

Map Lot

U17-001

Account

744

Location

142 ROSSER DRIVE

Card

1

Of

1

1/07/2026

HAHNEL, JANE E

1532 Washington St

Bath ME 04530

B13510P338

Previous Owner

HAHNEL, FREDERICK G

1532 WASHINGTON ST

BATH ME 04530

Sale Date: 03/12/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood

181 Rosser 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

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

03/12/2020

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	117,448	58,213	0	175,661
2013	117,448	58,060	0	175,508
2014	117,448	58,060	0	175,508
2015	117,448	57,907	0	175,355
2016	117,448	57,907	0	175,355
2017	117,448	57,754	0	175,202
2018	117,448	57,754	0	175,202
2019	137,500	48,800	0	186,300
2020	137,500	48,800	0	186,300
2021	137,500	48,800	0	186,300
2022	137,500	48,800	0	186,300
2023	165,000	58,600	0	223,600
2024	165,000	58,600	0	223,600
2025	222,700	79,300	0	302,000

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.1-100				%		1.Unimproved
12.101-200				%		2.Excess Frtg
13.201+				%		3.Topography
14.				%		4.Size/Shape
15.				%		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

Square Foot

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

Fract. Acre

Acres				
21.Houselot (Frac	21	0.28	100	% 0
22.Baselot(Fract)	44	1.00	70	% 0
23.				%
				%
				%
				%
				%
				%
				%
				%

Total Acreage

0.28

Litchfield

Litchfield

Map Lot U17-001

Account 744

Location 142 ROSSER DRIVE

Card 1

Of 1

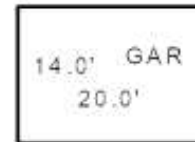
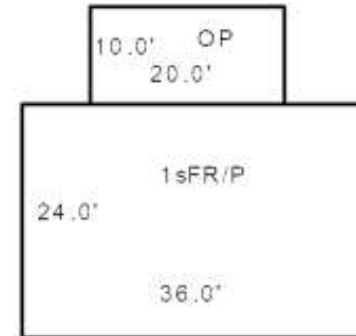
01/07/2026

Building Style 9 Other	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 0% 9 Not Heated	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fl/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fl/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 12 Board and Batting	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 90%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 864
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1995	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 1	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 4 Note left to Insp.
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 08/31/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	1995	200	9 100	9	0 %	100 %		1.One Story Fram
23 Frame Garage	2005	280	2 100	4	0 %	100 %		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



Litchfield

Map Lot U17-002

Account 1597

Location 148 ROSSER DRIVE

Card 1

Of 1

01/07/2026

Building Style 1 Conventional			SF Bsmt Living 0			Layout 1 Typical		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0			2.Inadeq 5. 8.		
2.Ranch	6.Split	10.Tri-Level	Heat Type 0% 9 Not Heated			3. 6. 9.		
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fl/Wall	Attic 9 None		
Dwelling Units 1			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin 4.Full Fin 7.		
Other Units 0			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin 5.Fl/Stair 8.		
Stories 4 One & 1/2 Story			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 9 None		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full 4.Minimal 7.		
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy 5.Partial 8.		
Exterior Walls 16 Lap Siding-Drop			3.H Pump	6.Monitor-Ga	9.None	3.Capped 6. 9.None		
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 2 Typical			Unfinished % 0%		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 3 Average 100%		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grade		
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.M&S		
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint) 576		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 4 Average		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V.G		
SF Masonry Trim 0			# Rooms 0			2.Fair 5.Avg+ 8.Exc		
OPEN-3- 0			# Bedrooms 0			3.Avg- 6.Good 9.Same		
OPEN-4- 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1950			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 1995			# Addn Fixtures 0			Functional Code 9 None		
Foundation 6 Piers			# Fireplaces 1			1.Incomp 4.Delap 7.No Power		
1.Concrete	4.Wood	7.				2.O-Built 5.Bsmt 8.LongTerm		
2.C.Block	5.Slab	8.				3.Damage 6.Common 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good 100%		
Basement 9 No Basement						Economic Code 9 None		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.No Power 9.None		
2.1/2 Bmt	5.Crawl Spac	8.				1.Location 4.Generate		
3.3/4 Bmt	6.	9.None				2.Encroach 5.Multi-Fami		
Bsmt Gar # Cars 0						Entrance Code 5 Estimated		
Wet Basement 0						1.Interior 4.Vacant 7.		
1.Dry	4.Dirt Flr	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6.Existing R 9.					
3.Wet	6.	9.	Information Code 5 Estimate					
						1.Owner 4.Agent 7.Vacant		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 08/31/2018								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.One Story Fram
1 One Story Frame	0	384	3 100	4	0 %	100 %		2.Two Story Fram
68 Wood Deck/s	0	354	3 100	4	0 %	100 %		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

Litchfield

Map Lot U17-003

Account 318

Location 152 ROSSER DRIVE

Card 1

Of 1

01/07/2026

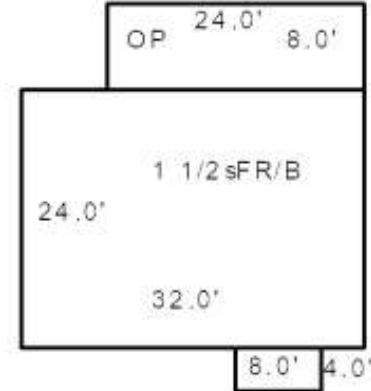
Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 7 Electric	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 9 None
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 14 Log Siding	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 50%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 100%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 768
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1960	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 2 Relative
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 08/31/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	192	3 100	4	0 %	100 %		1.One Story Fram
68 Wood Deck/s	2015	100	1 100	4	0 %	100 %		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

WD



WD N/C

Map Lot U17-004

Account 653

Location 156 ROSSER DRIVE

Card 1 Of 1 1/07/2026

HEIL, JEANINE M
HEIL, KEVIN C
P.O. BOX 415
ASHFIELD MA 01330

B14018P147

Previous Owner
HEIL, GEORGE C
HEIL, KATHLEEN L
PO BOX 415
ASHFIELD MA 01330
Sale Date: 05/24/2021

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2/12/20 VAC, WD & EP TO 1sFr

4/10/19 VAC N/C WD TO OP CHECK '20

'15 adjust op to 1sFr and adjust wood deck sq ft.

8/16/2011-PER PAT DOW OWNER REFUSED ACCESS.

Litchfield

Property Data			Assessment Record						
Neighborhood 181 Rosser Drive			Year	Land	Buildings	Exempt	Total		
			2012	104,554	47,119	0	151,673		
Tree Growth Year 0			2013	104,554	47,119	0	151,673		
X Coordinate 0			2014	104,554	47,075	0	151,629		
Y Coordinate 0			2015	104,554	51,883	0	156,437		
Zone/Land Use 17 Woodbury Pond			2016	104,554	51,794	0	156,348		
			2017	104,554	51,794	0	156,348		
Secondary Zone			2018	104,554	51,705	0	156,259		
Topography 2 Rolling			2019	121,700	71,400	0	193,100		
			2020	121,700	77,500	0	199,200		
1.Level	4.Below St	7.ResProtect	2021	121,700	77,500	0	199,200		
2.Rolling	5.Low	8.	2022	121,700	77,500	0	199,200		
3.Above St	6.Swampy	9.	2023	146,100	92,900	0	239,000		
Utilities 4 Drilled Well 6 Septic System			2024	146,100	92,900	0	239,000		
			2025	197,200	125,300	0	322,500		
1.Public			Land Data						
2.Water			Front Foot	Type	Effective		Influence		Influence Codes
					Frontage	Depth	Factor	Code	
3.Sewer			11.1-100						1.Unimproved
Street 3 Gravel			12.101-200						2.Excess Frtg
1.Paved			13.201+						3.Topography
2.Semi Imp			14.						4.Size/Shape
3.Gravel			15.						5.Access
Open 1 0			Fract. Acre						6.Restriction
Open 2 0			Square Foot						7.Right of Way
Sale Data			16.Regular Lot						8.View/Environ
Sale Date 05/24/2021			17.Secondary Lot						9.Fract Share
Price			18.Excess Land						Acres
Sale Type 2 Land & Buildings			19.Condominium						30.Frontage 1
1.Land			20.Miscellaneous						31.Frontage 2
2.L & B									32.Tillable
3.Building									33.Tillable
Financing 9 Unknown									34.Softwood F&O
1.Convent									35.Mixed Wood F&O
2.FHA/VA									36.Hardwood F&O
3.Assumed									37.Softwood TG
Validity 2 Related Parties									38.Mixed Wood TG
1.Valid									39.Hardwood TG
2.Related									40.Wasteland
3.Distress									41.Gravel Pit
Verified 5 Public Record									42.Mobile Home Si
1.Buyer									43.Camp Site
2.Seller									44.Lot Improvem
3.Lender									45.Access Right
					Total Acreage 0.19				

46.Golf Course

Litchfield

Map Lot U17-004

Account 653

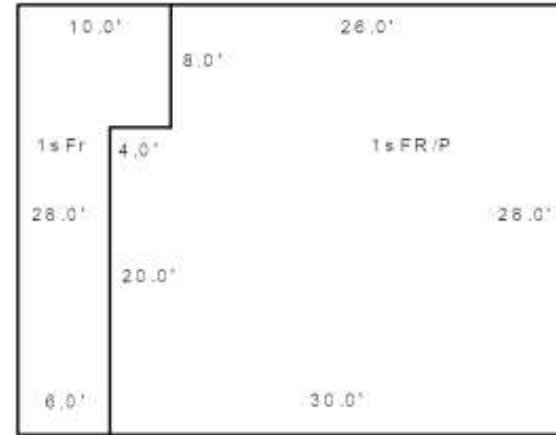
Location 156 ROSSER DRIVE

Card 1

Of 1

01/07/2026

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 13 Monitor-Propane	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fl/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fl/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 808
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1990	# Addn Fixtures 1	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 1	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 08/31/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	200	0 0	0	0	% 0	%	1.One Story Fram
24 Frame Shed	0					%	800	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 U17-005

Account 484

Location 160 ROSSER DRIVE

Card 1

Of 1

1/07/2026

WILLIAMS GAYLE A & GARY C. WILLIAMS
160 ROSSER DRIVE
LITCHFIELD ME 04350

B5409P260 B10043P72 B10188P268

Previous Owner
NYBERG, GAYLE A.
160 ROSSER DRIVE

LITCHFIELD ME 04350
Sale Date: 04/14/2009

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record				
Neighborhood 181 Rosser Drive			Year	Land	Buildings	Exempt	Total
			2012	116,559	196,383	0	312,942
Tree Growth Year 0			2013	116,559	196,182	0	312,741
X Coordinate							

Litchfield

Map Lot U17-005

Account 484

Location 160 ROSSER DRIVE

Card 1

Of 1

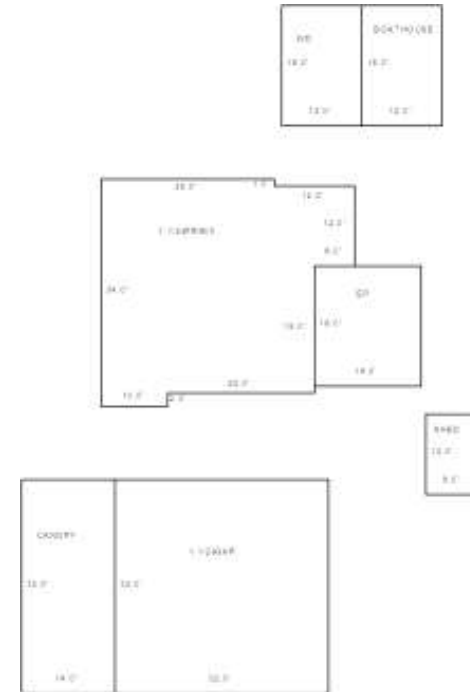
01/07/2026

Building Style 7 Contemporary	SF Bsmt Living 555	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 3 100	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 10 Radiant Heat - 1st level	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 4 One & 1/2 Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 110%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1110
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2007	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 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	
22 Encl Frame	0	288	0 0	0	0	0	%	1.One Story Fram
24 Frame Shed	0						%	2.Two Story Fram
59 Boathouse	0	216	3 100	4	0	75	%	3.Three Story Fr
68 Wood Deck/s	0	216	2 100	4	0	100	%	4.1 & 1/2 Story
73 1 1/2s Garage	2009	1024	3 100	4	0	90	%	5.1 & 3/4 Story
61 Canopy/s	2009	448	3 100	4	0	75	%	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 U17-006

Account 761

Location 162 ROSSER DRIVE

Card 1 Of 1 1/07/2026

BEAUDOIN DONALD A
BEAUDOIN ELAINE M
987 CHURCH HILL ROAD
VASSALBORO ME 04989

B1666P132 B9907P24

Previous Owner
HANLON, WILLIAM
2027 N. BELFAST AVENUE

AUGUSTA ME 04330
Sale Date: 11/12/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:
05/11/2017 add sv shed

Litchfield

Property Data			Assessment Record				
Neighborhood 181 Rosser Drive			Year	Land	Buildings	Exempt	Total
			2012	100,977	31,320	0	132,297
Tree Growth Year 0			2013	100,977	30,874	0	131,851
X Coordinate							

Litchfield

Map Lot U17-006

Account 761

Location 162 ROSSER DRIVE

Card 1

Of 1

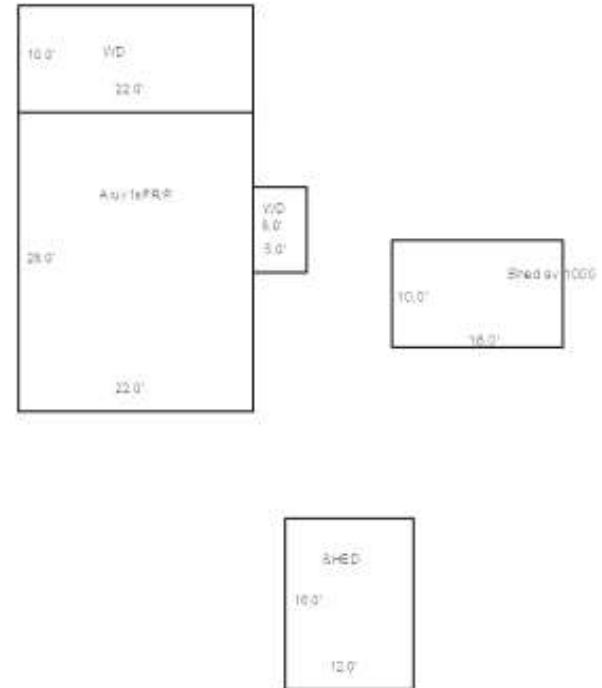
01/07/2026

Building Style 9 Other	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 0% 9 Not Heated	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	4.Uncoded 4.Steam 8.Fl/Wall	Attic 5 Floor & Stairs
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fl/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 9 None
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 12 Board and Batting	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 90%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 616
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 3	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1961	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 08/31/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck/s	0	40	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck/s	0	220	0 0	0	0	% 0	%	2.Two Story Fram
24 Frame Shed	2016					%	1,000	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 U17-007

Account 1524

Location 166 ROSSER DRIVE

Card 1

Of 1

1/07/2026

EGAN, ROBERT W

EGAN, SUSANNE R

7004 PUMPKINSEED DRIVE

JOHNS ISLAND SC 29455

B14860P335

Previous Owner

ROSSER, LESLIE M REVOCABLE TRUST

ROSSER, LESLIE & JOHN TRUSTEES

29 ROSSER DRIVE

LITCHFIELD ME 04350

Sale Date: 09/12/2023

Property Data

Neighborhood 181 Rosser 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 09/12/2023

Price 550,000

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 107,746 99,708 0 207,454

2013 107,746 99,708 0 207,454

2014 107,746 99,518 0 207,264

2015 107,746 99,138 0 206,884

2016 107,746 98,947 0 206,693

2017 107,746 98,947 0 206,693

2018 107,746 98,757 0 206,503

2019 149,900 50,900 0 200,800

2020 149,900 50,900 0 200,800

2021 149,900 50,900 0 200,800

2022 149,900 50,900 0 200,800

2023 179,900 61,100 0 241,000

2024 179,900 61,100 0 241,000

2025 242,900 82,700 0 325,600

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

Depth

Influence

Factor

Code

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

Square Feet

21 0.31 100 % 0

44 1.00 100 % 0

Total Acreage 0.31

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

Litchfield

Litchfield

Map Lot U17-007

Account 1524

Location 166 ROSSER DRIVE

Card 1

Of 1

01/07/2026

Building Style 2 Ranch			SF Bsmt Living 0			Layout 1 Typical		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0			2.Inadeq 5. 8.		
2.Ranch	6.Split	10.Tri-Level	Heat Type 100% 13 Monitor-Propane			3. 6. 9.		
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic 9 None		
Dwelling Units 1			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin 4.Full Fin 7.		
Other Units 0			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.		
Stories 1 One Story			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 9 None		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full 4.Minimal 7.		
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy 5.Partial 8.		
Exterior Walls 11 T1-11 Siding			3.H Pump	6.Monitor-Ga	9.None	3.Capped 6. 9.None		
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 2 Typical			Unfinished % 0%		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 2 Fair 100%		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grade		
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.M&S		
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint) 864		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 6 Good		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V.G		
SF Masonry Trim 0			# Rooms 2			2.Fair 5.Avg+ 8.Exc		
OPEN-3- 0			# Bedrooms 1			3.Avg- 6.Good 9.Same		
OPEN-4- 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1950			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 2006			# Addn Fixtures 2			Functional Code 9 None		
Foundation 1 Concrete			# Fireplaces 0			1.Incomp 4.Delap 7.No Power		
1.Concrete	4.Wood	7.				2.O-Built 5.Bsmt 8.LongTerm		
2.C.Block	5.Slab	8.				3.Damage 6.Common 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good 100%		
Basement 9 No Basement						Economic Code 9 None		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.No Power 9.None		
2.1/2 Bmt	5.Crawl Spac	8.				1.Location 4.Generate		
3.3/4 Bmt	6.	9.None				2.Encroach 5.Multi-Fami		
Bsmt Gar # Cars 0						Entrance Code 3 Information Only		
Wet Basement 9 No Basement						1.Interior 4.Vacant 7.		
1.Dry	4.Dirt Flr	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6.Existing R 9.					
3.Wet	6.	9.	Information Code 1 Owner					
Date Inspected 08/31/2018						1.Owner 4.Agent 7.Vacant		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Additions, Outbuildings & Improvements								1.One Story Fram
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram
68 Wood Deck/s	0	200	2 100	4	0 %	100 %		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

1/07/2026

BRUNSWICK ME 04011
Sale Date: 09/26/2006

Property Data			Assessment Record						
Neighborhood 181 Rosser Drive			Year	Land	Buildings	Exempt	Total		
			2012	57,506	44,472	0	101,978		
Tree Growth Year 0			2013	57,506	44,462	0	101,968		
X Coordinate 0			2014	57,506	44,451	0	101,957		
Y Coordinate 0				57,506	44,441	0	101,947		
Zone/Land Use 17 Woodbury Pond			2015	57,506	44,441	0	101,947		
Secondary Zone			2016	60,964	44,431	0	105,395		
			2017	60,964	44,422	0	105,386		
Topography 2 Rolling			2018	60,964	44,411	0	105,375		
1.Level	4.Below St	7.ResProtect	2019	135,200	27,800	0	163,000		
2.Rolling	5.Low	8.	2020	135,200	150,100	0	285,300		
3.Above St	6.Swampy	9.	2021	136,900	150,100	0	287,000		
Utilities 4 Drilled Well 6 Septic System				136,900	150,100	0	287,000		
1.Public	4.Dr Well	7.Cesspool	2022	136,900	150,100	0	287,000		
2.Water	5.Dug Well	8.Lake/Pond	2023	164,300	186,900	25,000	326,200		
3.Sewer	6.Septic	9.None	2024	164,300	186,900	25,000	326,200		
Street 3 Gravel			2025	221,800	252,900	25,000	449,700		
1.Paved	4.Proposed	7.	Land Data						
2.Semi Imp	5.R/O/W	8.	Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel	6.	9.None			Frontage	Depth	Factor	Code	
Open 1 0				11.1-100			%	1.Unimproved	
Open 2 0				12.101-200			%	2.Excess Frtg	
Sale Data				13.201+			%	3.Topography	
Sale Date 09/26/2006				14.			%	4.Size/Shape	
Price 143,000				15.			%	5.Access	
Sale Type 2 Land & Buildings							%	6.Restriction	
1.Land	4.MFGUNIT	7.		Square Foot	Square Feet			7.Right of Way	
2.L & B	5.Other	8.					%	8.View/Environ	
3.Building	6.	9.				%	9.Fract Share		
Financing 1 Conventional						%	Acres		
1.Convent	4.Seller	7.				%		30.Frontage 1	
2.FHA/VA	5.Private	8.				%	31.Frontage 2		
3.Assumed	6.Cash	9.Unknown				%	32.Tillable		
Validity 1 Arms Length Sale						%	33.Tillable		
1.Valid	4.Split	7.Renovate				%	34.Softwood F&O		
2.Related	5.Partial	8.Other				%	35.Mixed Wood F&O		
3.Distress	6.Exempt	9.			%	36.Hardwood F&O			
Verified 5 Public Record			Fract. Acre	Acreage/Sites			37.Softwood TG		
1.Buyer	4.Agent	7.Family		21	0.27	95 % 0	38.Mixed Wood TG		
2.Seller	5.Pub Rec	8.Other		26	0.58	100 % 0	39.Hardwood TG		
3.Lender	6.MLS	9.		44	1.00	100 % 0	40.Wasteland		
						%	41.Gravel Pit		
						%	42.Mobile Home Si		
						%	43.Camp Site		
						%	44.Lot Improvemen		
						%	45.Access Right		
						%			
			Total Acreage 0.85						

Litchfield

Map Lot U17-010

Account 228

Location 107 ROSSER DRIVE

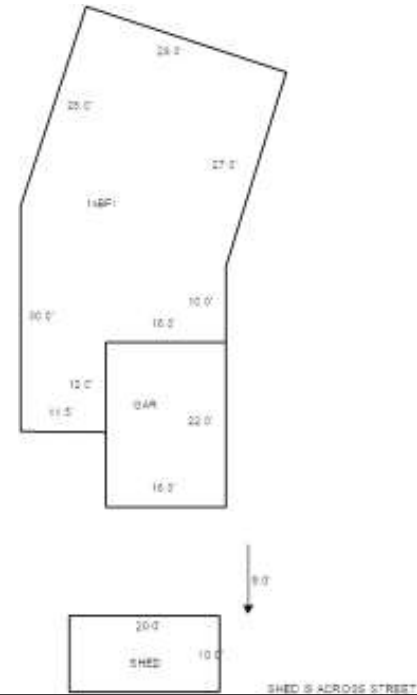
Card 1

Of 1

01/07/2026

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 10 Radiant Heat - 1st level	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 0	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1296
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2020	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 08/31/2018



Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	352	0 0	0	0	0	%	1.One Story Fram
24 Frame Shed	2022	200	2 100	4	0	100	%	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 U17-011

Account 1763

Location 105 ROSSER DRIVE

Card 1 Of 1

1/07/2026

GARDNER, DOUGLASS
GARDNER, LESLIE
19 WOODFIELD ROAD
PORTLAND ME 04102

B2419P339 B8997P306 B9679P166 B12143P337 B13899P136

Previous Owner
TURCOTTE, MARK E
640 DEAD RIVER RD

BOWDOIN ME 04287
Sale Date: 10/21/2015

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

8/18/23 NAH, ADD SHED & BUNKHOUSE
'21 .71 ACRES FROM M R12 LOT 3A
17 vac Wd replaced, adjust condition.
cell 207 653-2365 as of 04/11/2022

Litchfield

Property Data			Assessment Record				
Neighborhood 181 Rosser Drive			Year	Land	Buildings	Exempt	Total
			2012	59,906	18,478	0	78,384
Tree Growth Year 0			2013	59,906	18,478	0	78,384
X Coordinate							

Litchfield

Map Lot U17-011

Account 1763

Location 105 ROSSER DRIVE

Card 1

Of 1

01/07/2026

Building Style 2 Ranch			SF Bsmt Living 0				Layout 1 Typical		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0				1.Typical 4. 7.		
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0				2.Inadeq 5. 8.		
2.Ranch	6.Split	10.Tri-Level	Heat Type 100% 14 Wood Pellet Stove(s)				3. 6. 9.		
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic 9 None			
Dwelling Units 1			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin 4.Full Fin 7.			
Other Units 0			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.			
Stories 1 One Story			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin 6. 9.None			
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 9 None			
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full 4.Minimal 7.			
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy 5.Partial 8.			
Exterior Walls 1 Clapboard			3.H Pump	6.Monitor-Ga	9.None	3.Capped 6. 9.None			
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 2 Typical			Unfinished % 10%			
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 2 Fair 90%			
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grade			
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.M&S			
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same			
1.Asphalt	4.Composit	7.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint) 640			
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 4 Average			
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V.G			
SF Masonry Trim 0			# Rooms 0			2.Fair 5.Avg+ 8.Exc			
OPEN-3- 0			# Bedrooms 0			3.Avg- 6.Good 9.Same			
OPEN-4- 0			# Full Baths 1			Phys. % Good 0%			
Year Built 1950			# Half Baths 0			Funct. % Good 100%			
Year Remodeled 1995			# Addn Fixtures 0			Functional Code 9 None			
Foundation 6 Piers			# Fireplaces 0			1.Incomp 4.Delap 7.No Power			
1.Concrete	4.Wood	7.				2.O-Built 5.Bsmt 8.LongTerm			
2.C.Block	5.Slab	8.				3.Damage 6.Common 9.None			
3.Br/Stone	6.Piers	9.				Econ. % Good 100%			
Basement 9 No Basement						Economic Code 9 None			
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.No Power 9.None			
2.1/2 Bmt	5.Crawl Spac	8.				1.Location 4.Generate			
3.3/4 Bmt	6.	9.None				2.Encroach 5.Multi-Fami			
Bsmt Gar # Cars 0						Entrance Code 5 Estimated			
Wet Basement 0						1.Interior 4.Vacant 7.			
1.Dry	4.Dirt Flr	7.				2.Refusal 5.Estimate 8.			
2.Damp	5.	8.	3.Informed 6.Existing R 9.						
3.Wet	6.	9.	Information Code 5 Estimate						
Date Inspected 08/31/2018						1.Owner 4.Agent 7.Vacant			
						2.Relative 5.Estimate 8.			
						3.Tenant 6.Other 9.			
Additions, Outbuildings & Improvements								1.One Story Fram	
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram	
68 Wood Deck/s	2016	200	3 100	4	0 %	100 %		3.Three Story Fr	
24 Frame Shed	2017	160	2 100	4	0 %	100 %		4.1 & 1/2 Story	
94 Bunkhouse	2022	192	3 100	4	0 %	50 %		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 U17-012

Account 1552

Location 103 ROSSER DRIVE

Card 1

Of 1

1/07/2026

DENNISON, KENNETH A
36 GARRISON STREET
BRUNSWICK ME 04011

B13579P163 B13898P266

Previous Owner
RYDER, BARBARA - ESTATE
C/O KENNETH DENNISON
36 GARRISON STREET
BRUNSWICK ME 04011
Sale Date: 05/28/2020

Previous Owner
RYDER, KENNETH A
102 WARDTOWN ROAD

FREEPORT ME 04032
Sale Date: 11/14/2019

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

8/18/23 NAH, THERE IS PIPE OUT OF ROOF, ADD BATH
'21 .69 ACRES REAR LAND FROM MAP R12 LOT 3A.
'20 Per review delete septic and adjust to lake water.

Litchfield

Property Data			Assessment Record							
Neighborhood 181 Rosser Drive			Year	Land		Buildings		Exempt	Total	
			2012	54,849		32,817		0	87,666	
Tree Growth Year 0			2013	54,849		32,276		0	87,125	
X Coordinate										

Litchfield

Map Lot U17-012

Account 1552

Location 103 ROSSER DRIVE

Card 1 Of 1 01/07/2026

Building Style 15 Cottage			SF Bsmt Living 0			Layout 1 Typical		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0			2.Inadeq 5. 8.		
2.Ranch	6.Split	10.Tri-Level	Heat Type 100% 8 Floor/Wall Unit			3. 6. 9.		
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.F/Wall	Attic 5 Floor & Stairs		
Dwelling Units 1			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin 4.Full Fin 7.		
Other Units 0			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin 5.F/Stair 8.		
Stories 1 One Story			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 9 None		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full 4.Minimal 7.		
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy 5.Partial 8.		
Exterior Walls 10 Wood Shingle			3.H Pump	6.Monitor-Ga	9.None	3.Capped 6. 9.None		
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 2 Typical			Unfinished % 0%		
1.Wd Clapbo:	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 2 Fair 90%		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grade		
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.M&S		
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint) 400		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 3 Below Average		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V.G		
SF Masonry Trim 0			# Rooms 2			2.Fair 5.Avg+ 8.Exc		
OPEN-3- 0			# Bedrooms 1			3.Avg- 6.Good 9.Same		
OPEN-4- 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1965			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 6 Piers			# Fireplaces 0			1.Incomp 4.Delap 7.No Power		
1.Concrete	4.Wood	7.				2.O-Built 5.Bsmt 8.LongTerm		
2.C.Block	5.Slab	8.				3.Damage 6.Common 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good 100%		
Basement 9 No Basement						Economic Code 9 None		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.No Power 9.None		
2.1/2 Bmt	5.Crawl Spac	8.				1.Location 4.Generate		
3.3/4 Bmt	6.	9.None				2.Encroach 5.Multi-Fami		
Bsmt Gar # Cars 0						Entrance Code 5 Estimated		
Wet Basement 0						1.Interior 4.Vacant 7.		
1.Dry	4.Dirt Flr	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6.Existing R 9.					
3.Wet	6.	9.	Information Code 5 Estimate					
			1.Owner 4.Agent 7.Vacant					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 08/31/2018								
Additions, Outbuildings & Improvements								1.One Story Fram
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram
21 Open Frame	0	112	0 0	0	0 %	0 %		3.Three Story Fr
28 Unfinished Attic	0	112	0 0	0	0 %	0 %		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

1/07/2026

B7394P18 B12946P80 B13898P270

[illegible]

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:
'21 .85 ACRES FROM M R12 LOT 3A.

Litchfield

Litchfield

Map Lot U17-013

Account 1048

Location 99 ROSSER DRIVE

Card 1

Of 1

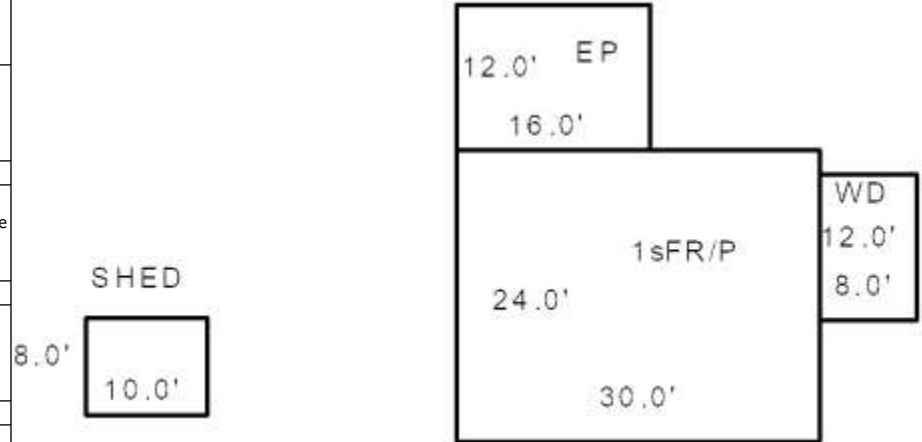
01/07/2026

Building Style 15 Cottage	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 13 Monitor-Propane	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 14 Log Siding	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 90%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 720
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 3	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1967	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1995	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 1	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 08/08/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame	0	192	2 100	4	0	% 100	%	1.One Story Fram
68 Wood Deck/s	0	96	3 100	4	0	% 100	%	2.Two Story Fram
24 Frame Shed	0					% 600		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



Litchfield

Property Data			Assessment Record																																																																																																																																																																																																												
Neighborhood 181 Rosser Drive			Year	Land		Buildings		Exempt	Total																																																																																																																																																																																																						
Tree Growth Year 0			2012	104,820		20,681		0	125,501																																																																																																																																																																																																						
X Coordinate 0			2013	104,820		34,636		0	139,456																																																																																																																																																																																																						
Y Coordinate 0			2014	104,820		34,501		0	139,321																																																																																																																																																																																																						
Zone/Land Use 17 Woodbury Pond			2015	104,820		34,213		0	139,033																																																																																																																																																																																																						
Secondary Zone			2016	104,820		34,079		0	138,899																																																																																																																																																																																																						
			2017	104,820		33,792		0	138,612																																																																																																																																																																																																						
Topography 2 Rolling			2018	104,820		33,658		0	138,478																																																																																																																																																																																																						
1.Level	4.Below St	7.ResProtect	2019	118,400		47,300		0	165,700																																																																																																																																																																																																						
2.Rolling	5.Low	8.	2020	118,400		47,300		0	165,700																																																																																																																																																																																																						
3.Above St	6.Swampy	9.	2021	120,900		47,300		0	168,200																																																																																																																																																																																																						
Utilities 8 Lake/Pond 6 Septic System			2022	120,900		47,300		0	168,200																																																																																																																																																																																																						
1.Public	4.Dr Well	7.Cesspool	2023	145,100		56,500		0	201,600																																																																																																																																																																																																						
2.Water	5.Dug Well	8.Lake/Pond	2024	145,100		56,500		0	201,600																																																																																																																																																																																																						
3.Sewer	6.Septic	9.None	2025	195,900		75,900		0	271,800																																																																																																																																																																																																						
Street 3 Gravel			Land Data <table><tr><th rowspan="2">Front Foot</th><th rowspan="2">Type</th><th colspan="2">Effective</th><th colspan="2">Influence</th><th rowspan="2">Influence Codes</th></tr><tr><th>Frontage</th><th>Depth</th><th>Factor</th><th>Code</th></tr><tr><td>1.Paved</td><td>4.Proposed</td><td>7.</td><td></td><td></td><td>%</td><td>1.Unimproved</td></tr><tr><td>2.Semi Imp</td><td>5.R/O/W</td><td>8.</td><td></td><td></td><td>%</td><td>2.Excess Frtg</td></tr><tr><td>3.Gravel</td><td>6.</td><td>9.None</td><td></td><td></td><td>%</td><td>3.Topography</td></tr><tr><td>Open 1</td><td colspan="2">0</td><td></td><td></td><td>%</td><td>4.Size/Shape</td></tr><tr><td>Open 2</td><td colspan="2">0</td><td></td><td></td><td>%</td><td>5.Access</td></tr><tr><td colspan="3" rowspan="2">Sale Data</td><td></td><td></td><td>%</td><td>6.Restriction</td></tr><tr><td></td><td></td><td>%</td><td>7.Right of Way</td></tr><tr><td>Sale Date</td><td colspan="2">07/12/2017</td><td></td><td></td><td>%</td><td>8.View/Environ</td></tr><tr><td>Price</td><td colspan="2"></td><td></td><td></td><td>%</td><td>9.Fract Share</td></tr><tr><td>Sale Type</td><td colspan="2">2 Land & Buildings</td><td></td><td></td><td>%</td><td>Acres</td></tr><tr><td>1.Land</td><td>4.MFGUNIT</td><td>7.</td><td></td><td></td><td>%</td><td>30.Frontage 1</td></tr><tr><td>2.L & B</td><td>5.Other</td><td>8.</td><td></td><td></td><td>%</td><td>31.Frontage 2</td></tr><tr><td>3.Building</td><td>6.</td><td>9.</td><td></td><td></td><td>%</td><td>32.Tillable</td></tr><tr><td>Financing</td><td colspan="2">9 Unknown</td><td></td><td></td><td>%</td><td>33.Tillable</td></tr><tr><td>1.Convent</td><td>4.Seller</td><td>7.</td><td></td><td></td><td>%</td><td>34.Softwood F&O</td></tr><tr><td>2.FHA/VA</td><td>5.Private</td><td>8.</td><td></td><td></td><td>%</td><td>35.Mixed Wood F&O</td></tr><tr><td>3.Assumed</td><td>6.Cash</td><td>9.Unknown</td><td></td><td></td><td>%</td><td>36.Hardwood F&O</td></tr><tr><td colspan="3">Validity 2 Related Parties</td><td></td><td></td><td>%</td><td>37.Softwood TG</td></tr><tr><td>1.Valid</td><td>4.Split</td><td>7.Renovate</td><td></td><td></td><td>%</td><td>38.Mixed Wood TG</td></tr><tr><td>2.Related</td><td>5.Partial</td><td>8.Other</td><td></td><td></td><td>%</td><td>39.Hardwood TG</td></tr><tr><td>3.Distress</td><td>6.Exempt</td><td>9.</td><td></td><td></td><td>%</td><td>40.Wasteland</td></tr><tr><td colspan="3">Verified 5 Public Record</td><td></td><td></td><td>%</td><td>41.Gravel Pit</td></tr><tr><td>1.Buyer</td><td>4.Agent</td><td>7.Family</td><td></td><td></td><td>%</td><td>42.Mobile Home Si</td></tr><tr><td>2.Seller</td><td>5.Pub Rec</td><td>8.Other</td><td></td><td></td><td>%</td><td>43.Camp Site</td></tr><tr><td>3.Lender</td><td>6.MLS</td><td>9.</td><td></td><td></td><td>%</td><td>44.Lot Improvemen</td></tr><tr><td colspan="3"></td><td></td><td></td><td>%</td><td>45.Access Right</td></tr><tr><td colspan="3"></td><td colspan="4">Total Acreage 1.05</td><td></td></tr></table>							Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	1.Paved	4.Proposed	7.			%	1.Unimproved	2.Semi Imp	5.R/O/W	8.			%	2.Excess Frtg	3.Gravel	6.	9.None			%	3.Topography	Open 1	0				%	4.Size/Shape	Open 2	0				%	5.Access	Sale Data					%	6.Restriction			%	7.Right of Way	Sale Date	07/12/2017				%	8.View/Environ	Price					%	9.Fract Share	Sale Type	2 Land & Buildings				%	Acres	1.Land	4.MFGUNIT	7.			%	30.Frontage 1	2.L & B	5.Other	8.			%	31.Frontage 2	3.Building	6.	9.			%	32.Tillable	Financing	9 Unknown				%	33.Tillable	1.Convent	4.Seller	7.			%	34.Softwood F&O	2.FHA/VA	5.Private	8.			%	35.Mixed Wood F&O	3.Assumed	6.Cash	9.Unknown			%	36.Hardwood F&O	Validity 2 Related Parties					%	37.Softwood TG	1.Valid	4.Split	7.Renovate			%	38.Mixed Wood TG	2.Related	5.Partial	8.Other			%	39.Hardwood TG	3.Distress	6.Exempt	9.			%	40.Wasteland	Verified 5 Public Record					%	41.Gravel Pit	1.Buyer	4.Agent	7.Family			%	42.Mobile Home Si	2.Seller	5.Pub Rec	8.Other			%	43.Camp Site	3.Lender	6.MLS	9.			%	44.Lot Improvemen						%	45.Access Right				Total Acreage 1.05				
Front Foot	Type	Effective										Influence		Influence Codes																																																																																																																																																																																																	
		Frontage								Depth	Factor	Code																																																																																																																																																																																																			
1.Paved	4.Proposed	7.										%	1.Unimproved																																																																																																																																																																																																		
2.Semi Imp	5.R/O/W	8.										%	2.Excess Frtg																																																																																																																																																																																																		
3.Gravel	6.	9.None										%	3.Topography																																																																																																																																																																																																		
Open 1	0											%	4.Size/Shape																																																																																																																																																																																																		
Open 2	0											%	5.Access																																																																																																																																																																																																		
Sale Data												%	6.Restriction																																																																																																																																																																																																		
												%	7.Right of Way																																																																																																																																																																																																		
Sale Date	07/12/2017				%	8.View/Environ																																																																																																																																																																																																									
Price					%	9.Fract Share																																																																																																																																																																																																									
Sale Type	2 Land & Buildings				%	Acres																																																																																																																																																																																																									
1.Land	4.MFGUNIT	7.			%	30.Frontage 1																																																																																																																																																																																																									
2.L & B	5.Other	8.			%	31.Frontage 2																																																																																																																																																																																																									
3.Building	6.	9.			%	32.Tillable																																																																																																																																																																																																									
Financing	9 Unknown				%	33.Tillable																																																																																																																																																																																																									
1.Convent	4.Seller	7.			%	34.Softwood F&O																																																																																																																																																																																																									
2.FHA/VA	5.Private	8.			%	35.Mixed Wood F&O																																																																																																																																																																																																									
3.Assumed	6.Cash	9.Unknown			%	36.Hardwood F&O																																																																																																																																																																																																									
Validity 2 Related Parties					%	37.Softwood TG																																																																																																																																																																																																									
1.Valid	4.Split	7.Renovate			%	38.Mixed Wood TG																																																																																																																																																																																																									
2.Related	5.Partial	8.Other			%	39.Hardwood TG																																																																																																																																																																																																									
3.Distress	6.Exempt	9.			%	40.Wasteland																																																																																																																																																																																																									
Verified 5 Public Record					%	41.Gravel Pit																																																																																																																																																																																																									
1.Buyer	4.Agent	7.Family			%	42.Mobile Home Si																																																																																																																																																																																																									
2.Seller	5.Pub Rec	8.Other			%	43.Camp Site																																																																																																																																																																																																									
3.Lender	6.MLS	9.			%	44.Lot Improvemen																																																																																																																																																																																																									
					%	45.Access Right																																																																																																																																																																																																									
			Total Acreage 1.05																																																																																																																																																																																																												

Litchfield

Map Lot U17-014

Account 1174

Location 95 ROSSER DRIVE

Card 1

Of 1

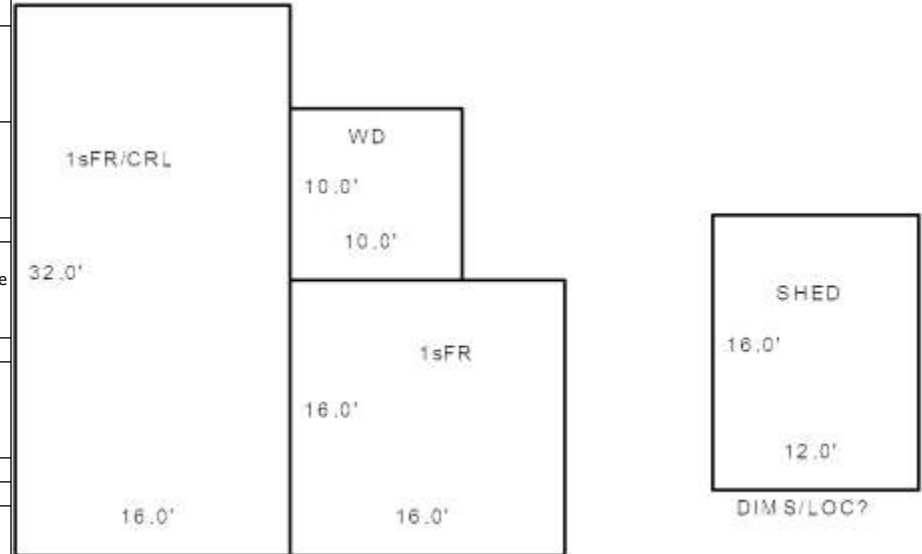
01/07/2026

Building Style 15 Cottage	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 9 None
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 14 Log Siding	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 50%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 100%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 512
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 2	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 1965	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 08/31/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	2012	256	2 100	4	0 %	100 %		1.One Story Fram
68 Wood Deck/s	2012	100	3 100	4	0 %	100 %		2.Two Story Fram
24 Frame Shed	2012				%	%	1,500	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 U17-015

Account 1441

Location 91 ROSSER DRIVE

Card 1

Of 1

1/07/2026

EDWARDS, LOGAN & DUMAS, KATIE
EDWARDS, COURTNEY & ANDREW
92 HERSEY STREET
PORTLAND ME 04103

B15127P32

Previous Owner
VINCENT, ARNOLD T
VINCENT, CAROLE L
188 BROADMOOR LANE
ROTONDA WEST FL 33947
Sale Date: 08/09/2024

Previous Owner
ROWELL, DONALD L. & KRISTIE N.
19 HEMLOCK LANE

FARMINGDALE ME 04344
Sale Date: 08/15/2013

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record						
Neighborhood 181 Rosser Drive			Year	Land		Buildings		Exempt	Total
			2012	59,474		33,763		0	93,237
Tree Growth Year 0			2013	59,474		33,763		0	93,237
X Coordinate									

- 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 U17-015

Account 1441

Location 91 ROSSER DRIVE

Card 1

Of 1

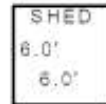
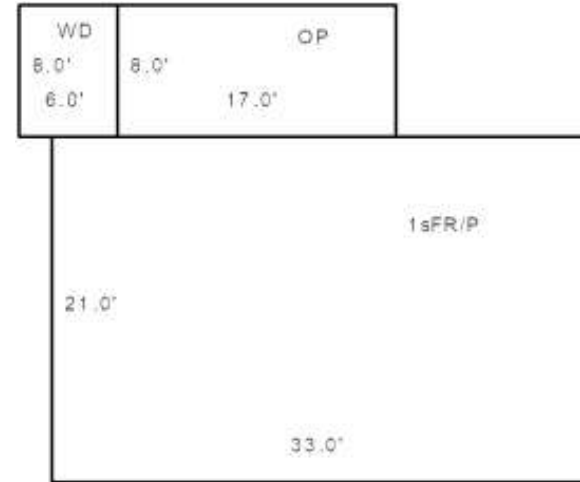
01/07/2026

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 7 Electric	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	1.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 9 None
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 693
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 1	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 08/31/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck/s	0	48	3 100	4	0 %	100 %		1.One Story Fram
21 Open Frame	2000	136	2 100	4	0 %	100 %		2.Two Story Fram
24 Frame Shed	0				%	%	300	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



COFFEY, MICHAEL P COFFEY, CELINA M 492 LITCHFIELD RD BOWDOIN ME 04287			Property Data			Assessment Record							
			Neighborhood 181 Rosser Drive			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2012	104,657	30,995	0	135,652			
			X Coordinate 0			2013	104,657	30,993	0	135,650			
			Y Coordinate 0			2014	104,657	30,470	0	135,127			
B5683P236 B13899P16			Zone/Land Use 17 Woodbury Pond			2015	104,657	29,960	0	134,617			
			Secondary Zone			2016	104,657	29,947	0	134,604			
						2017	104,657	29,437	0	134,094			
			Topography 2 Rolling			2018	104,657	28,915	0	133,572			
						2019	90,900	13,500	0	104,400			
			2.Rolling 5.Low 8.			2020	90,900	13,500	0	104,400			
			3.Above St 6.Swampy 9.			2021	93,300	13,500	0	106,800			
			Utilities 9 None 9 None			2022	93,300	13,500	0	106,800			
			1.Public 4.Dr Well 7.Cesspool			2023	112,000	16,200	0	128,200			
			2.Water 5.Dug Well 8.Lake/Pond			2024	112,000	16,200	0	128,200			
			3.Sewer 6.Septic 9.None			2025	151,200	22,000	0	173,200			
			Street 3 Gravel			Land Data							
			1.Paved 4.Proposed 7.			Front Foot	Type	Effective		Influence		Influence Codes	
			2.Semi Imp 5.R/O/W 8.					Frontage	Depth	Factor	Code		
			3.Gravel 6. 9.None										
Open 1 0													
Open 2 0													
Inspection Witnessed By:			Sale Data			11.1-100 12.101-200 13.201+ 14. 15.							
			Sale Date 07/22/1998										
			Price										
			Sale Type 2 Land & Buildings										
			1.Land 4.MFGUNIT 7.										
X Date			2.L & B 5.Other 8.			Square Foot		Square Feet					
			3.Building 6. 9.										
			Financing 9 Unknown										
			1.Convent 4.Seller 7.										
			2.FHA/VA 5.Private 8.										
Notes:			3.Assumed 6.Cash 9.Unknown			16.Regular Lot 17.Secondary Lot 18.Excess Land 19.Condominium 20.Miscellaneous							
			Validity 1 Arms Length Sale										
			1.Valid 4.Split 7.Renovate										
			2.Related 5.Partial 8.Other										
			3.Distress 6.Exempt 9.										
Litchfield			Verified 5 Public Record			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			Acreege/Sites				
			1.Buyer 4.Agent 7.Family						21	0.27	75	%	1
			2.Seller 5.Pub Rec 8.Other						26	0.80	100	%	0
			3.Lender 6.MLS 9.									%	
												%	
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				
									%				

Litchfield

Map Lot U17-016

Account 1060

Location 89 ROSSER DRIVE

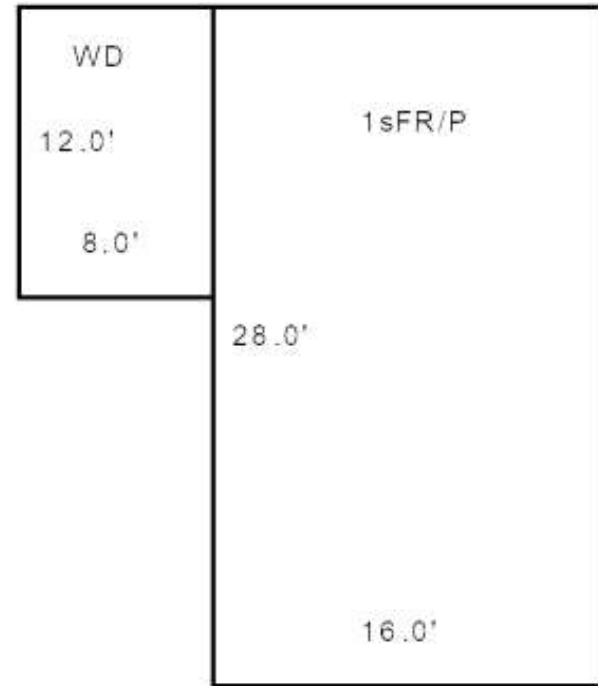
Card 1 Of 1 01/07/2026

Building Style 15 Cottage	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 0% 9 Not Heated	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fl/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fl/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 9 None
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 70%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 1 Asphalt Shingles	Bath(s) Style 9 None	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 448
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 1966	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 4 Note left to Insp.
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 08/31/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck/s	0	96	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 U17-017

Account 474

Location 2 CHICKADEE DRIVE

Card 1 Of 1

1/07/2026

MCPHAIL WAYNE
MCPHAIL JEAN
50 PATRIOT WAY
DURHAM ME 04222

B3190P56 B9584P218 B13898P327

Previous Owner
DE YOUNG,BARBARA A
443 LEWISTON RD

TOPSHAM ME 04086
Sale Date: 12/05/2007

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record				
Neighborhood 181 Rosser Drive			Year	Land	Buildings	Exempt	Total
			2012	95,746	1,064	0	96,810
Tree Growth Year 0			2013	95,746	1,064	0	96,810
X Coordinate							

Litchfield

Map Lot U17-017

Account 474

Location 2 CHICKADEE DRIVE

Card 1 Of 1 01/07/2026

Building Style 0 Uncoded			SF Bsmt Living 0			Layout 0		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0			2.Inadeq 5. 8.		
2.Ranch	6.Split	10.Tri-Level	Heat Type 100% 0 Uncoded			3. 6. 9.		
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.F/Wall	Attic 0		
Dwelling Units 0			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin 4.Full Fin 7.		
Other Units 0			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin 5.F/Stair 8.		
Stories 0			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 0		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full 4.Minimal 7.		
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy 5.Partial 8.		
Exterior Walls 0 Uncoded			3.H Pump	6.Monitor-Ga	9.None	3.Capped 6. 9.None		
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 0			Unfinished % 0%		
1.Wd Clapbo	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 0 0%		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grade		
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.M&S		
Roof Surface 0			Bath(s) Style 0			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint) 0		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 0		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V.G		
SF Masonry Trim 0			# Rooms 0			2.Fair 5.Avg+ 8.Exc		
OPEN-3- 0			# Bedrooms 0			3.Avg- 6.Good 9.Same		
OPEN-4- 0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 0			# Fireplaces 0			1.Incomp 4.Delap 7.No Power		
1.Concrete	4.Wood	7.				2.O-Built 5.Bsmt 8.LongTerm		
2.C.Block	5.Slab	8.				3.Damage 6.Common 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good 100%		
Basement 0						Economic Code 9 None		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.No Power 9.None		
2.1/2 Bmt	5.Crawl Spac	8.				1.Location 4.Generate		
3.3/4 Bmt	6.	9.None				2.Encroach 5.Multi-Fami		
Bsmt Gar # Cars 0						Entrance Code 5 Estimated		
Wet Basement 0						1.Interior 4.Vacant 7.		
1.Dry	4.Dirt Flr	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6.Existing R 9.					
3.Wet	6.	9.	Information Code 5 Estimate			1.Owner 4.Agent 7.Vacant		
						2.Relative 5.Estimate 8.		
						3.Tenant 6.Other 9.		
Date Inspected 07/25/2011								
Additions, Outbuildings & Improvements								1.One Story Fram
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram
24 Frame Shed	1990				%	%	1,000	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 U17-018			Account 642			Location 10 CHICKADEE DRIVE			Card 1 Of 1			1/07/2026				
MCPHAIL, WAYNE D 50 PATRIOT WAY DURHAM ME 04222						Property Data			Assessment Record							
						Neighborhood 41 Chickadee Drive			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2012	143,256	29,450	0	172,706			
						X Coordinate 0			2013	143,256	29,448	0	172,704			
						Y Coordinate 0			2014	143,256	29,033	0	172,289			
B1313P302 B1417P626 B10973P219 B10973P220						Zone/Land Use 17 Woodbury Pond			2015	143,256	29,031	0	172,287			
Previous Owner FURBER, EDMUND R 41 BEACON ST						Secondary Zone			2016	143,256	28,615	0	171,871			
									2017	143,256	28,614	0	171,870			
BATH ME 04530 Sale Date: 03/01/2012						Topography 2 Rolling			2018	143,256	28,200	0	171,456			
						1.Level 4.Below St 7.ResProtect 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2019	163,400	21,400	0	184,800			
						Utilities 8 Lake/Pond 6 Septic System			2020	163,400	21,400	0	184,800			
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8.Lake/Pond 3.Sewer 6.Septic 9.None			2021	169,400	21,400	0	190,800			
									2022	169,400	21,400	0	190,800			
						Street 3 Gravel			2023	203,200	25,700	0	228,900			
						1.Paved 4.Proposed 7. 2.Semi Imp 5.R/O/W 8. 3.Gravel 6. 9.None			2024	203,200	25,700	0	228,900			
						Open 1 0			2025	274,400	34,800	0	309,200			
						Open 2 0										
						Sale Date 03/01/2012										
						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.																
Inspection Witnessed By:									Land Data							
X																
Date																
No./Date Description Date Insp.																
Notes:																
'21 1.98 ACRES FROM M R12 LOT 3A																
Litchfield																

Litchfield

Map Lot U17-018

Account 642

Location 10 CHICKADEE DRIVE

Card 1

Of 1

01/07/2026

Building Style 7 Contemporary	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 0% 9 Not Heated	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	1.Uncoded 4.Steam 8.Fl/Wall	Attic 5 Floor & Stairs
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fl/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 9 None
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 80%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 432
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 2	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 1964	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 4 Note left to Insp.
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

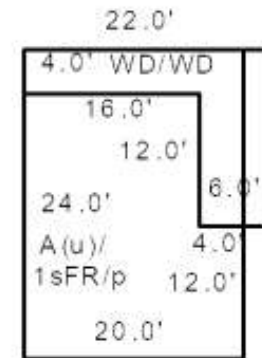
Date Inspected 09/05/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck/s	0	128	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck/s	0	160	0 0	0	0	% 0	%	2.Two Story Fram
68 Wood Deck/s	2014	144	1 100	4	0	% 100	%	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



MTL SHED NV



"A-FRAME"

Map Lot U17-019

Account 400

Location 14 CHICKADEE DRIVE

Card 1 Of 1 1/07/2026

SARA JANE'S SOJOURN, LLC.
257 PITTS CENTER ROAD
RICHMOND ME 04357

B2872P209 B12971P133 B13899P53

Previous Owner
CUTCHEN, TAMARA
CUTCHEN, BRYAN
926 N. KEMPER ST
ALEXANDRIA VA 22304
Sale Date: 07/18/2018

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record							
Neighborhood 41 Chickadee Drive			Year	Land		Buildings		Exempt	Total	
			2012	164,200		49,857		0	214,057	
Tree Growth Year 0			2013	164,200		49,804		0	214,004	
X Coordinate										

Litchfield

Map Lot U17-019

Account 400

Location 14 CHICKADEE DRIVE

Card 1

Of 1

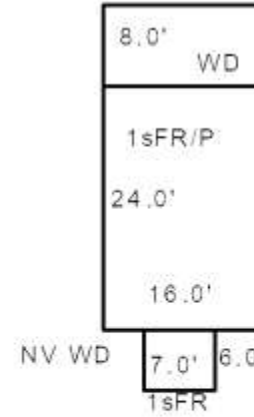
01/07/2026

Building Style 15 Cottage	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 0% 9 Not Heated	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fl/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fl/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 9 None
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 16 Lap Siding-Drop	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 80%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 384
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 3	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 4 Note left to Insp.
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 09/05/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck/s	2005	128	3 100	4	0 %	100 %		1.One Story Fram
1 One Story Frame	1004	42	9 100	4	0 %	100 %		2.Two Story Fram
22 Encl Frame	2005	144	1 100	3	0 %	100 %		3.Three Story Fr
24 Frame Shed	0				%	%	800	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



SHED



Card 1 Of 1 1/07/2026

DRESDEN ME 04342
Sale Date: 07/24/2006

[illegible]

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

Map Lot U17-020

Account 493

Location 18 CHICKADEE DRIVE

Card 1

Of 1

01/07/2026

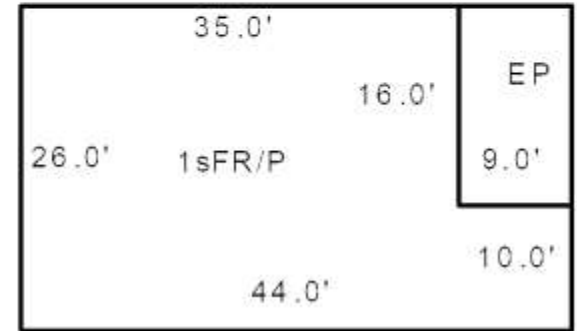
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 0% 9 Not Heated	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 16 Lap Siding-Drop	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 100%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1000
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 4	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1964	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 09/05/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame	0	144	3 100	4	0 %	100 %		1.One Story Fram
24 Frame Shed	0				%	%	600	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

SHED SV 600



Map Lot U17-021

Account 332

Location 19 CHICKADEE DRIVE

Card 1 Of 1

1/07/2026

COATES, MEREDITH
P O BOX 350
LITCHFIELD ME 04350

B3037P130

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	41 Chickadee 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	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	28,080	75,883	10,000	93,963
2013	28,080	75,859	10,000	93,939
2014	28,080	74,797	10,000	92,877
2015	28,080	74,764	10,000	92,844
2016	28,080	73,711	15,000	86,791
2017	28,080	73,677	20,000	81,757
2018	28,080	72,614	19,200	81,494
2019	35,000	67,200	20,000	82,200
2020	35,000	67,200	25,000	77,200
2021	35,000	67,200	25,000	77,200
2022	35,000	67,200	24,750	77,450
2023	42,000	80,400	25,000	97,400
2024	42,000	80,400	25,000	97,400
2025	56,700	108,300	25,000	140,000

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.1-100				%		1.Unimproved
12.101-200				%		2.Excess Frtg
13.201+				%		3.Topography
14.				%		4.Size/Shape
15.				%		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
Total Acreage		0.36				

Litchfield

Map Lot U17-021

Account 332

Location 19 CHICKADEE DRIVE

Card 1

Of 1

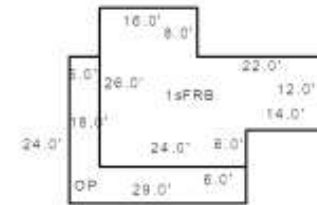
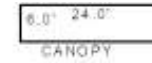
01/07/2026

Building Style 2 Ranch	SF Bsmt Living 455	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 2 100	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 5 Forced Warm Air	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 10 Wood Shingle	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 110%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 728
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 3	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1960	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1990	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 09/05/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	264	0 0	0	0	% 0	%	1.One Story Fram
24 Frame Shed	0					%	% 600	2.Two Story Fram
44 2S Frame Shed	0	240	2 100	4	0	% 100	%	3.Three Story Fr
61 Canopy/s	0					%	% 800	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 U17-022

Account 331

Location CHICKADEE DRIVE

Card 1 Of 1 1/07/2026

ROSS, MEREDITH
FKA MEREDITH COATES
P.O. BOX 350
LITCHFIELD ME 04350

B3037P130

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record							
Neighborhood 41 Chickadee Drive			Year	Land		Buildings		Exempt	Total	
			2012	45,878		0		0	45,878	
Tree Growth Year 0			2013	45,878		0		0	45,878	
X Coordinate										

Litchfield

Map Lot U17-022

Account 331

Location CHICKADEE DRIVE

Card 1

Of 1

01/07/2026

Building Style			SF Bsmt Living			Layout		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade			1.Typical	4.	7.
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE			2.Inadeq	5.	8.
2.Ranch	6.Split	10.Tri-Level	Heat Type 100%			3.	6.	9.
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic		
Dwelling Units			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin	4.Full Fin	7.
Other Units			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin	5.Fi/Stair	8.
Stories			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.1.25	Cool Type 0%			Insulation		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full	4.Minimal	7.
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy	5.Partial	8.
Exterior Walls			3.H Pump	6.Monitor-Ga	9.None	3.Capped	6.	9.None
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style			Unfinished %		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grade
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.M&S
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V.G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.Delap	7.No Power
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.LongTerm
2.C.Block	5.Slab	8.				3.Damage	6.Common	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.No Power	9.None
2.1/2 Bmt	5.Crawl Spac	8.				1.Location	4.Generate	
3.3/4 Bmt	6.	9.None				2.Encroach	5.Multi-Fami	
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.Dirt Flr	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.	3.Informed	6.Existing R	9.			
3.Wet	6.	9.	Information Code					
Date Inspected			1.Owner	4.Agent	7.Vacant			
			2.Relative	5.Estimate	8.			
			3.Tenant	6.Other	9.			
Additions, Outbuildings & Improvements						1.One Story Fram		
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	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 U17-023			Account 1662			Location 24 CHICKADEE DRIVE			Card 1 Of 1			1/07/2026				
TALBOT, MATHEW 4 WILLIAMS COURT SOMERSET MA 02725						Property Data			Assessment Record							
						Neighborhood 41 Chickadee Drive			Year	Land	Buildings	Exempt	Total			
						Tree Growth Year 0			2012	86,368	39,710	0	126,078			
						X Coordinate 0			2013	86,368	39,156	0	125,524			
						Y Coordinate 0			2014	86,368	39,146	0	125,514			
B2708P126 B9835P77 B12112P244 B13899P85						Zone/Land Use 17 Woodbury Pond			2015	86,368	38,603	0	124,971			
Previous Owner KENNEDY SCOTT KENNEDY BARBARA 24 CHICKADEE DRIVE LITCHFIELD ME 04350 Sale Date: 09/22/2015						Secondary Zone			2016	86,368	38,593	0	124,961			
						Topography 2 Rolling			2017	86,368	38,039	0	124,407			
						1.Level 4.Below St 7.ResProtect			2018	86,368	38,039	0	124,407			
						2.Rolling 5.Low 8.			2019	131,900	53,800	0	185,700			
						3.Above St 6.Swampy 9.			2020	131,900	53,800	0	185,700			
Previous Owner ST PIERRE, WILLIAM 725 MIDDLESEX RD						Utilities 4 Drilled Well 6 Septic System			2021	137,600	53,800	0	191,400			
						1.Public 4.Dr Well 7.Cesspool			2022	137,600	53,800	0	191,400			
						2.Water 5.Dug Well 8.Lake/Pond			2023	165,200	64,400	0	229,600			
						3.Sewer 6.Septic 9.None			2024	165,200	64,400	0	229,600			
						Street 3 Gravel			2025	223,000	86,700	0	309,700			
TOPSHAM ME 04086 Sale Date: 08/26/2008						1.Paved 4.Proposed 7.			Land Data							
						2.Semi Imp 5.R/O/W 8.			Front Foot		Type	Effective		Influence		Influence Codes
						3.Gravel 6. 9.None						Frontage	Depth	Factor	Code	
						Open 1 0			11.1-100			%		1.Unimproved		
						Open 2 0			12.101-200			%		2.Excess Frtg		
Inspection Witnessed By:						Sale Data			13.201+			%		3.Topography		
						Sale Date 09/22/2015			14.			%		4.Size/Shape		
						Price 235,000			15.			%		5.Access		
						Sale Type 2 Land & Buildings			Square Foot		Square Feet				6.Restriction	
						1.Land 4.MFGUNIT 7.							%		7.Right of Way	
X						1.L & B 5.Other 8.			16.Regular Lot			%		8.View/Environ		
						3.Building 6. 9.			17.Secondary Lot			%		9.Fract Share		
						Financing 9 Unknown			18.Excess Land			%		Acres		
						1.Convent 4.Seller 7.			19.Condominium			%		30.Frontage 1		
						2.FHA/VA 5.Private 8.			20.Miscellaneous			%		31.Frontage 2		
Notes:						3.Assumed 6.Cash 9.Unknown						%		32.Tillable		
						Validity 1 Arms Length Sale			Fract. Acre		Acreage/Sites				33.Tillable	
						1.Valid 4.Split 7.Renovate					21.Houselot (Frac	21	0.23	100	%	0
						2.Related 5.Partial 8.Other			22.Baselot(Fract)	26	1.91	100	%	0	35.Mixed Wood F&O	
						3.Distress 6.Exempt 9.			23.	44	1.00	100	%	0	36.Hardwood F&O	
Litchfield						Verified 5 Public Record			Acres						37.Softwood TG	
						1.Buyer 4.Agent 7.Family							%		38.Mixed Wood TG	
						2.Seller 5.Pub Rec 8.Other			24.Houselot			%		39.Hardwood TG		
						3.Lender 6.MLS 9.			25.Baselot			%		40.Wasteland		
									26.Rear 1			%		41.Gravel Pit		
									27.Rear 2			%		42.Mobile Home Si		
									28.Rear 3			%		43.Camp Site		
									29.Rear 4	Total Acreage 2.14				44.Lot Improvemen		
													45.Access Right			
													46.Golf Course			

Litchfield

Map Lot U17-023

Account 1662

Location 24 CHICKADEE DRIVE

Card 1

Of 1

01/07/2026

Building Style 7 Contemporary			SF Bsmt Living 0			Layout 1 Typical		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0			2.Inadeq 5. 8.		
2.Ranch	6.Split	10.Tri-Level	Heat Type 100% 13 Monitor-Propane			3. 6. 9.		
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall			Attic 9 None		
Dwelling Units 1			1.HWBB 5.FWA 9.No Heat			1.1/4 Fin 4.Full Fin 7.		
Other Units 0			2.HWCI 6.GravWA 10.Radiant Ho			2.1/2 Fin 5.Fi/Stair 8.		
Stories 5 One & 3/4 Story			3.H Pump 7.Electric 11.Radiant			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 1 Full		
2.2	5.1.75	8.3.5	1.Refrig 4.W&C Air 7.RadHW			1.Full 4.Minimal 7.		
3.3	6.2.5	9.4	2.Evapor 5.Monitor-oi 8.			2.Heavy 5.Partial 8.		
Exterior Walls 16 Lap Siding-Drop			3.H Pump 6.Monitor-Ga 9.None			3.Capped 6. 9.None		
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 2 Typical			Unfinished % 0%		
1.Wd Clapbo:	5.Stucco	9.Other	1.Modern 4.Obsolete 7.			Grade & Factor 2 Fair 100%		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical 5. 8.			1.E Grade 4.B Grade 7.AAA Grade		
3.Compos	7.Stone	11.T1-11	3.Old Type 6. 9.None			2.D Grade 5.A Grade 8.M&S		
Roof Surface 3 Sheet Metal			Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.Rolled Roo	1.Modern 4.Obsolete 7.			SQFT (Footprint) 640		
2.Slate	5.Wood	8.	2.Typical 5. 8.			Condition 4 Average		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V.G		
SF Masonry Trim 0			# Rooms 5			2.Fair 5.Avg+ 8.Exc		
OPEN-3- 0			# Bedrooms 3			3.Avg- 6.Good 9.Same		
OPEN-4- 0			# Full Baths 2			Phys. % Good 0%		
Year Built 1965			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 1995			# Addn Fixtures 0			Functional Code 9 None		
Foundation 1 Concrete			# Fireplaces 0			1.Incomp 4.Delap 7.No Power		
1.Concrete	4.Wood	7.				2.O-Built 5.Bsmt 8.LongTerm		
2.C.Block	5.Slab	8.				3.Damage 6.Common 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good 100%		
Basement 5 Crawl Space						Economic Code 9 None		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.No Power 9.None		
2.1/2 Bmt	5.Crawl Spac	8.				1.Location 4.Generate		
3.3/4 Bmt	6.	9.None				2.Encroach 5.Multi-Fami		
Bsmt Gar # Cars 0						Entrance Code 5 Estimated		
Wet Basement 1 Dry Basement						1.Interior 4.Vacant 7.		
1.Dry	4.Dirt Flr	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6.Existing R 9.					
3.Wet	6.	9.	Information Code 5 Estimate					
			1.Owner 4.Agent 7.Vacant					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 09/05/2018								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.One Story Fram
68 Wood Deck/s	0	120	3 100	4	0 %	100 %		2.Two Story Fram
24 Frame Shed	0				%	%	1,200	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

1/07/2026

Litchfield

Property Data			Assessment Record						
Neighborhood 67 Fickett Drive			Year	Land	Buildings		Exempt	Total	
			2012	43,100	0		0	43,100	
Tree Growth Year 0			2013	43,100	0		0	43,100	
X Coordinate 0			2014	43,100	0		0	43,100	
Y Coordinate 0			2015	43,100	0		0	43,100	
Zone/Land Use 11 Residential			2016	43,100	0		0	43,100	
Secondary Zone			2017	43,100	0		0	43,100	
Topography 2 Rolling			2018	43,100	0		0	43,100	
1.Level	4.Below St	7.ResProtect	2019	43,000	0		0	43,000	
2.Rolling	5.Low	8.	2020	43,000	0		0	43,000	
3.Above St	6.Swampy	9.	2021	43,000	0		0	43,000	
Utilities 9 None	9 None		2022	43,000	0		0	43,000	
1.Public	4.Dr Well	7.Cesspool	2023	51,600	0		0	51,600	
2.Water	5.Dug Well	8.Lake/Pond	2024	51,600	0		0	51,600	
3.Sewer	6.Septic	9.None	2025	69,700	0		0	69,700	
Street 3 Gravel			Land Data						
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.R/O/W	8.			Frontage	Depth	Factor	Code	
3.Gravel	6.	9.None				%		1.Unimproved	
Open 1	0					%		2.Excess Frtg	
Open 2	0					%		3.Topography	
Sale Date			Sale Date	09/17/2004		Price		200,000	4.Size/Shape
Sale Type 1 Land Only			Square Foot		Square Feet				5.Access
1.Land	4.MFGUNIT	7.	16.Regular Lot				%		6.Restriction
2.I. & B	5.Other	8.	17.Secondary Lot				%		7.Right of Way
3.Building	6.	9.	18.Excess Land				%		8.View/Environ
Financing	9 Unknown		19.Condominium				%		9.Fract Share
1.Convent	4.Seller	7.	20.Miscellaneous				%		Acre
2.FHA/VA	5.Private	8.	Fract. Acre		Acreage/Sites				30.Frontage 1
3.Assumed	6.Cash	9.Unknown	21.Houselot (Frac		25	1.00	100 %	0	31.Frontage 2
Validity	1 Arms Length Sale		22.Baselot(Fract)		26	5.00	100 %	0	32.Tillable
1.Valid	4.Split	7.Renovate	23.		27	4.00	100 %	0	33.Tillable
2.Related	5.Partial	8.Other	Acres				%		34.Softwood F&O
3.Distress	6.Exempt	9.	24.Houselot				%		35.Mixed Wood F&O
Verified	5 Public Record		25.Baselot				%		36.Hardwood F&O
1.Buyer	4.Agent	7.Family	26.Rear 1				%		37.Softwood TG
2.Seller	5.Pub Rec	8.Other	27.Rear 2		Total Acreage 10.00				38.Mixed Wood TG
3.Lender	6.MLS	9.	28.Rear 3						39.Hardwood TG
			29.Rear 4						40.Wasteland
									41.Gravel Pit
									42.Mobile Home Si
									43.Camp Site
									44.Lot Improvemen
									45.Access Right
									46.Golf Course

Litchfield

Map Lot U17-023A

Account 2538

Location FICKETT DRIVE

Card 1

Of 1

01/07/2026

Building Style 0 Uncoded			SF Bsmt Living 0				Layout 0				
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0				1.Typical 4. 7.				
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0				2.Inadeq 5. 8.				
2.Ranch	6.Split	10.Tri-Level	Heat Type 100% 0 Uncoded				3. 6. 9.				
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic 0					
Dwelling Units 0			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin 4.Full Fin 7.					
Other Units 0			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.					
Stories 0			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin 6. 9.None					
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 0					
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full 4.Minimal 7.					
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy 5.Partial 8.					
Exterior Walls 0 Uncoded			3.H Pump	6.Monitor-Ga	9.None	3.Capped 6. 9.None					
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 0			Unfinished % 0%					
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 0 0%					
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grade					
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.M&S					
Roof Surface 0			Bath(s) Style 0			3.C Grade 6.AA Grade 9.Same					
1.Asphalt	4.Composit	7.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint) 0					
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 0					
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V.G					
SF Masonry Trim 0			# Rooms 0			2.Fair 5.Avg+ 8.Exc					
OPEN-3- 0			# Bedrooms 0			3.Avg- 6.Good 9.Same					
OPEN-4- 0			# Full Baths 0			Phys. % Good 0%					
Year Built 0			# Half Baths 0			Funct. % Good 100%					
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None					
Foundation 0			# Fireplaces 0			1.Incomp 4.Delap 7.No Power					
1.Concrete	4.Wood	7.				2.O-Built 5.Bsmt 8.LongTerm					
2.C.Block	5.Slab	8.				3.Damage 6.Common 9.None					
3.Br/Stone	6.Piers	9.				Econ. % Good 100%					
Basement 0						Economic Code 9 None					
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.No Power 9.None					
2.1/2 Bmt	5.Crawl Spac	8.				1.Location 4.Generate					
3.3/4 Bmt	6.	9.None				2.Encroach 5.Multi-Fami					
Bsmt Gar # Cars 0						Entrance Code 0					
Wet Basement 0						1.Interior 4.Vacant 7.					
1.Dry	4.Dirt Flr	7.				2.Refusal 5.Estimate 8.					
2.Damp	5.	8.				3.Informed 6.Existing R 9.					
3.Wet	6.	9.				Information Code					
Date Inspected						1.Owner 4.Agent 7.Vacant					
						2.Relative 5.Estimate 8.					
						3.Tenant 6.Other 9.					
Additions, Outbuildings & Improvements								1.One Story Fram			
Type	Year	Units				Grade	Cond	Phys.	Funct.	Sound Value	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			

Card 1 Of 1 1/07/2026

B13334P9

Property Data			Assessment Record									
Neighborhood 67 Fickett Drive			Year	Land		Buildings		Exempt		Total		
			2012	127,600		51,889		10,000		169,489		
Tree Growth Year 0			2013	127,600		51,889		10,000		169,489		
X Coordinate 0			2014	127,600		51,889		10,000		169,489		
Y Coordinate 0			2015	127,600		51,889		10,000		169,489		
Zone/Land Use 17 Woodbury Pond			2016	127,600		51,889		15,000		164,489		
			2017	127,600		51,889		20,000		159,489		
Secondary Zone			2018	127,600		51,889		19,200		160,289		
Topography 2 Rolling			2019	187,300		52,800		20,000		220,100		
1.Level	4.Below St	7.ResProtect	2020	187,300		52,800		25,000		215,100		
2.Rolling	5.Low	8.	2021	187,300		52,800		25,000		215,100		
3.Above St	6.Swampy	9.	2022	187,300		52,800		24,750		215,350		
Utilities 4 Drilled Well 6 Septic System			2023	224,700		63,300		25,000		263,000		
1.Public	4.Dr Well	7.Cesspool	2024	224,700		63,300		25,000		263,000		
2.Water	5.Dug Well	8.Lake/Pond	2025	303,300		85,500		25,000		363,800		
3.Sewer	6.Septic	9.None	Land Data									
Street 3 Gravel												
1.Paved	4.Proposed	7.	Front Foot		Type	Effective		Influence		Influence Codes		
2.Semi Imp	5.R/O/W	8.				Frontage	Depth	Factor	Code			
3.Gravel	6.	9.None						%				
Open 1	0							%				
Open 2	0							%				
Sale Data			Square Foot			Square Feet				Acres		
Sale Date	12/30/1899							%				
Price								%				
Sale Type								%				
1.Land	4.MFGUNIT	7.						%				
2.L & B	5.Other	8.	Fract. Acre			Acreage/Sites						
3.Building	6.	9.				21	0.50	100	%			0
Financing						26	0.75	100	%			0
1.Convent	4.Seller	7.				44	1.00	100	%			0
2.FHA/VA	5.Private	8.						%				
3.Assumed	6.Cash	9.Unknown	Acres					%				
Validity								%				
1.Valid	4.Split	7.Renovate						%				
2.Related	5.Partial	8.Other						%				
3.Distress	6.Exempt	9.						%				
Verified			Total Acreage		1.25							
1.Buyer	4.Agent	7.Family										
2.Seller	5.Pub Rec	8.Other										
3.Lender	6.MLS	9.										

X		Date
No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

Map Lot U17-024

Account 585

Location FICKETT DRIVE

Card 1

Of 1

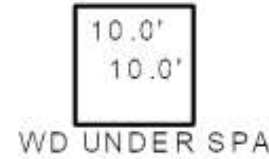
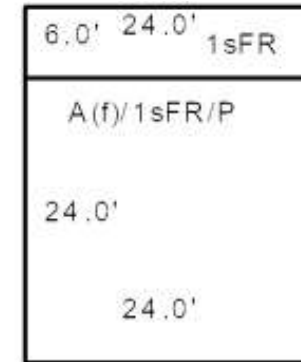
01/07/2026

Building Style 15 Cottage	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 4 Full Finished
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 11 T1-11 Siding	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 100%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 576
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2005	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 2 Refused Entry
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 08/31/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	144	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck/s	0	100	2 100	4	0	100	%	2.Two Story Fram
24 Frame Shed	0					400	%	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 U17-025

Account 1059

Location 47 FICKETT DRIVE

Card 1

Of 1

1/07/2026

GIVENS, WILLIAM R
GIVENS, TRACY L
13 GILMAN ROAD
MONMOUTH ME 04259

B5326P337 B8946P217 B11206P228

Previous Owner
ROBUSTELLE NANCY
529 EAST AVENUE

LEWISTON ME 04240
Sale Date: 10/24/2012

Previous Owner
ROBUSTELLE, THOMAS J
ROBUSTELLE NANCY E
529 EAST AVENUE
LEWISTON ME 04240
Sale Date: 06/07/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

9/16/24 NAH ADD 3/4s FIN OVER GAR + 3PC PLUMBING.
8/18/23 NAH, EST GAR TO BE COMP
5/2/22 W/MR ADD NEW 1sFr, WD TO 1sFr, ADJ SIDING AND
ROOF AND COND OF CAMP. ADD INC NEW GAR.

Litchfield

Property Data			Assessment Record							
Neighborhood 67 Fickett Drive			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	123,825	64,661	0	188,486			
X Coordinate 0			2013	123,825	64,661	0	188,486			
Y Coordinate 0			2014	123,825	64,661	0	188,486			
Zone/Land Use 17 Woodbury Pond			2015	123,825	64,661	0	188,486			
Secondary Zone			2016	123,825	64,661	0	188,486			
			2017	123,825	64,661	0	188,486			
Topography 2 Rolling			2018	123,825	64,661	0	188,486			
1.Level	4.Below St	7.ResProtect	2019	146,400	66,000	0	212,400			
2.Rolling	5.Low	8.	2020	146,400	66,000	0	212,400			
3.Above St	6.Swampy	9.	2021	146,400	66,000	0	212,400			
Utilities 4 Drilled Well 6 Septic System			2022	146,400	98,400	24,750	220,050			
1.Public	4.Dr Well	7.Cesspool	2023	175,700	137,600	25,000	288,300			
2.Water	5.Dug Well	8.Lake/Pond	2024	175,700	160,600	25,000	311,300			
3.Sewer	6.Septic	9.None	2025	237,200	217,000	25,000	429,200			
Street 3 Gravel			Land Data							
1.Paved	4.Proposed	7.	Front Foot	Type	Effective		Influence		Influence Codes	
2.Semi Imp	5.R/O/W	8.			Frontage	Depth	Factor	Code		
3.Gravel	6.	9.None					%			
Open 1	0						%			
Open 2	0						%			
Sale Data							%			
Sale Date	10/24/2012						%			
Price	205,000						%			
Sale Type	2 Land & Buildings		Square Foot		Square Feet				Acres	
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		Fract. Acre		Acreage/Sites					
1.Valid	4.Split	7.Renovate			21	0.25	100	%		0
2.Related	5.Partial	8.Other			26	3.24	100	%		0
3.Distress	6.Exempt	9.			44	1.00	100	%		0
Verified	5 Public Record		Acres							
1.Buyer	4.Agent	7.Family					%			
2.Seller	5.Pub Rec	8.Other					%			
3.Lender	6.MLS	9.					%			
					Total Acreage 3.49					

Litchfield

Map Lot U17-025

Account 1059

Location 47 FICKETT DRIVE

Card 1

Of 1

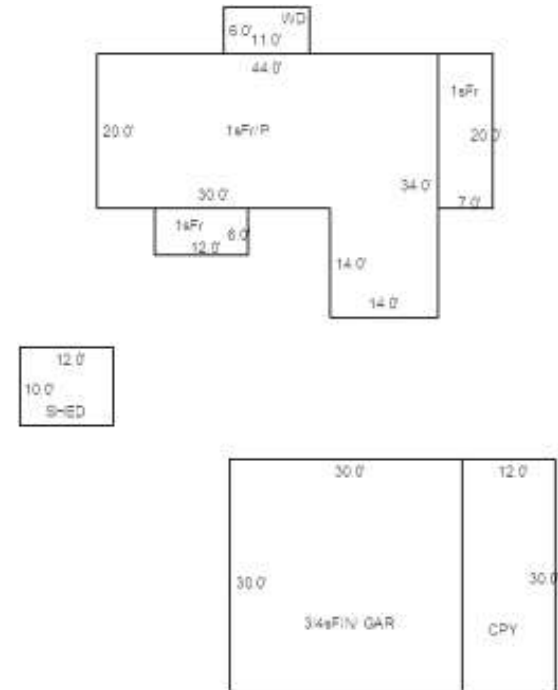
01/07/2026

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 110%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1076
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1990	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 1	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 4 Note left to Insp.
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 08/31/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck/s	0	66	0 0	0	0	0 %		1.One Story Fram
1 One Story Frame	2021	140	0 0	4	0	100 %		2.Two Story Fram
1 One Story Frame	2021	72	0 0	4	0	100 %		3.Three Story Fr
23 Frame Garage	2021	900	3 100	4	0	100 %		4.1 & 1/2 Story
61 Canopy/s	2021	360	2 100	2	0	100 %		5.1 & 3/4 Story
24 Frame Shed	0					%	800	6.2 & 1/2 Story
10 Finished 3/4	2021	900	2 100	4	0	100 %		21.Open Frame Por
89 Plumbing	2021	3	3 100	4	0	100 %		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 U17-026

Account 1311

Location 45 FICKETT DRIVE

Card 1

Of 1

1/07/2026

RODRIGUE, RUSSELL M
RODRIGUE, ELIZABETH K
30 NADEAU DRIVE
LITCHFIELD ME 04350

B5244P216 B9229P298 B9429P345 B9429P347 B12148P228

Previous Owner
MEANS TINA M
MEANS CHARLIE A III
606 HALLOWELL
CHELSEA ME 04330
Sale Date: 10/29/2015

Previous Owner
NORTON, THELMA D & VIRGIL, JR
P.O. BOX 852

AUGUSTA ME 04332
Sale Date: 01/12/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record						
Neighborhood 67 Fickett Drive			Year	Land	Buildings	Exempt	Total		
			2012	55,076	31,745	0	86,821		
Tree Growth Year 0			2013	55,076	31,745	0	86,821		
X Coordinate 0			2014	55,076	31,745	0	86,821		
Y Coordinate 0			2015	55,076	31,745	0	86,821		
Zone/Land Use 17 Woodbury Pond			2016	55,076	31,745	0	86,821		
Secondary Zone			2017	55,076	31,745	0	86,821		
			2018	55,076	31,745	0	86,821		
Topography 2 Rolling			2019	91,400	67,600	0	159,000		
1.Level	4.Below St	7.ResProtect	2020	91,400	67,600	0	159,000		
2.Rolling	5.Low	8.	2021	91,400	67,600	0	159,000		
3.Above St	6.Swampy	9.	2022	91,400	67,600	0	159,000		
Utilities	8 Lake/Pond	6 Septic System	2023	109,700	81,100	0	190,800		
1.Public	4.Dr Well	7.Cesspool	2024	109,700	81,100	0	190,800		
2.Water	5.Dug Well	8.Lake/Pond	2025	148,100	109,700	0	257,800		
3.Sewer	6.Septic	9.None	Land Data						
Street 3 Gravel			Front Foot	Type	Effective		Influence		Influence Codes
					Frontage	Depth	Factor	Code	
				11.1-100				%	1.Unimproved
				12.101-200				%	2.Excess Frtg
				13.201+				%	3.Topography
			14.				%	4.Size/Shape	
			15.				%	5.Access	
							%	6.Restriction	
							%	7.Right of Way	
							%	8.View/Environ	
Sale Data			Square Foot	Square Feet				Acres	
						%			
						%			
						%			
						%			
Sale Date 10/29/2015			Fract. Acre	Type	Acreage/Sites				
Price 167,500					21	0.11	100	%	
Sale Type 2 Land & Buildings				44	1.00	70	%	0	
1.Land							%		
2.L & B							%		
3.Building						%			
Financing 1 Conventional			Acres				%		
1.Convent							%		
2.FHA/VA							%		
3.Assumed							%		
							%		
Validity 1 Arms Length Sale			Total Acreage			0.11			
1.Valid									
2.Related									
3.Distress									
Verified 5 Public Record									
1.Buyer									
2.Seller									
3.Lender									

- 1.Unimproved
- 2.Excess Frtg
- 3.Topography
- 4.Size/Shape
- 5.Access
- 6.Restriction
- 7.Right of Way
- 8.View/Environ
- 9.Fract Share
- 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 U17-026

Account 1311

Location 45 FICKETT DRIVE

Card 1

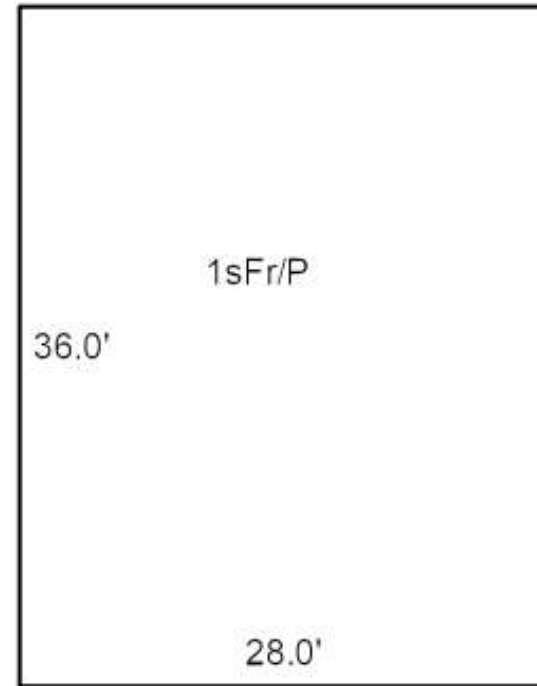
Of 1

01/07/2026

Building Style 15 Cottage	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 3 Heat Pump	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fl/Wall	Attic 2 1/2 Finished
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fl/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 100%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2018	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 08/31/2018

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 U17-027			Account 1707			Location 111 HARTFORD DRIVE			Card 1 Of 1			1/07/2026													
TALBOT, JULIE A TALBOT, ELIZABETH J JANET I. TALBOT 25 E MAIN STREET SOUTHBOROUGH MA 01772 B3093P81 B13179P101			Property Data			Assessment Record																			
			Neighborhood 84 Hartford Drive			Year	Land	Buildings	Exempt	Total															
			Tree Growth Year 0			2012	172,375	60,363	0	232,738															
			X Coordinate 0			2013	172,375	96,129	0	268,504															
			Y Coordinate 0			2014	172,375	95,753	0	268,128															
Previous Owner TALBOT, PAUL PO BOX 195			Zone/Land Use 17 Woodbury Pond			2015	172,375	95,753	0	268,128															
			Secondary Zone			2016	172,375	95,376	0	267,751															
						2017	172,375	95,376	0	267,751															
CORINNA ME 04928 Sale Date: 04/01/2019			Topography 2 Rolling			2018	172,375	95,000	0	267,375															
			1.Level 4.Below St 7.ResProtect 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2019	202,400	60,400	0	262,800															
						2020	202,400	60,400	0	262,800															
						2021	202,400	60,400	0	262,800															
			Utilities 8 Lake/Pond 6 Septic System			2022	202,400	60,400	0	262,800															
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8.Lake/Pond 3.Sewer 6.Septic 9.None			2023	242,900	72,100	0	315,000															
						2024	242,900	72,100	0	315,000															
						2025	327,900	97,000	0	424,900															
			Inspection Witnessed By: X _____ Date _____ <table><tr><td>No./Date</td><td>Description</td><td>Date Insp.</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table> Notes: '13 add 24 x 26 garage PERMIT # 12-061, 8/14/2012. 24X26 GARAGE, \$45,000.			No./Date	Description	Date Insp.										Street 3 Gravel			Land Data				
						No./Date	Description	Date Insp.																	
1.Paved 4.Proposed 7. 2.Semi Imp 5.R/O/W 8. 3.Gravel 6. 9.None						Front Foot		Type	Effective		Influence		Influence Codes												
Open 1 0									Frontage	Depth	Factor	Code													
Open 2 0											%			1.Unimproved											
Sale Data											%			2.Excess Frtg											
											%			3.Topography											
Sale Date 04/01/2019					%		4.Size/Shape																		
Price					%		5.Access																		
Sale Type 2 Land & Buildings			Square Foot			Square Feet				Acres															
1.Land 4.MFGUNIT 7.							%		8.View/Environ																
2.L & B 5.Other 8.							%		9.Fract Share																
3.Building 6. 9.							%		30.Frontage 1																
Financing 9 Unknown							%		31.Frontage 2																
1.Convent 4.Seller 7.			Fract. Acre			Acreage/Sites																			
2.FHA/VA 5.Private 8.						21	0.50	100 %	0		34.Softwood F&O														
3.Assumed 6.Cash 9.Unknown						30	0.49	100 %	0		35.Mixed Wood F&O														
Validity 2 Related Parties						26	1.06	100 %	0		36.Hardwood F&O														
1.Valid 4.Split 7.Renovate						44	1.00	70 %	0		37.Softwood TG														
2.Related 5.Partial 8.Other			Acres																						
3.Distress 6.Exempt 9.											38.Mixed Wood TG														
Verified 5 Public Record											39.Hardwood TG														
1.Buyer 4.Agent 7.Family											40.Wasteland														
2.Seller 5.Pub Rec 8.Other											41.Gravel Pit														
3.Lender 6.MLS 9.									42.Mobile Home Si																
Litchfield											43.Camp Site														
											44.Lot Improvemen														
											45.Access Right														
											46.Golf Course														

Litchfield

Map Lot U17-027

Account 1707

Location 111 HARTFORD DRIVE

Card 1

Of 1

01/07/2026

Building Style 1 Conventional			SF Bsmt Living 0				Layout 1 Typical		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0				1.Typical 4. 7.		
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0				2.Inadeq 5. 8.		
2.Ranch	6.Split	10.Tri-Level	Heat Type 0% 9 Not Heated				3. 6. 9.		
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fl/Wall	Attic 5 Floor & Stairs			
Dwelling Units 1			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin 4.Full Fin 7.			
Other Units 0			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin 5.Fl/Stair 8.			
Stories 1 One Story			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin 6. 9.None			
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 9 None			
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full 4.Minimal 7.			
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy 5.Partial 8.			
Exterior Walls 2 Vinyl			3.H Pump	6.Monitor-Ga	9.None	3.Capped 6. 9.None			
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 2 Typical			Unfinished % 0%			
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 2 Fair 100%			
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grade			
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.M&S			
Roof Surface 3 Sheet Metal			Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same			
1.Asphalt	4.Composit	7.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint) 276			
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 5 Above Average			
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V.G			
SF Masonry Trim 0			# Rooms 0			2.Fair 5.Avg+ 8.Exc			
OPEN-3- 0			# Bedrooms 0			3.Avg- 6.Good 9.Same			
OPEN-4- 0			# Full Baths 1			Phys. % Good 0%			
Year Built 1950			# Half Baths 0			Funct. % Good 100%			
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None			
Foundation 6 Piers			# Fireplaces 0			1.Incomp 4.Delap 7.No Power			
1.Concrete	4.Wood	7.				2.O-Built 5.Bsmt 8.LongTerm			
2.C.Block	5.Slab	8.				3.Damage 6.Common 9.None			
3.Br/Stone	6.Piers	9.				Econ. % Good 100%			
Basement 9 No Basement						Economic Code 9 None			
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.No Power 9.None			
2.1/2 Bmt	5.Crawl Spac	8.				1.Location 4.Generate			
3.3/4 Bmt	6.	9.None				2.Encroach 5.Multi-Fami			
Bsmt Gar # Cars 0						Entrance Code 3 Information Only			
Wet Basement 9 No Basement						1.Interior 4.Vacant 7.			
1.Dry	4.Dirt Flr	7.				2.Refusal 5.Estimate 8.			
2.Damp	5.	8.	3.Informed 6.Existing R 9.						
3.Wet	6.	9.				Information Code 2 Relative			
						1.Owner 4.Agent 7.Vacant			
						2.Relative 5.Estimate 8.			
						3.Tenant 6.Other 9.			
Date Inspected 08/31/2018									
Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
1 One Story Frame	0	396	0 0	0	0	%0	%	1.One Story Fram	
68 Wood Deck/s	0	72	0 0	0	0	%0	%	2.Two Story Fram	
74 1 3/4s Garage	2012	624	3 100	4	0	%100	%	3.Three Story Fr	
24 Frame Shed	0					%	%400	4.1 & 1/2 Story	
24 Frame Shed	0					%	%1,200	5.1 & 3/4 Story	
						%	%	6.2 & 1/2 Story	
						%	%	21.Open Frame Por	
						%	%	22.End 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 U17-028

Account 772

Location 107 HARTFORD DRIVE

Card 1 Of 1

1/07/2026

WILDING-HARTFORD SUSIE

107 HARTFORD DRIVE

LITCHFIELD ME 04350

Property Data

Neighborhood 84 Hartford Drive

Tree Growth Year 0

X Coordinate 0

Y Coordinate 0

Zone/Land Use 17 Woodbury Pond

Secondary Zone

Topography 2 Rolling

1.Level

2.Rolling

3.Above St

4.Below St

5.Low

6.Swampy

7.ResProtect

8.

9.

Utilities 4 Drilled Well 6 Septic System

1.Public

2.Water

3.Sewer

4.Dr Well

5.Dug Well

6.Septic

7.Cesspool

8.Lake/Pond

9.None

Street 3 Gravel

1.Paved

2.Semi Imp

3.Gravel

4.Proposed

5.R/O/W

6.

7.

8.

9.None

Open 1 0

Open 2 0

Sale Data

Sale Date 12/30/1899

Price

Sale Type

1.Land

2.L & B

3.Building

4.MFGUNIT

5.Other

6.

7.

8.

9.

Financing

1.Convent

2.FHA/VA

3.Assumed

4.Seller

5.Private

6.Cash

7.

8.

9.Unknown

Validity

1.Valid

2.Related

3.Distress

4.Split

5.Partial

6.Exempt

7.Renovate

8.Other

9.

Verified

1.Buyer

2.Seller

3.Lender

4.Agent

5.Pub Rec

6.MLS

7.Family

8.Other

9.

Assessment Record

Year

Land

Buildings

Exempt

Total

2012

151,275

131,115

10,000

272,390

2013

151,275

130,917

10,000

272,192

2014

151,275

130,712

10,000

271,987

2015

151,275

129,284

10,000

270,559

2016

151,275

129,078

15,000

265,353

2017

151,275

128,880

20,000

260,155

2018

151,275

127,542

19,200

259,617

2019

194,800

151,500

20,000

326,300

2020

194,800

151,500

25,000

321,300

2021

194,800

151,500

25,000

321,300

2022

194,800

151,500

24,750

321,550

2023

233,700

181,500

25,000

390,200

2024

233,700

181,500

25,000

390,200

2025

315,500

245,100

25,000

535,600

Land Data

Front Foot

Type

Effective

Influence

Influence Codes

11.1-100

Frontage

Depth

Factor

Code

1.Unimproved

12.101-200

%

2.Excess Frtg

13.201+

%

3.Topography

14.

%

4.Size/Shape

15.

%

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

21

0.50

100

%

0

36.Hardwood F&O

30

0.20

100

%

0

37.Softwood TG

26

0.50

100

%

0

38.Mixed Wood TG

44

1.00

100

%

0

39.Hardwood TG

%

40.Wasteland

%

41.Gravel Pit

%

42.Mobile Home Si

%

43.Camp Site

%

44.Lot Improvemen

%

45.Access Right

%

46.Golf Course

Square Foot

Square Feet

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

Total Acreage 1.20

Inspection Witnessed By:

X

Date

No./Date

Description

Date Insp.

Notes:

Litchfield

Litchfield

Map Lot U17-028

Account 772

Location 107 HARTFORD DRIVE

Card 1

Of 1

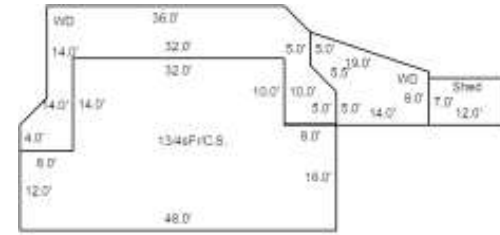
01/07/2026

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 1 Hot Water BB	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 5 One & 3/4 Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 11 T1-11 Siding	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1056
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 7	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1968	# Half Baths 1	Funct. % Good 100%
Year Remodeled 1980	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 08/30/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck/s	0	460	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck/s	0	170	0 0	0	0	0 %	0 %	2.Two Story Fram
24 Frame Shed	0	84	0 0	0	0	0 %	0 %	3.Three Story Fr
23 Frame Garage	1983	704	3 100	4	0	100 %	100 %	4.1 & 1/2 Story
24 Frame Shed	1986	220	1 100	4	0	75 %	75 %	5.1 & 3/4 Story
24 Frame Shed	1986	400	1 100	4	0	75 %	75 %	6.2 & 1/2 Story
24 Frame Shed	0					%	500	21.Open Frame Por
24 Frame Shed	0					%	800	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 U17-029

Account 661

Location 99 HARTFORD DRIVE

Card 1 Of 1

1/07/2026

STOWE, REBECCA M
ALEKMAN, RYAN
17 HEMLOCK HOLLOW
BELCHERTOWN MA 01007

B7788P299 B13133P81

Previous Owner
STOWE, MICHELE & REBECCA
36 ANSON ROAD
D
GREENE ME 04236
Sale Date: 01/14/2019

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

2/12/20 NAH, ADDNS COMPLETE, ADJ GRADE & COND. P/O
OP TO P/O CAMP.

Litchfield

Property Data			Assessment Record				
Neighborhood 84 Hartford Drive			Year	Land	Buildings	Exempt	Total
			2012	165,000	31,784	0	196,784
Tree Growth Year 0			2013	165,000	31,784	0	196,784
X Coordinate							

- 1.Unimproved
- 2.Excess Frtg
- 3.Topography
- 4.Size/Shape
- 5.Access
- 6.Restriction
- 7.Right of Way
- 8.View/Environ
- 9.Fract Share
- 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 U17-029

Account 661

Location 99 HARTFORD DRIVE

Card 1

Of 1

01/07/2026

Building Style 2 Ranch			SF Bsmt Living 0			Layout 1 Typical		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0			1.Typical	4.	7.
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0			2.Inadeq	5.	8.
2.Ranch	6.Split	10.Tri-Level	Heat Type 100% 8 Floor/Wall Unit			3.	6.	9.
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic 9 None		
Dwelling Units 1			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin	4.Full Fin	7.
Other Units 0			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin	5.Fi/Stair	8.
Stories 1 One Story			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 9 None		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full	4.Minimal	7.
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy	5.Partial	8.
Exterior Walls 10 Wood Shingle			3.H Pump	6.Monitor-Ga	9.None	3.Capped	6.	9.None
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 2 Typical			Unfinished % 0%		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 2 Fair 105%		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grade
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.M&S
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint) 744		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 6 Good		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V.G
SF Masonry Trim 0			# Rooms 4			2.Fair	5.Avg+	8.Exc
OPEN-3- 0			# Bedrooms 2			3.Avg-	6.Good	9.Same
OPEN-4- 0			# Full Baths 2			Phys. % Good 0%		
Year Built 1900			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 3 Brick &/or Stone			# Fireplaces 1			1.Incomp	4.Delap	7.No Power
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.LongTerm
2.C.Block	5.Slab	8.				3.Damage	6.Common	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good 100%		
Basement 9 No Basement						Economic Code 9 None		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.No Power	9.None
2.1/2 Bmt	5.Crawl Spac	8.				1.Location	4.Generate	
3.3/4 Bmt	6.	9.None				2.Encroach	5.Multi-Fami	
Bsmt Gar # Cars 0						Entrance Code 1 Interior Inspect		
Wet Basement 0						1.Interior	4.Vacant	7.
1.Dry	4.Dirt Flr	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.Existing R	9.
3.Wet	6.	9.				Information Code 1 Owner		
						1.Owner	4.Agent	7.Vacant
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.
Date Inspected 08/01/2011								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	192	3 100	9	0 %	100 %		1.One Story Fram
60 Patio	0	128	3 100	3	0 %	100 %		2.Two Story Fram
1 One Story Frame	2018	48	3 100	4	0 %	100 %		3.Three Story Fr
2 Two Story Frame	2018	560	3 100	4	0 %	100 %		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

1/07/2026

Litchfield

Property Data			Assessment Record						
Neighborhood 84 Hartford Drive			Year	Land	Buildings	Exempt	Total		
			2012	228,950	152,149	0	381,099		
Tree Growth Year 0			2013	228,950	150,417	0	379,367		
X Coordinate 0			2014	228,950	150,404	0	379,354		
Y Coordinate 0			2015	228,950	150,391	0	379,341		
Zone/Land Use 17 Woodbury Pond			2016	228,950	152,528	0	381,478		
Secondary Zone			2017	228,950	152,402	0	381,352		
			2018	228,950	152,402	0	381,352		
Topography 2 Rolling			2019	242,000	147,300	0	389,300		
1.Level	4.Below St	7.ResProtect	2020	242,000	147,300	0	389,300		
2.Rolling	5.Low	8.	2021	242,000	147,300	0	389,300		
3.Above St	6.Swampy	9.	2022	242,000	147,300	0	389,300		
Utilities 4 Drilled Well 6 Septic System			2023	290,500	176,800	0	467,300		
1.Public	4.Dr Well	7.Cesspool	2024	290,500	176,800	0	467,300		
2.Water	5.Dug Well	8.Lake/Pond	2025	392,100	239,200	0	631,300		
3.Sewer	6.Septic	9.None	Land Data					Influence Codes	
Street 3 Gravel			Front Foot	Type	Effective		Influence		
1.Paved 2.Semi Imp 3.Gravel					Frontage	Depth	Factor		Code
				11.1-100			%		1.Unimproved
				12.101-200			%		2.Excess Frtg
				13.201+			%		3.Topography
				14.			%		4.Size/Shape
				15.			%		5.Access
							%		6.Restriction
							%		7.Right of Way
							%		8.View/Environ
						%	9.Fract Share		
Sale Data			Square Foot	Square Feet					Acrees
						%			30.Frontage 1
						%			31.Frontage 2
						%		32.Tillable	
						%		33.Tillable	
						%		34.Software F&O	
						%		35.Mixed Wood F&O	
						%		36.Hardwood F&O	
						%		37.Software TG	
						%		38.Mixed Wood TG	
Financing 9 Unknown			Fract. Acre	Acreage/Sites				39.Hardwood TG	
1.Convent	4.Seller	7.		21	0.50	100 %	0	40.Wasteland	
2.FHA/VA	5.Private	8.		30	1.00	100 %	0	41.Gravel Pit	
3.Assumed	6.Cash	9.Unknownn		31	0.50	100 %	0	42.Mobile Home Si	
Validity 2 Related Parties				26	1.14	100 %	0	43.Camp Site	
1.Valid	4.Split	7.Renovate		44	1.00	100 %	0	44.Lot Improvemen	
2.Related	5.Partial	8.Other				%		45.Access Right	
3.Distress	6.Exempt	9.				%			
Verified 5 Public Record				Total Acreage 3.14					
1.Buyer	4.Agent	7.Family							
2.Seller	5.Pub Rec	8.Other							
3.Lender	6.MLS	9.							

Litchfield

Map Lot U17-030

Account 883

Location 85 HARTFORD DRIVE

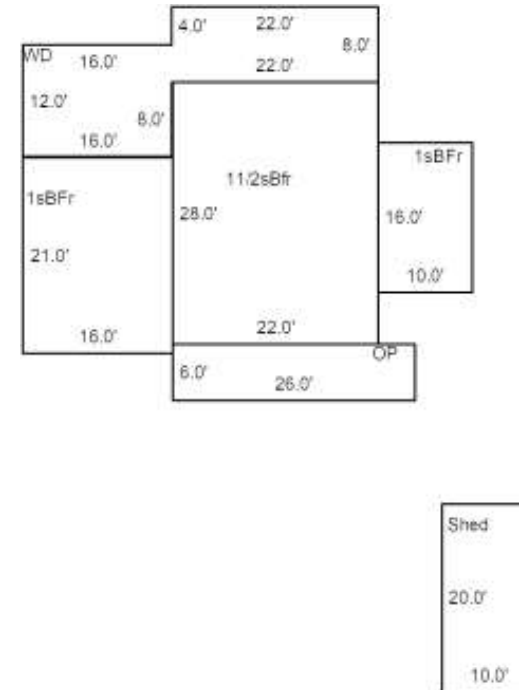
Card 1

Of 1

01/07/2026

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 7 Electric	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 4 One & 1/2 Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 10 Wood Shingle	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 110%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 616
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1990	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 08/30/2018



Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
38 1 Story Bsmt	1990	336	0 0	0	0	%0	%	1.One Story Fram	
38 1 Story Bsmt	0	160	0 0	0	0	%0	%	2.Two Story Fram	
21 Open Frame	0	156	0 0	0	0	%0	%	3.Three Story Fr	
68 Wood Deck/s	0	368	0 0	0	0	%0	%	4.1 & 1/2 Story	
24 Frame Shed	2015	200	3 100	4	0	%75	%	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	

Card 1 Of 1 1/07/2026

B4793P243

Property Data			Assessment Record							
Neighborhood 84 Hartford Drive			Year	Land		Buildings		Exempt	Total	
			2012	60,272		45,883		0	106,155	
Tree Growth Year 0			2013	60,272		45,883		0	106,155	
X Coordinate 0			2014	60,272		45,875		0	106,147	
Y Coordinate 0			2015	60,272		45,875		0	106,147	
Zone/Land Use 17 Woodbury Pond			2016	60,272		45,868		0	106,140	
			2017	60,272		45,868		0	106,140	
Secondary Zone			2018	60,272		45,860		0	106,132	
Topography 2 Rolling			2019	116,200		42,300		0	158,500	
			2020	116,200		42,300		0	158,500	
1.Level	4.Below St	7.ResProtect	2021	116,200		42,300		0	158,500	
2.Rolling	5.Low	8.		116,200		42,300		0	158,500	
3.Above St	6.Swampy	9.	2022	139,500		50,700		0	190,200	
Utilities	4 Drilled Well	6 Septic System		139,500		50,700		0	190,200	
1.Public	4.Dr Well	7.Cesspool	2023	188,300		68,700		0	257,000	
2.Water	5.Dug Well	8.Lake/Pond								
3.Sewer	6.Septic	9.None	2024							
Street	3 Gravel									
1.Paved	4.Proposed	7.	2025							
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.								

X		Date
No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

Map Lot U17-031

Account 360

Location 83 HARTFORD DRIVE

Card 1

Of 1

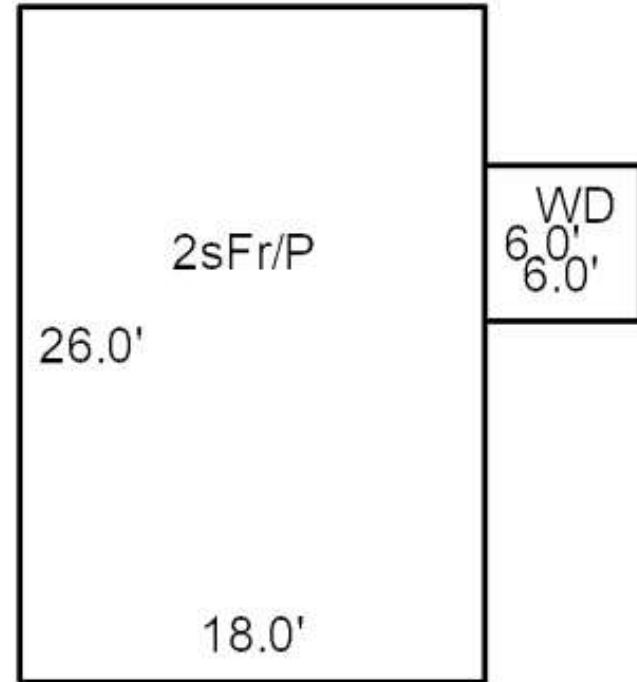
01/07/2026

Building Style 15 Cottage	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 2 Two Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 12 Board and Batting	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 100%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 468
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2006	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 3 Information Only
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 08/30/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck/s	2000	36	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 U17-032

Account 1716

Location 81 HARTFORD DRIVE

Card 1 Of 1

1/07/2026

HOLT, CATHY
HOLT, STEPHEN
10 MAST LANE
BRUNSWICK, ME. ME 04011

B930P48 B10689P172

Previous Owner
TAYLOR, PAULINE F, ET AL.
HOLT, CATHY, PERS REP.
13 SADLER DRIVE
BRUNSWICK, ME. ME 04011
Sale Date: 03/17/2011

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record				
Neighborhood 84 Hartford Drive			Year	Land	Buildings	Exempt	Total
			2012	162,178	37,976	0	200,154
Tree Growth Year 0			2013	162,178	37,976	0	200,154
X Coordinate 0			2014	162,178	37,947	0	200,125
Y Coordinate 0			2015	162,178	37,947	0	200,125
Zone/Land Use 17 Woodbury Pond			2016	162,178	37,918	0	200,096
Secondary Zone			2017	162,178	37,918	0	200,096
			2018	162,178	37,889	0	200,067
Topography 2 Rolling			2019	180,300	32,300	0	212,600
1.Level	4.Below St	7.ResProtect	2020	180,300	32,300	0	212,600
2.Rolling	5.Low	8.	2021	180,300	32,300	0	212,600
3.Above St	6.Swampy	9.	2022	180,300	32,300	0	212,600
Utilities	8 Lake/Pond	7 Cesspool/Holding Tank	2023	216,400	38,100	0	254,500
1.Public	4.Dr Well	7.Cesspool	2024	216,400	38,100	0	254,500
2.Water	5.Dug Well	8.Lake/Pond	2025	292,100	50,500	0	342,600
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 03/17/2011							
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.					

Front Foot		Type	Effective		Influence		Influence Codes
			Frontage	Depth	Factor	Code	
11.1-100					%		1.Unimproved
12.101-200					%		2.Excess Frtg
13.201+					%		3.Topography
14.					%		4.Size/Shape
15.					%		5.Access
					%		6.Restriction
					%		7.Right of Way
					%		8.View/Environ
					%		9.Fract Share
Square Foot		Square Feet					Acres
16.Regular Lot					%		30.Frontage 1
17.Secondary Lot					%		31.Frontage 2
18.Excess Land					%		32.Tillable
19.Condominium					%		33.Tillable
20.Miscellaneous					%		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
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		
					%		

Litchfield

Map Lot U17-032

Account 1716

Location 81 HARTFORD DRIVE

Card 1 Of 1 01/07/2026

Building Style 4 Cape			SF Bsmt Living 0			Layout 1 Typical		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0			2.Inadeq 5. 8.		
2.Ranch	6.Split	10.Tri-Level	Heat Type 0% 9 Not Heated			3. 6. 9.		
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded 4.Steam 8.Fl/Wall			Attic 9 None		
Dwelling Units 1			1.HWBB 5.FWA 9.No Heat			1.1/4 Fin 4.Full Fin 7.		
Other Units 0			2.HWCI 6.GravWA 10.Radiant Ho			2.1/2 Fin 5.Fl/Stair 8.		
Stories 1 One Story			3.H Pump 7.Electric 11.Radiant			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 4 Minimal		
2.2	5.1.75	8.3.5	1.Refrig 4.W&C Air 7.RadHW			1.Full 4.Minimal 7.		
3.3	6.2.5	9.4	2.Evapor 5.Monitor-oi 8.			2.Heavy 5.Partial 8.		
Exterior Walls 10 Wood Shingle			3.H Pump 6.Monitor-Ga 9.None			3.Capped 6. 9.None		
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 2 Typical			Unfinished % 0%		
1.Wd Clapbo	5.Stucco	9.Other	1.Modern 4.Obsolete 7.			Grade & Factor 2 Fair 90%		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical 5. 8.			1.E Grade 4.B Grade 7.AAA Grade		
3.Compos	7.Stone	11.T1-11	3.Old Type 6. 9.None			2.D Grade 5.A Grade 8.M&S		
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.Rolled Roo	1.Modern 4.Obsolete 7.			SQFT (Footprint) 587		
2.Slate	5.Wood	8.	2.Typical 5. 8.			Condition 4 Average		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V.G		
SF Masonry Trim 0			# Rooms 4			2.Fair 5.Avg+ 8.Exc		
OPEN-3- 0			# Bedrooms 2			3.Avg- 6.Good 9.Same		
OPEN-4- 0			# Full Baths 0			Phys. % Good 0%		
Year Built 1930			# Half Baths 1			Funct. % Good 100%		
Year Remodeled 1966			# Addn Fixtures 1			Functional Code 9 None		
Foundation 6 Piers			# Fireplaces 0			1.Incomp 4.Delap 7.No Power		
1.Concrete	4.Wood	7.				2.O-Built 5.Bsmt 8.LongTerm		
2.C.Block	5.Slab	8.				3.Damage 6.Common 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good 100%		
Basement 9 No Basement						Economic Code 9 None		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.No Power 9.None		
2.1/2 Bmt	5.Crawl Spac	8.				1.Location 4.Generate		
3.3/4 Bmt	6.	9.None				2.Encroach 5.Multi-Fami		
Bsmt Gar # Cars 0						Entrance Code 5 Estimated		
Wet Basement 9 No Basement						1.Interior 4.Vacant 7.		
1.Dry	4.Dirt Flr	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.	3.Informed 6.Existing R 9.					
3.Wet	6.	9.	Information Code 5 Estimate					
			1.Owner 4.Agent 7.Vacant					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					
Date Inspected 08/30/2018								
Additions, Outbuildings & Improvements								1.One Story Fram
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram
68 Wood Deck/s	1998	234	3 100	4	0 %	100 %		3.Three Story Fr
24 Frame Shed	0				%	%	800	4.1 & 1/2 Story
61 Canopy/s	0				%	%	500	5.1 & 3/4 Story
94 Bunkhouse	0				%	%	1,500	6.2 & 1/2 Story
24 Frame Shed	0				%	%	300	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