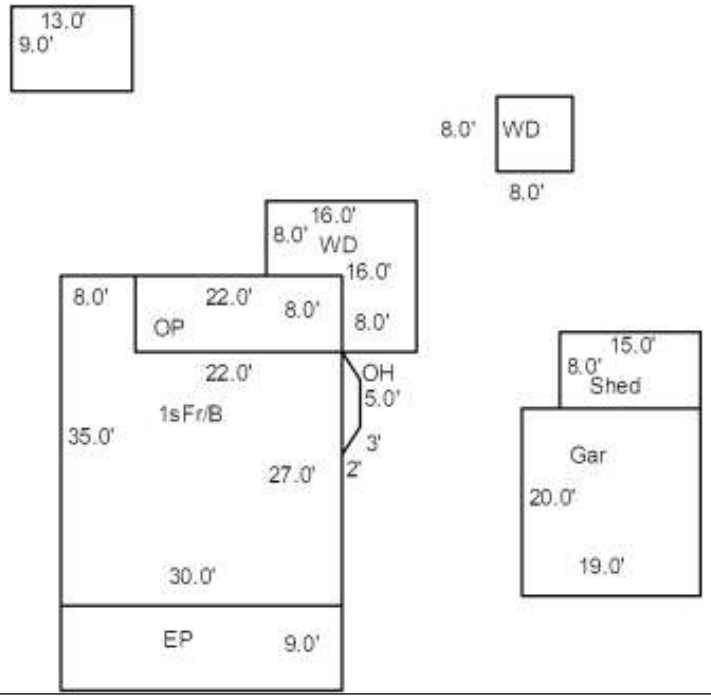
Map Lot U13-018 | Account 978 | Location 12 TOWN LINE DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1915**	
Year Remodeled	**1995**	
Foundation	**2 Concrete Block**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**2 1/2 Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**4 Dirt Floor**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**12 Monitor-Fuel Oil**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**4**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**9 None**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 110%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**874**	
Condition	**6 Good**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/17/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	0	16	0 0	0	0 %	0 %	
21 Open Frame	0	176	0 0	0	0 %	0 %	
68 Wood Deck/s	2022	192	3 100	4	0 %	100 %	
94 Bunkhouse	0				%	%	1,500
68 Wood Deck/s	0	64	2 100	4	0 %	100 %	
23 Frame Garage	0	380	2 100	3	0 %	100 %	
24 Frame Shed	0				%	%	800
22 Encl Frame	0	270	0 0	0	0 %	0 %	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-019 | Account 185 | Location 14 TOWN LINE DRIVE | Card 1 Of 1 | 1/07/2026

BOURNAKEL, ANGELA
10 Crystal Lane
Yarmouth ME 04096 7758

B5143P29

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood **208 Town Line Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.ResProtect
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.Lake/Pond
3.Sewer 6.Septic 9.None

Street **3 Gravel**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **06/03/1996**

Price

Sale Type **2 Land & Buildings**

1.Land 4.MFGUNIT 7.
2.L & B 5.Other 8.
3.Building 6. 9.

Financing **9 Unknown**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	121,704	25,105	0	146,809
2013	121,704	25,091	0	146,795
2014	121,704	25,091	0	146,795
2015	121,704	25,077	0	146,781
2016	121,704	25,063	0	146,767
2017	121,704	25,063	0	146,767
2018	121,704	25,049	0	146,753
2019	174,800	73,000	0	247,800
2020	174,800	73,000	0	247,800
2021	174,800	73,000	0	247,800
2022	174,800	73,000	0	247,800
2023	209,700	87,700	0	297,400
2024	209,700	87,700	0	297,400
2025	283,200	118,600	0	401,800

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.44		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.44

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

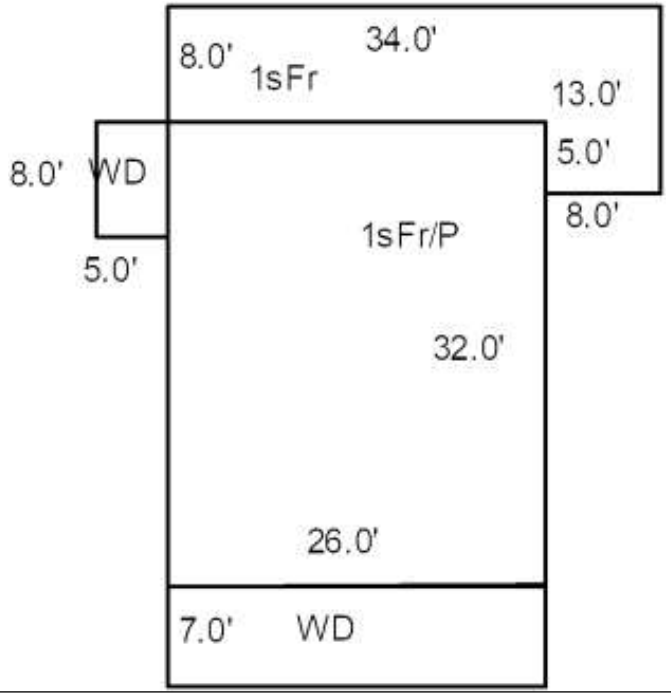
Litchfield

Map Lot U13-019 | Account 185 | Location 14 TOWN LINE DRIVE | Card 1 Of 1 | 01/07/2026

Building Style **1 Conventional**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **2 Vinyl**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **1930**		
Year Remodeled **0**		
Foundation **6 Piers**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **9 No Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **9 No Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **0%** **9 Not Heated**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **6**		
# Bedrooms **4**		
# Full Baths **1**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **1**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **9 None**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **2 Fair 110%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **832**		
Condition **6 Good**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	312	0 0	0	0 %	0 %	
68 Wood Deck/s	2015	40	4 100	4	0 %	100 %	
68 Wood Deck/s	2015	182	4 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-019A | Account 441 | Location 16 TOWN LINE DRIVE | Card 1 Of 1 | 1/07/2026

EID, DREW
EID, DANIELLE
16 TOWN LINE DRIVE
LITCHFIELD ME 04350

B15215P26

Previous Owner
DEBLOIS, WILFRID S
119 MONTELLO ST

LEWISTON ME 04240
Sale Date: 09/17/2024

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**208 Town Line Drive**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**17 Woodbury Pond**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities	**4 Drilled Well**	**6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street	**3 Gravel**	

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1	**0**
Open 2	**0**

Sale Data

Sale Date	**09/17/2024**
Price	
Sale Type	**2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing	**9 Unknown**	

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity	**8 Other Non Valid**	

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified	**5 Public Record**	

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	116,881	150,063	0	266,944
2013	116,881	150,063	0	266,944
2014	116,881	150,063	0	266,944
2015	116,881	148,376	0	265,257
2016	116,881	148,376	0	265,257
2017	116,881	148,376	0	265,257
2018	116,881	146,691	0	263,572
2019	113,300	145,000	0	258,300
2020	113,300	145,000	0	258,300
2021	113,300	145,000	0	258,300
2022	113,300	145,000	0	258,300
2023	136,000	174,000	0	310,000
2024	136,000	174,000	0	310,000
2025	183,600	235,400	0	419,000

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.16		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.16

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

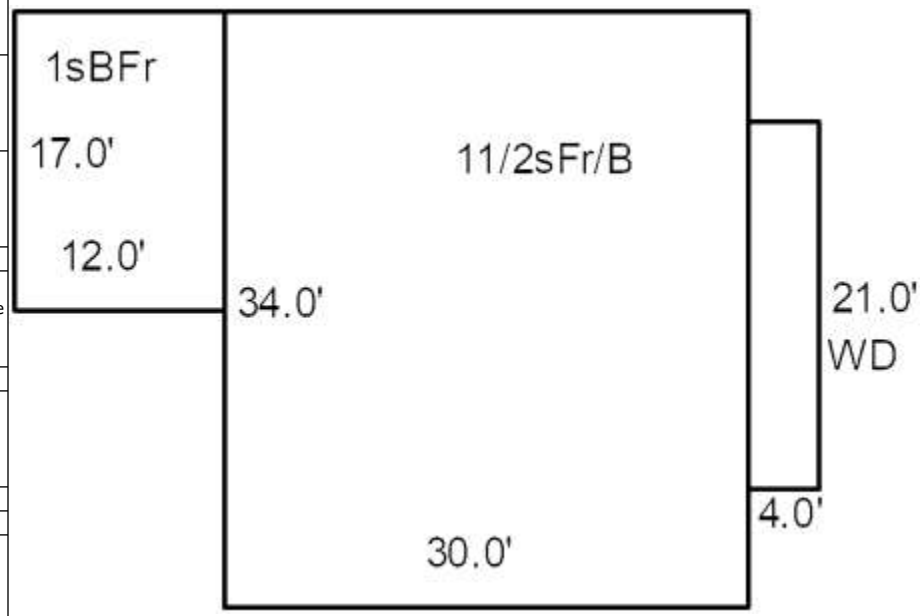
Litchfield

Map Lot U13-019A | Account 441 | Location 16 TOWN LINE DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1995**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**7**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1020**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
38 1 Story Bsmt	0	204	0 0	0	0 %	0 %	
68 Wood Deck/s	0	84	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-020 Account 1151 Location 18 TOWN LINE DRIVE Card 1 Of 1 1/07/2026

LONGTIN, LUCIEN
LONGTIN, DOLORES
18 TOWN LINE DRIVE
LITCHFIELD ME 04350

B4925P69

Property Data

Neighborhood	**208 Town Line Drive**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**17 Woodbury Pond**
Secondary Zone	
Topography	**2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1	**0**
Open 2	**0**

Sale Data

Sale Date	**04/10/1995**
Price	**115,000**
Sale Type	**2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	103,756	120,242	10,000	213,998
2013	103,756	120,242	10,000	213,998
2014	103,756	120,196	10,000	213,952
2015	103,756	120,196	10,000	213,952
2016	103,756	120,150	15,000	208,906
2017	103,756	120,150	20,000	203,906
2018	103,756	120,105	19,200	204,661
2019	113,300	108,200	20,000	201,500
2020	113,300	108,200	25,000	196,500
2021	113,300	108,200	25,000	196,500
2022	113,300	108,200	24,750	196,750
2023	136,000	129,900	25,000	240,900
2024	136,000	129,900	25,000	240,900
2025	183,600	175,700	25,000	334,300

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.16		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.16

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

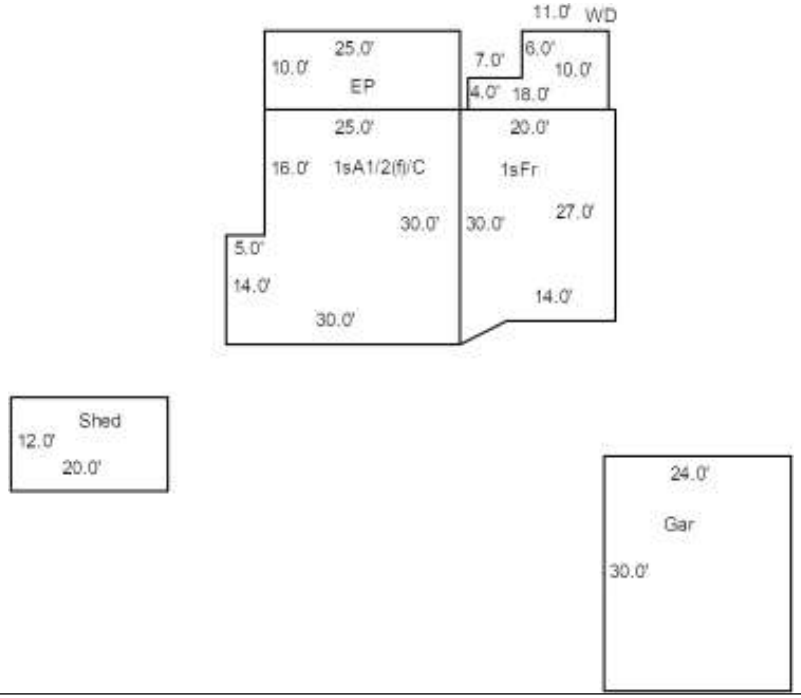
Map Lot U13-020 | Account 1151 | Location 18 TOWN LINE DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1950**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**5 Crawl Space**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 110%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**820**	
Condition	**5 Above Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**3 Tenant**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/12/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	549	0 0	0	0 %	0 %	
22 Encl Frame	2010	250	0 0	4	0 %	100 %	
68 Wood Deck/s	2010	138	0 0	4	0 %	100 %	
24 Frame Shed	0	240	2 100	3	0 %	75 %	
23 Frame Garage	0	720	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-021 | Account 1430 | Location 20 TOWN LINE DRIVE | Card 1 Of 1 | 1/07/2026

QUIRION, BRITTANY N
60 OXLEY ROAD
VASSLABORO ME 04989

B13728P103

Previous Owner
PUSHARD, DANA
PUSHARD MICHELLE
27 LINTONIA DR
LITCHFIELD ME 04350
Sale Date: 09/29/2020

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

9/5/25 NAH EST House is complete.
8/22/23 NAH, M&L MEW HSE. 8/23/23 W/AUNT, SHE SAID WAS PROB 35% DONE ON 4/1, MOSTLY A SHELL.
4/21/21 VAC OLD CAMP GONE, SHED STILL THERE.
'21 Per review of CEO files shed is cottage per permit. Adjust

Litchfield

Property Data

Neighborhood **208 Town Line Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **09/29/2020**

Price **214,735**

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	108,544	52,842	0	161,386
2013	108,544	52,842	0	161,386
2014	108,544	52,842	0	161,386
2015	108,544	52,842	0	161,386
2016	108,544	52,842	0	161,386
2017	108,544	52,842	0	161,386
2018	108,544	52,842	0	161,386
2019	156,100	57,500	0	213,600
2020	156,100	57,500	0	213,600
2021	156,100	2,500	0	158,600
2022	156,100	2,500	0	158,600
2023	187,300	77,600	0	264,900
2024	187,300	151,700	0	339,000
2025	252,800	288,700	0	541,500

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.34		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.34

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

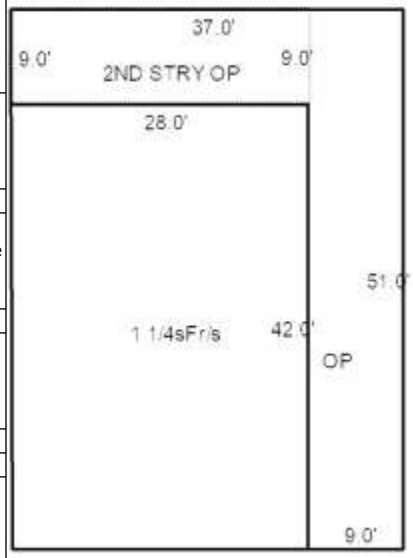
Map Lot U13-021 | Account 1430 | Location 20 TOWN LINE DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**7 One & 1/4 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2022**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**0**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**0**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**0**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1176**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/13/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0	230	1 100	4	0 %	100 %	
21 Open Frame	2022	711	3 100	4	0 %	100 %	
21 Open Frame	2022	252	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-022 Account 1506 Location 8 TOWN LINE DRIVE Card 1 Of 1 1/07/2026

TIMOTHY H WILLIAMS & MARGARET J WILLIAMS, TRUSTEES
THE 8 COTTAGE STREET REALTY TRUST
24 STONE RIDGE ROAD
WESTFORD MA 01886

B2847P156 B11471P252 B14836P44

Previous Owner
WILLIAMS, TIMOTHY H
WILLIAMS, MARGARET J
8 COTTAGE STREET
SHARON MA 02067
Sale Date: 08/10/2023

Previous Owner
ROBERTS, HOWARD A
6 OAK ST

FARMINGDALE ME 04344
Sale Date: 08/07/2013

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood **208 Town Line Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **08/10/2023**

Price

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **2 Related Parties**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	12,007	45,626	0	57,633
2013	12,007	45,626	0	57,633
2014	12,007	45,626	0	57,633
2015	12,007	45,626	0	57,633
2016	12,007	45,626	0	57,633
2017	12,007	45,626	0	57,633
2018	12,007	45,626	0	57,633
2019	32,000	84,400	0	116,400
2020	32,000	84,400	0	116,400
2021	32,000	84,400	0	116,400
2022	32,000	84,400	0	116,400
2023	38,400	101,100	0	139,500
2024	38,400	101,100	0	139,500
2025	51,800	136,400	0	188,200

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.16		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.16

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

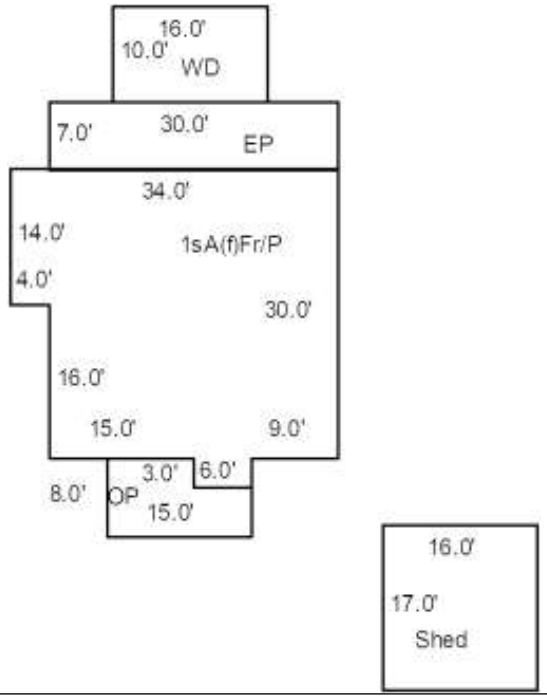
Litchfield

Map Lot U13-022 | Account 1506 | Location 8 TOWN LINE DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1930**	
Year Remodeled	**1995**	
Foundation	**6 Piers**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**13 Monitor-Propane**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**7**	
# Bedrooms	**4**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**4 Full Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 110%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**974**	
Condition	**5 Above Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame	0	210	0 0	0	0 %	0 %	
68 Wood Deck/s	0	160	0 0	0	0 %	0 %	
24 Frame Shed	0				%	%	1,000
21 Open Frame	0	102	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-023 Account 1387 Location LEWISTON ROAD Card 1 Of 1 1/07/2026

PROVENCHER NORMAND H, TRUSTEE
PROVENCHER JANICE M TRUSTEE
407 RT. 126
MONMOUTH ME 04259

B2222P5 B9820P230 B11320P278

Previous Owner
PLOURDE, GRACE D
407 ROUTE 126

MONMOUTH ME 04259
Sale Date: 08/11/2008

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **113 Lewiston Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **9 None** **9 None**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **08/11/2008**

Price

Sale Type **1 Land Only**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **6 Cash Sale**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	39,200	0	0	39,200
2013	39,200	0	0	39,200
2014	39,200	0	0	39,200
2015	39,200	0	0	39,200
2016	39,200	0	0	39,200
2017	39,200	0	0	39,200
2018	39,200	0	0	39,200
2019	6,200	0	0	6,200
2020	6,200	0	0	6,200
2021	6,200	0	0	6,200
2022	6,200	0	0	6,200
2023	7,400	0	0	7,400
2024	7,400	0	0	7,400
2025	10,000	0	0	10,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	30	0.15		100 %	0
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 0.15

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Litchfield

Map Lot U13-023 | Account 1387 | Location LEWISTON ROAD | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-024 | Account 1380 | Location PINEY SHORES DRIVE | Card 1 Of 1 | 1/07/2026

POTTER-DUNLOP, JULIE A
PO BOX 154
LITCHFIELD ME 04350

B846P418 B10112P188 B11566P55

Previous Owner
BIXBY, KENNETH B.

P O BOX 3844
PORTLAND ME 04104
Sale Date: 11/08/2013

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood **166 Piney Shores Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **9 None** **9 None**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **11/08/2013**

Price

Sale Type **1 Land Only**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	13,160	0	0	13,160
2013	13,160	0	0	13,160
2014	13,160	0	0	13,160
2015	13,160	0	0	13,160
2016	13,160	0	0	13,160
2017	13,160	0	0	13,160
2018	13,160	0	0	13,160
2019	1,400	0	0	1,400
2020	1,400	0	0	1,400
2021	1,400	0	0	1,400
2022	1,400	0	0	1,400
2023	1,700	0	0	1,700
2024	1,700	0	0	1,700
2025	2,300	0	0	2,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	26	0.47		100 %	0
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 0.47

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-024 | Account 1380 | Location PINEY SHORES DRIVE | Card 1 Of 1 | 01/07/2026

Building Style		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

Exterior Walls		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11

Roof Surface		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-
OPEN-4-
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type **100%**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant

Cool Type **0%**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	

Entrance Code **0**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.

Information Code		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-025 | Account 579 | Location 75 PINEY SHORES DRIVE | Card 1 Of 1 | 1/07/2026

HINKLEY, LEE F
BEAULE-HINKLEY, JAYNNE M
P.O. BOX 409
LITCHFIELD ME 04350

B3276P270 B13444P216

Previous Owner
FARRINGTON, JAMES C
P O BOX 334

GARDINER ME 04345
Sale Date: 12/30/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
8/15/11-PERMIT #11-066-GARAGE

Property Data

Neighborhood **166 Piney Shores Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **5 Dug Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/30/2019**

Price **425,000**

Sale Type **2 Land & Buildings**

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing **9 Unknown**

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	196,475	231,974	0	428,449
2013	196,475	231,429	0	427,904
2014	196,475	231,361	0	427,836
2015	196,475	231,361	0	427,836
2016	196,475	231,293	0	427,768
2017	196,475	230,748	0	427,223
2018	196,475	230,681	0	427,156
2019	218,600	135,600	0	354,200
2020	218,600	135,600	0	354,200
2021	218,600	135,600	0	354,200
2022	218,600	135,600	0	354,200
2023	262,300	162,600	0	424,900
2024	262,300	162,600	25,000	399,900
2025	354,100	219,700	25,000	548,800

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.50		100 %	0
30	0.85		100 %	0
26	0.50		100 %	0
44	1.00		85 %	0
			%	
			%	
			%	

Total Acreage 1.85

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Litchfield

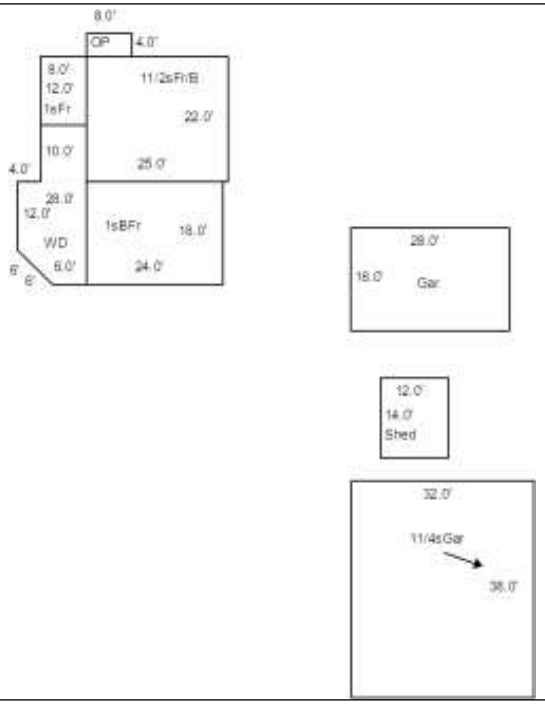
Map Lot U13-025 | Account 579 | Location 75 PINEY SHORES DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1950**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**550**	
Condition	**6 Good**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/12/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
38 1 Story Bsmt	0	432	0 0	0	0 %	0 %	
1 One Story Frame	0	96	0 0	0	0 %	0 %	
21 Open Frame	0	32	0 0	0	0 %	0 %	
68 Wood Deck/s	0	278	0 0	0	0 %	0 %	
23 Frame Garage	0	504	3 100	4	0 %	75 %	
61 Canopy/s	0				%	%	800
72 1 1/4s Garage	2010	1216	3 100	4	0 %	75 %	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-026 | Account 56 | Location 74 PINEY SHORES DRIVE | Card 1 Of 1 | 1/07/2026

HIRD, WILLIAM B II
14 ORLEANS STREET
LEWISTON ME 04240

B4520P145 B10464P51

Previous Owner
AVERILL, TERRY
183 NECK ROAD

LITCHFIELD ME 04350
Sale Date: 07/06/2010

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

PERMIT # 12-034, 6/13/2012. REPLACE ROCK WALL W/NEW. INSTALL WALKWAY AND GRANITE STEPS. RIP-RAP SHORELINE.,$24,000.

Litchfield

Property Data

Neighborhood	**166 Piney Shores Drive**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**17 Woodbury Pond**
Secondary Zone	
Topography	**2 Rolling**

1.Level 4.Below St 7.ResProtect
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.Lake/Pond
3.Sewer 6.Septic 9.None

Street **3 Gravel**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

Open 1	**0**
Open 2	**0**

Sale Data

Sale Date	**07/06/2010**
Price	**220,000**
Sale Type	**2 Land & Buildings**

1.Land 4.MFGUNIT 7.
2.L & B 5.Other 8.
3.Building 6. 9.

Financing **1 Conventional**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	141,514	56,498	0	198,012
2013	141,514	56,450	0	197,964
2014	141,514	55,740	0	197,254
2015	141,514	55,740	0	197,254
2016	141,514	55,031	0	196,545
2017	141,514	54,985	0	196,499
2018	141,514	54,275	0	195,789
2019	193,500	74,100	0	267,600
2020	193,500	74,100	0	267,600
2021	193,500	74,100	0	267,600
2022	193,500	74,100	0	267,600
2023	232,200	88,900	0	321,100
2024	232,200	88,900	0	321,100
2025	313,500	120,200	0	433,700

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.50		100 %	0
30	0.20		100 %	0
26	0.09		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	

Total Acreage 0.79

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

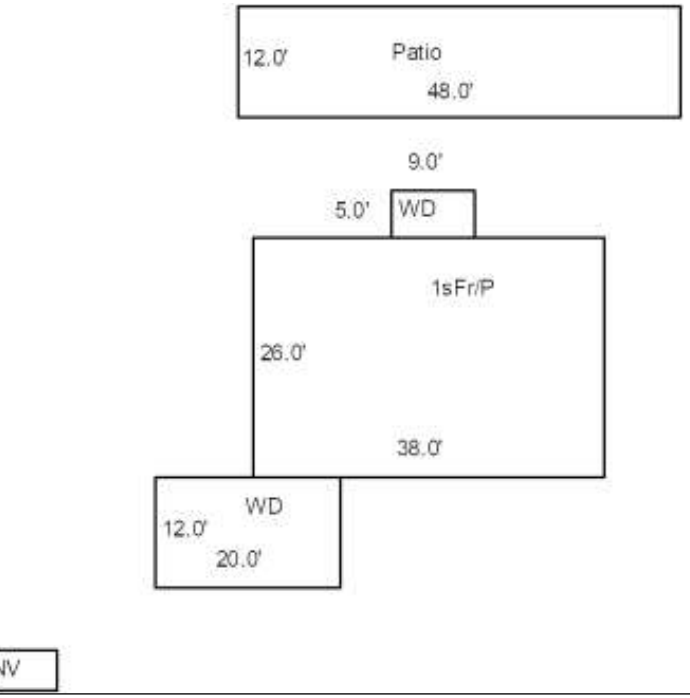
Map Lot U13-026 | Account 56 | Location 74 PINEY SHORES DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**10 Wood Shingle**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1970**	
Year Remodeled	**1995**	
Foundation	**6 Piers**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**3**	
# Bedrooms	**2**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**1**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 110%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**988**	
Condition	**6 Good**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/12/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	240	0 0	0	0 %	0 %	
68 Wood Deck/s	0	45	0 0	0	0 %	0 %	
60 Patio	2012	576	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-027 Account 1567 Location 62 PINEY SHORES DRIVE Card 1 Of 1 1/07/2026

BAILEY, GLEN A
62 PINEY SHORES DRIVE
LITCHFIELD ME 04350

B2284P329 B11436P38

Previous Owner
SCHOONBECK, JOHN C
SCHOONBECK PAMELA S
PO BOX 331
LITCHFIELD ME 04350
Sale Date: 06/28/2013

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
2/13/12-FLA RESIDENT, REMOVED MAINE HOMESTEAD

Litchfield

Property Data

Neighborhood **166 Piney Shores Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.ResProtect
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.Lake/Pond
3.Sewer 6.Septic 9.None

Street **3 Gravel**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **06/28/2013**

Price **380,000**

Sale Type **2 Land & Buildings**

1.Land 4.MFGUNIT 7.
2.L & B 5.Other 8.
3.Building 6. 9.

Financing **9 Unknown**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	126,375	160,583	0	286,958
2013	126,375	160,364	0	286,739
2014	126,375	160,085	0	286,460
2015	126,375	160,077	0	286,452
2016	126,375	158,383	0	284,758
2017	126,375	158,265	0	284,640
2018	126,375	158,029	0	284,404
2019	186,800	147,100	0	333,900
2020	186,800	147,100	0	333,900
2021	186,800	147,100	0	333,900
2022	186,800	147,100	0	333,900
2023	224,200	176,500	0	400,700
2024	224,200	176,500	0	400,700
2025	302,700	238,800	0	541,500

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.50		100 %	0
26	0.61		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.11

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Litchfield

Map Lot U13-027 | Account 1567 | Location 62 PINEY SHORES DRIVE | Card 1 Of 1 | 01/07/2026

Building Style **2 Ranch**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **1 Clapboard**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **3 Sheet Metal**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **1985**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **1 Hot Water BB**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **0**		
# Bedrooms **0**		
# Full Baths **2**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **1**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1344**		
Condition **4 Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	28	0 0	0	0 %	0 %	
1 One Story Frame	0	112	0 0	0	0 %	0 %	
21 Open Frame	0	112	0 0	0	0 %	0 %	
68 Wood Deck/s	0	484	0 0	0	0 %	0 %	
23 Frame Garage	2000	864	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-028 Account 1349 Location 67 RUSTIC DRIVE Card 1 Of 2 1/07/2026

DEROCHER, RENEE (TRUSTEE)
THE RENEE C. LACHAPELLE TRUST
PO BOX 24
LITCHFIELD ME 04350

B7708P101 B10478P180 B12512P296 B15520P29

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'26 PER DIVORCE DECREE REMOVE TIMOTHY, CHANGE RENNE'S LAST NAME AND REMOVE HOMESTEAD EXEMPTION PER RQUEST.
'25 Upon further review, adjust square feet of garage with size obsolescencecand adjust cottage condition with obsolescence with use.
9/16/24 W/MR. ADD QUANSET HUT BUILT IN 2022. LISTED OUT AS "D" GAR

Litchfield

Property Data

Neighborhood **166 Piney Shores Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/30/1899**

Price

Sale Type

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	277,950	282,803	10,000	550,753
2013	277,950	281,902	10,000	549,852
2014	277,950	279,751	10,000	547,701
2015	277,950	278,850	10,000	546,800
2016	277,950	278,780	15,000	541,730
2017	277,950	277,882	20,000	535,832
2018	277,950	275,730	19,200	534,480
2019	257,500	379,300	20,000	616,800
2020	257,500	379,300	25,000	611,800
2021	257,500	379,300	25,000	611,800
2022	257,500	379,300	24,750	612,050
2023	309,000	455,200	25,000	739,200
2024	309,000	455,200	25,000	739,200
2025	417,200	615,800	0	1,033,000

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.50		100 %	0
30	1.00		100 %	0
31	1.00		100 %	0
26	2.18		100 %	0
44	1.00		100 %	0
			%	
			%	

Total Acreage 4.68

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

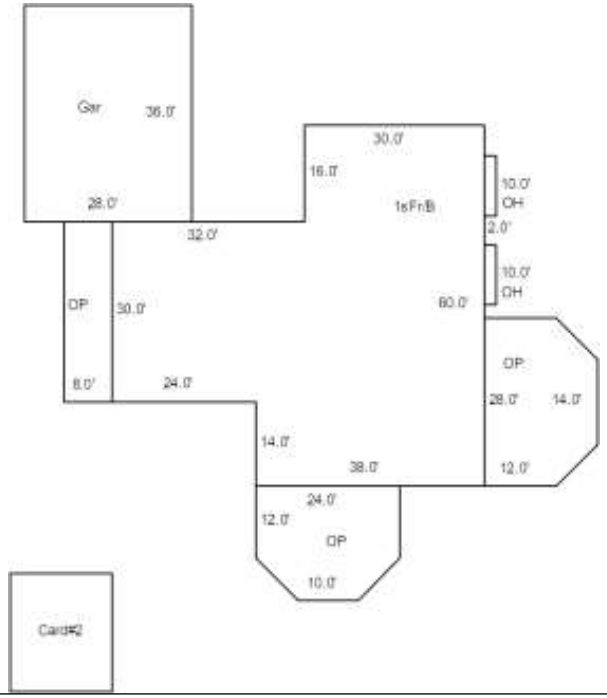
Litchfield

Map Lot U13-028 | Account 1349 | Location 67 RUSTIC DRIVE | Card 1 Of 2 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2007**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**2300**	
Fin Bsmt Grade	**2 100**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**4**	
# Bedrooms	**1**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 110%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**2872**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**3 Tenant**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	407	0 0	0	0 %	0 %	
21 Open Frame	0	483	0 0	0	0 %	0 %	
26 1SFr Overhang	0	20	0 0	0	0 %	0 %	
26 1SFr Overhang	0	20	0 0	0	0 %	0 %	
21 Open Frame	0	240	0 0	0	0 %	0 %	
23 Frame Garage	0	1008	3 100	4	0 %	90 %	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

DEROCHER, RENEE (TRUSTEE)
THE RENEE C. LACHAPELLE TRUST
PO BOX 24
LITCHFIELD ME 04350

Property Data

Neighborhood **166 Piney Shores Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/30/1899**

Price

Sale Type

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2019	0	69,800	0	69,800
2020	0	69,800	0	69,800
2021	0	69,800	0	69,800
2022	0	69,800	0	69,800
2023	0	83,700	0	83,700
2024	0	119,200	0	119,200
2025	0	143,900	0	143,900

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
			%	
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

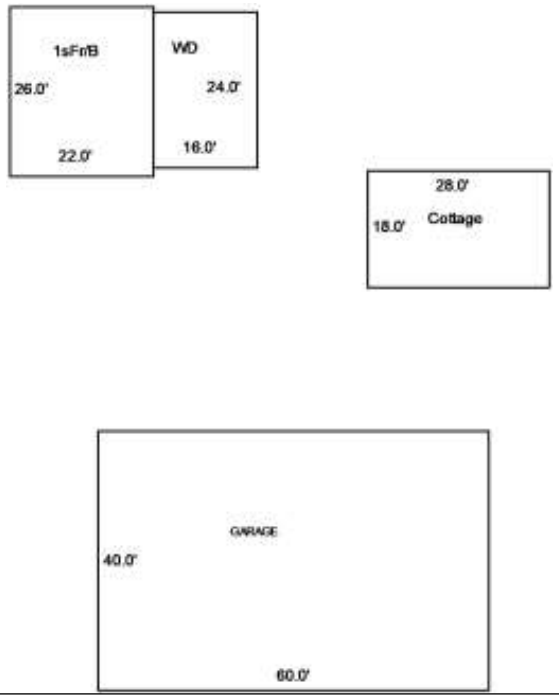
Litchfield

Map Lot U13-028 | Account 1349 | Location 67 RUSTIC DRIVE | Card 2 Of 2 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1999**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**	
Fin Bsmt Grade	**0 0**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**8 Floor/Wall Unit**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**1**	
# Half Baths	**0**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**572**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**3 Information Only**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	384	0 0	0	0 %	0 %	
95 Cottage	0	504	3 100	2	0 %	75 %	
23 Frame Garage	2022	2400	2 100	4	0 %	75 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-029 Account 1738 Location 71 RUSTIC DRIVE Card 1 Of 1 1/07/2026

COTTAGE TRUST
SHAUN FOREMAN & HEATHER TILLSON (TRUSTEES)
C/O HEATHER TILLSON
1020 GOLDFOOT ROAD
GLENVILLE NY 12302
B13048P86

Property Data

Neighborhood **183 Rustic Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/30/1899**

Price

Sale Type

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	116,524	44,042	0	160,566
2013	116,524	55,893	0	172,417
2014	116,524	76,152	0	192,676
2015	116,524	75,783	0	192,307
2016	116,524	75,316	0	191,840
2017	116,524	74,831	0	191,355
2018	116,524	74,472	0	190,996
2019	185,400	83,600	0	269,000
2020	185,400	83,600	0	269,000
2021	185,400	83,600	0	269,000
2022	185,400	83,600	0	269,000
2023	222,500	100,300	0	322,800
2024	222,500	100,300	0	322,800
2025	300,400	135,700	0	436,100

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.50		100 %	0
26	0.14		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 0.64

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'14 new 1s camp & wd.also adjust sq ft of 2sFr.

Litchfield

Litchfield

Map Lot U13-029 | Account 1738 | Location 71 RUSTIC DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2013**	
Year Remodeled	**0**	
Foundation	**6 Piers**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**8 Floor/Wall Unit**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**0**		
# Bedrooms	**0**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**560**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**4 Note left to Insp.**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
2 Two Story Frame	0	300	2 110	4	0 %	100 %	
68 Wood Deck/s	0	96	0 0	0	0 %	0 %	
23 Frame Garage	1995	484	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot U13-030 Account 1663 Location 77 RUSTIC DRIVE Card 1 Of 1 1/07/2026

STADES, EDWARD J HEIRS OF:
P O BOX 73
LITCHFIELD ME 04350

B1075P382

Property Data

Neighborhood **183 Rustic Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below St	7.ResProtect
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake/Pond
3.Sewer	6.Septic	9.None

Street **3 Gravel**

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/30/1899**

Price

Sale Type

1.Land	4.MFGUNIT	7.
2.L & B	5.Other	8.
3.Building	6.	9.

Financing

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	112,534	36,043	0	148,577
2013	112,534	36,043	0	148,577
2014	112,534	35,405	0	147,939
2015	112,534	34,837	0	147,371
2016	112,534	34,767	0	147,301
2017	112,534	34,199	0	146,733
2018	112,534	33,560	0	146,094
2019	183,300	65,500	0	248,800
2020	183,300	65,500	0	248,800
2021	183,300	65,500	0	248,800
2022	183,300	65,500	0	248,800
2023	220,000	78,600	0	298,600
2024	220,000	78,600	0	298,600
2025	297,000	106,300	0	403,300

Land Data

Front Foot

11.1-100
12.101-200
13.201+
14.
15.

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Houselot (Frac
22.Baselot(Fract)
23.

Acres

24.Houselot
25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
29.Rear 4

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.49		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.49

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Right of Way
8.View/Environ
9.Fract Share

Acres

30.Frontage 1
31.Frontage 2
32.Tillable
33.Tillable
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.Access Right
46.Golf Course

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

7/20/2011-Per Pat Dow-Owner refused entrance. Owner came out after starting to measure.

Litchfield

Litchfield

Map Lot U13-030 | Account 1663 | Location 77 RUSTIC DRIVE | Card 1 Of 1 | 01/07/2026

Building Style **2 Ranch**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **16 Lap Siding-Drop**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **3 Sheet Metal**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **1960**		
Year Remodeled **0**		
Foundation **2 Concrete Block**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
OPEN-5-CUSTOMIZE **0**		
Heat Type **100%** **1 Hot Water BB**		
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **4**		
# Bedrooms **2**		
# Full Baths **1**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **1**		

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **2 Fair 100%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1152**		
Condition **3 Below Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **4 Note left to Insp.**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/12/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame	0	112	2 100	3	0 %	100 %	
23 Frame Garage	0	280	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic