

Map Lot U17-001

Account 744

Location 142 ROSSER DRIVE

Card 1 Of 1 1/22/2026

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:

Litchfield

Property Data			Assessment Record						
Neighborhood 181 Rosser Drive			Year	Land	Buildings	Exempt	Total		
			2012	117,448	58,213	0	175,661		
Tree Growth Year 0			2013	117,448	58,060	0	175,508		
X Coordinate 0			2014	117,448	58,060	0	175,508		
Y Coordinate 0			2015	117,448	57,907	0	175,355		
Zone/Land Use 17 Woodbury Pond			2016	117,448	57,907	0	175,355		
			2017	117,448	57,754	0	175,202		
Secondary Zone			2018	117,448	57,754	0	175,202		
Topography 2 Rolling			2019	137,500	48,800	0	186,300		
1.Level	4.Below St	7.ResProtect	2020	137,500	48,800	0	186,300		
2.Rolling	5.Low	8.	2021	137,500	48,800	0	186,300		
3.Above St	6.Swampy	9.	2022	137,500	48,800	0	186,300		
Utilities 8 Lake/Pond 6 Septic System			2023	165,000	58,600	0	223,600		
1.Public	4.Dr Well	7.Cesspool	2024	165,000	58,600	0	223,600		
2.Water	5.Dug Well	8.Lake/Pond	2025	222,700	79,300	0	302,000		
3.Sewer	6.Septic	9.None	Land Data						
Street 3 Gravel			Front Foot	Type	Effective		Influence		Influence Codes
					Frontage	Depth	Factor	Code	
1.Paved			11.1-100 12.101-200 13.201+ 14. 15.						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
2.Semi Imp									
3.Gravel									
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.									

- 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 U17-001

Account 744

Location 142 ROSSER DRIVE

Card 1

Of 1

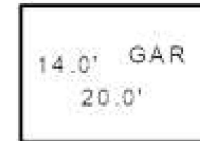
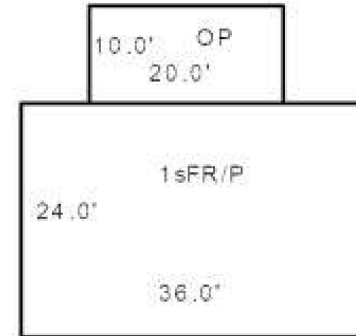
01/22/2026

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



Card 1 Of 1 1/22/2026

Litchfield

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

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

Total Acreage 0.39

- 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 U17-002

Account 1597

Location 148 ROSSER DRIVE

Card 1

Of 1

01/22/2026

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 Frame	0	384	3 100	4	0 %	100 %		1.One Story Fram
68 Wood Deck/s	0	354	3 100	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

1/22/2026

Litchfield

Property Data			Assessment Record							
Neighborhood 181 Rosser Drive			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	105,086	31,936	0	137,022			
X Coordinate 0			2013	105,086	31,936	0	137,022			
Y Coordinate 0			2014	105,086	31,473	0	136,559			
Zone/Land Use 17 Woodbury Pond			2015	105,086	31,473	0	136,559			
Secondary Zone			2016	105,086	31,010	0	136,096			
			2017	105,086	31,010	0	136,096			
Topography 2 Rolling			2018	105,086	30,547	0	135,633			
1.Level	4.Below St	7.ResProtect	2019	120,900	45,200	0	166,100			
2.Rolling	5.Low	8.	2020	120,900	45,200	0	166,100			
3.Above St	6.Swampy	9.	2021	120,900	45,200	0	166,100			
Utilities 8 Lake/Pond 6 Septic System			2022	122,000	45,200	0	167,200			
1.Public	4.Dr Well	7.Cesspool	2023	146,300	54,200	0	200,500			
2.Water	5.Dug Well	8.Lake/Pond	2024	146,300	54,200	0	200,500			
3.Sewer	6.Septic	9.None								
Street 3 Gravel			2025	197,600	73,300	0	270,900			
1.Paved			Land Data							
2.Semi Imp										
2.Gravel			Front Foot	Type	Effective		Influence		Influence Codes	
Open 1 0					Frontage	Depth	Factor	Code		
Open 2 0				11.1-100			%		1.Unimproved	
Sale Data				12.101-200			%		2.Excess Frtg	
				13.201+			%		3.Topography	
Sale Date 06/06/2022				14.			%		4.Size/Shape	
Price				15.			%		5.Access	
Sale Type 2 Land & Buildings							%		6.Restriction	
1.Land			Square Foot	Square Feet				7.Right of Way		
2.L & B						%		8.View/Environ		
3.Building						%		9.Fract Share		
Financing 9 Unknown						%		Acres		
1.Convent				16.Regular Lot			%		30.Frontage 1	
2.FHA/VA				17.Secondary Lot			%		31.Frontage 2	
3.Assumed				18.Excess Land			%		32.Tillable	
Validity 8 Other Non Valid				19.Condominium			%		33.Tillable	
1.Valid	4.Split	7.Renovate	Fract. Acre		Acreage/Sites				34.Softwood F&O	
2.Related	5.Partial	8.Other		21	0.21	100 %	0		35.Mixed Wood F&O	
3.Distress	6.Exempt	9.		44	1.00	70 %	0		36.Hardwood F&O	
Verified 5 Public Record				26	0.34	100 %	0		37.Softwood TG	
1.Buyer	4.Agent	7.Family	Acres			%			38.Mixed Wood TG	
2.Seller	5.Pub Rec	8.Other				%				39.Hardwood TG
3.Lender	6.MLS	9.				%				40.Wasteland
						%				41.Gravel Pit
			Total Acreage 0.55					42.Mobile Home Si		
								43.Camp Site		
								44.Lot Improvemen		
								45.Access Right		
								46.Golf Course		

Litchfield

Map Lot U17-003

Account 318

Location 152 ROSSER DRIVE

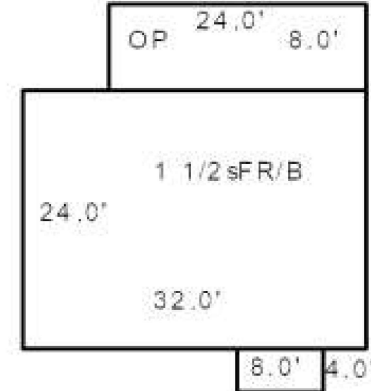
Card 1

Of 1

01/22/2026

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.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 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.

WD



WD N/C

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

Map Lot U17-004

Account 653

Location 156 ROSSER DRIVE

Card 1 Of 1 1/22/2026

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

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	05/24/2021	
Price		

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

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

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

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	104,554	47,119	0	151,673
2013	104,554	47,119	0	151,673
2014	104,554	47,075	0	151,629
2015	104,554	51,883	0	156,437
2016	104,554	51,794	0	156,348
2017	104,554	51,794	0	156,348
2018	104,554	51,705	0	156,259
2019	121,700	71,400	0	193,100
2020	121,700	77,500	0	199,200
2021	121,700	77,500	0	199,200
2022	121,700	77,500	0	199,200
2023	146,100	92,900	0	239,000
2024	146,100	92,900	0	239,000
2025	197,200	125,300	0	322,500

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		0.19				

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

Front Foot

11.1-100
12.101-200
13.201+
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Acres
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25.Baselot
26.Rear 1
27.Rear 2
28.Rear 3
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Front Foot

Litchfield

Map Lot U17-004

Account 653

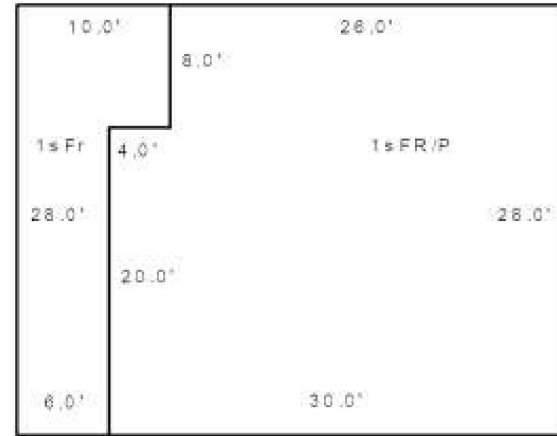
Location 156 ROSSER DRIVE

Card 1

Of 1

01/22/2026

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 1/22/2026

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					
Tree Growth Year 0			2012	116,559	196,383	0	312,942					
X Coordinate 0			2013	116,559	196,182	0	312,741					
Y Coordinate 0			2014	116,559	194,582	0	311,141					
Zone/Land Use 17 Woodbury Pond			2015	116,559	194,380	0	310,939					
Secondary Zone			2016	116,559	194,092	0	310,651					
			2017	116,559	193,891	0	310,450					
Topography 2 Rolling			2018	116,559	192,291	0	308,850					
1.Level	4.Below St	7.ResProtect	2019	183,400	225,300	20,000	388,700					
2.Rolling	5.Low	8.	2020	183,400	225,300	25,000	383,700					
3.Above St	6.Swampy	9.	2021	183,400	225,300	25,000	383,700					
Utilities 4 Drilled Well 6 Septic System												
1.Public	4.Dr Well	7.Cesspool	2022	183,400	225,300	24,750	383,950					
2.Water	5.Dug Well	8.Lake/Pond	2023	220,000	270,200	25,000	465,200					
3.Sewer	6.Septic	9.None	2024	220,000	270,200	25,000	465,200					
Street 3 Gravel			2025	297,100	365,200	25,000	637,300					
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	04/14/2009			14.			%	4.Size/Shape				
Price	225,000			15.			%	5.Access				
Sale Type 2 Land & Buildings				Square Foot		Square Feet						
1.Land	4.MFGUNIT	7.								%	6.Restriction	
2.L & B	5.Other	8.			16.Regular Lot			%	7.Right of Way			
3.Building	6.	9.	17.Secondary Lot				%	8.View/Environ				
Financing 9 Unknown			18.Excess Land				%	9.Fract Share				
1.Convent	4.Seller	7.	19.Condominium				%	30.Frontage 1				
2.FHA/VA	5.Private	8.	20.Miscellaneous				%	31.Frontage 2				
3.Assumed	6.Cash	9.Unknown					%	32.Tillable				
Validity 2 Related Parties			Fract. Acre		21	Acreage/Sites						
1.Valid	4.Split	7.Renovate					0.49			100	%	0
2.Related	5.Partial	8.Other		26			0.01			100	%	0
3.Distress	6.Exempt	9.		44			1.00			100	%	0
Verified 5 Public Record										%		
1.Buyer	4.Agent	7.Family	24.Houselot				%					
2.Seller	5.Pub Rec	8.Other	25.Baselot				%					
3.Lender	6.MLS	9.	26.Rear 1				%					
			27.Rear 2				%					
			28.Rear 3				%					
			29.Rear 4				%					
				Total Acreage 0.50								

Litchfield

Map Lot U17-005

Account 484

Location 160 ROSSER DRIVE

Card 1

Of 1

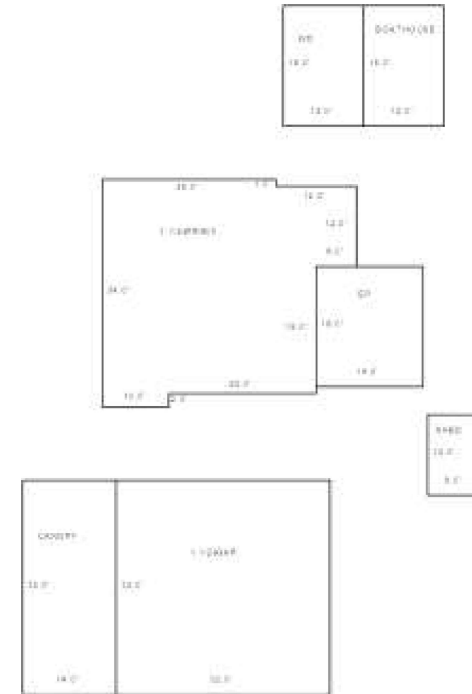
01/22/2026

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.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 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 End 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

1/22/2026

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 0			2014	100,977	30,874	0	131,851
Y Coordinate 0			2015	100,977	30,425	0	131,402
Zone/Land Use 17 Woodbury Pond			2016	100,977	30,425	0	131,402
Secondary Zone			2017	100,977	30,978	0	131,955
			2018	100,977	30,978	0	131,955
Topography 2 Rolling			2019	123,400	31,400	0	154,800
1.Level	4.Below St	7.ResProtect	2020	123,400	31,400	0	154,800
2.Rolling	5.Low	8.	2021	123,400	31,400	0	154,800
3.Above St	6.Swampy	9.	2022	123,400	31,400	0	154,800
Utilities	8 Lake/Pond	6 Septic System	2023	148,100	37,500	0	185,600
1.Public	4.Dr Well	7.Cesspool	2024	148,100	37,500	0	185,600
2.Water	5.Dug Well	8.Lake/Pond	2025	200,000	50,300	0	250,300
3.Sewer	6.Septic	9.None					
Street 3 Gravel							
1.Paved	4.Proposed	7.					
2.Semi Imp	5.R/O/W	8.					
3.Gravel	6.	9.None					
Open 1	0						
Open 2	0						
Sale Data							
Sale Date	11/12/2008						
Price	80,000						
Sale Type	2 Land & Buildings						
1.Land	4.MFGUNIT	7.					
2.L & B	5.Other	8.					
3.Building	6.	9.					
Financing	9 Unknown						
1.Convent	4.Seller	7.					
2.FHA/VA	5.Private	8.					
3.Assumed	6.Cash	9.Unknown					
Validity	2 Related Parties						
1.Valid	4.Split	7.Renovate					
2.Related	5.Partial	8.Other					
3.Distress	6.Exempt	9.					
Verified	5 Public Record						
1.Buyer	4.Agent	7.Family					
2.Seller	5.Pub Rec	8.Other					
3.Lender	6.MLS	9.					

Front Foot		Type	Effective		Influence		Influence Codes	
			Frontage	Depth	Factor	Code		
11.1-100 12.101-200 13.201+ 14. 15.					%		1.Unimproved	
					%		2.Excess Frtg	
					%		3.Topography	
					%		4.Size/Shape	
					%		5.Access	
					%		6.Restriction	
					%		7.Right of Way	
					%		8.View/Environ	
Square Foot		Square Feet					9.Fract Share	
				%			Acres	
				%			30.Frontage 1	
				%			31.Frontage 2	
				%			32.Tillable	
				%			33.Tillable	
				%			34.Softwood F&O	
				%			35.Mixed Wood F&O	
Fract. Acre		Acreage/Sites					36.Hardwood F&O	
		21	0.22	100	%	0	37.Softwood TG	
		44	1.00	70	%	0	38.Mixed Wood TG	
					%		39.Hardwood TG	
					%		40.Wasteland	
					%		41.Gravel Pit	
					%		42.Mobile Home Si	
					%		43.Camp Site	
Acres		Total Acreage		0.22				44.Lot Improvemen
								45.Access Right

Litchfield

Map Lot U17-006

Account 761

Location 162 ROSSER DRIVE

Card 1

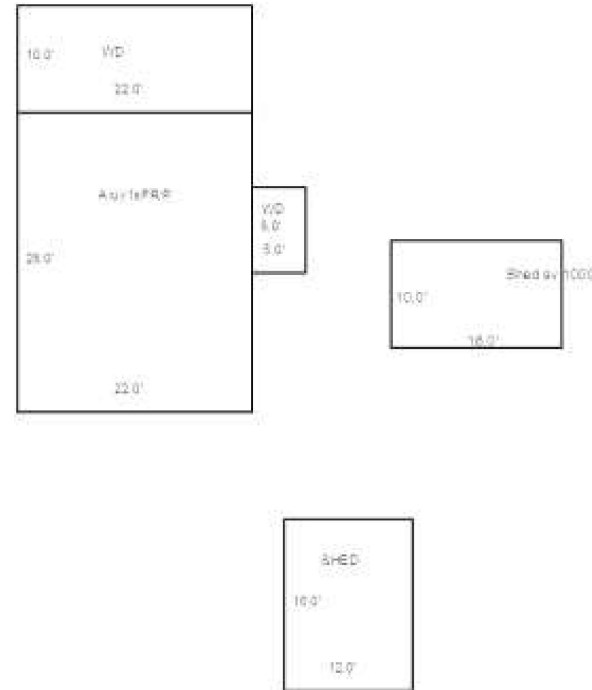
Of 1

01/22/2026

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 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 Bating	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



Litchfield

Map Lot U17-007

Account 1524

Location 166 ROSSER DRIVE

Card 1

Of 1

01/22/2026

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 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
		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
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

Map Lot U17-010			Account 228			Location 107 ROSSER DRIVE			Card 1 Of 1			1/22/2026			
OLSEN CARL S OLSEN KELLY 107 ROSSER DRIVE LITCHFIELD ME 04350						Property Data			Assessment Record						
						Neighborhood 181 Rosser Drive			Year	Land	Buildings	Exempt	Total		
						Tree Growth Year 0			2012	57,506	44,472	0	101,978		
						X Coordinate 0			2013	57,506	44,462	0	101,968		
						Y Coordinate 0			2014	57,506	44,451	0	101,957		
B1528P437 B9096P58 B12198P75 B13898P331						Zone/Land Use 17 Woodbury Pond			2015	57,506	44,441	0	101,947		
Previous Owner BRUCE, HOLLIS E 21 DAVIS ST						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		
									2019	135,200	27,800	0	163,000		
									2020	135,200	150,100	0	285,300		
BRUNSWICK ME 04011 Sale Date: 09/26/2006						Utilities 4 Drilled Well 6 Septic System			2021	136,900	150,100	0	287,000		
									2022	136,900	150,100	0	287,000		
						1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8.Lake/Pond 3.Sewer 6.Septic 9.None			2023	164,300	186,900	25,000	326,200		
									2024	164,300	186,900	25,000	326,200		
									2025	221,800	252,900	25,000	449,700		
Inspection Witnessed By:						Land Data									
						Front Foot		Type	Effective		Influence		Influence Codes		
									Frontage	Depth	Factor	Code			
											%				
											%				
		%													
X Date						11.1-100 12.101-200 13.201+ 14. 15.								1.Unimproved	
														2.Excess Frtg	
														3.Topography	
														4.Size/Shape	
														5.Access	
No./DateDescriptionDate Insp.						Square Foot								6.Restriction	
														7.Right of Way	
														8.View/Environ	
														9.Fract Share	
														Acres	
Notes: 8/18/23 NAH, ADD SHED 2/12/20 W/MRS OLD CAMP GONE - MVR, ADD NEW HSE +MVR. '16 .13 acres from Map R12 lot 3A						Fract. Acre								30.Frontage 1	
														31.Frontage 2	
														32.Tillable	
														33.Tillable	
														34.Softwood F&O	
Litchfield						Acres								35.Mixed Wood F&O	
														36.Hardwood F&O	
														37.Softwood TG	
														38.Mixed Wood TG	
														39.Hardwood TG	
						Total Acreage								40.Wasteland	
														41.Gravel Pit	
														42.Mobile Home Si	
														43.Camp Site	
														44.Lot Improvemen	
														45.Access Right	
														46.Golf Course	

Litchfield

Map Lot U17-010

Account 228

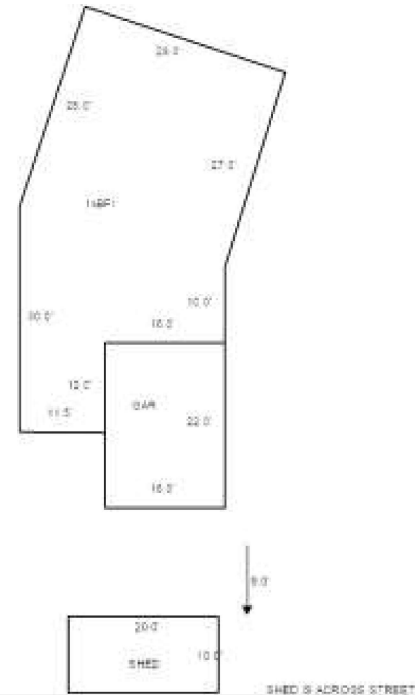
Location 107 ROSSER DRIVE

Card 1 Of 1 01/22/2026

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.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			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					

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
23 Frame Garage	0	352	0 0	0	0	0	%	3.Three Story Fr
24 Frame Shed	2022	200	2 100	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



Card 1 Of 1 1/22/2026

Litchfield

[illegible]

Litchfield

Map Lot U17-011

Account 1763

Location 105 ROSSER DRIVE

Card 1

Of 1

01/22/2026

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.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 % 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
		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	2016	200	3 100	4	0 %	100 %		1.One Story Fram
24 Frame Shed	2017	160	2 100	4	0 %	100 %		2.Two Story Fram
94 Bunkhouse	2022	192	3 100	4	0 %	50 %		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 U17-012

Account 1552

Location 103 ROSSER DRIVE

Card 1

Of 1

1/22/2026

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

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	05/28/2020	
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	54,849	32,817	0	87,666
2013	54,849	32,276	0	87,125
2014	54,849	31,765	0	86,614
2015	54,849	31,764	0	86,613
2016	54,849	31,253	0	86,102
2017	54,849	30,712	0	85,561
2018	54,849	30,690	0	85,539
2019	107,300	19,500	0	126,800
2020	89,300	19,500	0	108,800
2021	91,400	19,500	0	110,900
2022	91,400	19,500	0	110,900
2023	109,700	25,000	0	134,700
2024	109,700	25,000	0	134,700
2025	148,000	33,800	0	181,800

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		0.83				

Litchfield

Map Lot U17-012

Account 1552

Location 103 ROSSER DRIVE

Card 1

Of 1

01/22/2026

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.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 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								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	112	0 0	0	0 %	0 %		1.One Story Fram
28 Unfinished Attic	0	112	0 0	0	0 %	0 %		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 U17-013

Account 1048

Location 99 ROSSER DRIVE

Card 1 Of 1 1/22/2026

SCHRADER, KEVIN J
56 MAVERICK ST
MARBLEHEAD MA 01945

B7394P18 B12946P80 B13898P270

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

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

Litchfield

Property Data			Assessment Record							
Neighborhood 181 Rosser Drive			Year	Land		Buildings		Exempt	Total	
			2012	115,075		33,409		0	148,484	
Tree Growth Year 0			2013	115,075		32,952		0	148,027	
X Coordinate 0			2014	115,075		32,952		0	148,027	
Y Coordinate 0			2015	115,075		32,493		0	147,568	
Zone/Land Use 17 Woodbury Pond			2016	115,075		32,493		0	147,568	
			2017	115,075		32,036		0	147,111	
Secondary Zone			2018	115,075		32,036		0	147,111	
Topography 2 Rolling			2019	136,700		42,800		0	179,500	
			2020	136,700		42,800		0	179,500	
1.Level	4.Below St	7.ResProtect	2021	139,200		42,800		0	182,000	
2.Rolling	5.Low	8.	2022	139,200		42,800		0	182,000	
3.Above St	6.Swampy	9.	2023	167,100		51,200		0	218,300	
Utilities 4 Drilled Well 6 Septic System			2024	167,100		51,200		0	218,300	
			2025	225,500		69,100		0	294,600	
1.Public	4.Dr Well	7.Cesspool	Land Data							
2.Water	5.Dug Well	8.Lake/Pond								
3.Sewer	6.Septic	9.None								
Street 3 Gravel										
1.Paved	4.Proposed	7.								
2.Semi Imp	5.R/O/W	8.								
3.Gravel	6.	9.None								
Open 1 0										
Open 2 0										
Sale Data										
Sale Date 05/08/2003										
Price 186,000										
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.								

Litchfield

Map Lot U17-013

Account 1048

Location 99 ROSSER DRIVE

Card 1

Of 1

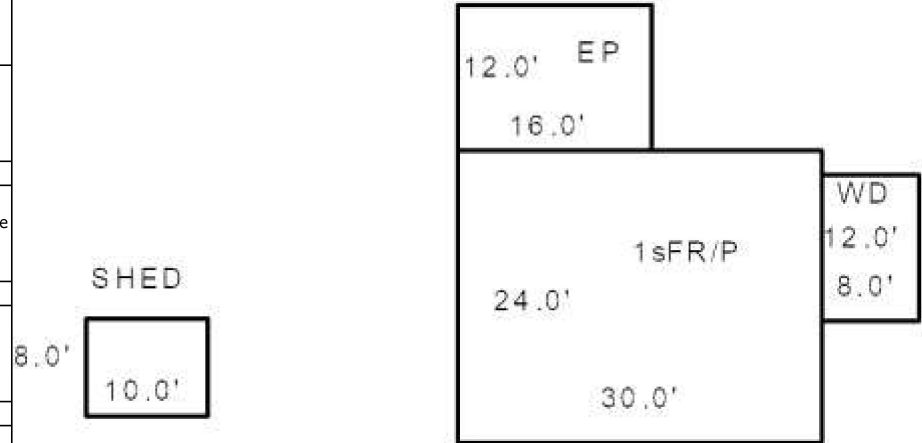
01/22/2026

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.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 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 End 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					%	%	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 1/22/2026

Litchfield

Property Data			Assessment Record								
Neighborhood 181 Rosser Drive			Year	Land		Buildings		Exempt	Total		
			2012	104,820		20,681		0	125,501		
Tree Growth Year 0			2013	104,820		34,636		0	139,456		
X Coordinate 0			2014	104,820		34,501		0	139,321		
Y Coordinate 0			2015	104,820		34,213		0	139,033		
Zone/Land Use 17 Woodbury Pond			2016	104,820		34,079		0	138,899		
			2017	104,820		33,792		0	138,612		
Secondary Zone			2018	104,820		33,658		0	138,478		
Topography 2 Rolling			2019	118,400		47,300		0	165,700		
1.Level	4.Below St	7.ResProtect	2020	118,400		47,300		0	165,700		
2.Rolling	5.Low	8.	2021	120,900		47,300		0	168,200		
3.Above St	6.Swampy	9.	2022	120,900		47,300		0	168,200		
Utilities 8 Lake/Pond 6 Septic System			2023	145,100		56,500		0	201,600		
1.Public	4.Dr Well	7.Cesspool	2024	145,100		56,500		0	201,600		
2.Water	5.Dug Well	8.Lake/Pond	2025	195,900		75,900		0	271,800		
3.Sewer	6.Septic	9.None	Land Data							Influence Codes	
Street 3 Gravel			Front Foot	Type	Effective		Influence				
					Frontage	Depth	Factor	Code			
1.Paved	4.Proposed	7.	11.1-100 12.101-200 13.201+ 14. 15.				% % % % %		1.Unimproved 2.Excess Frtg 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Right of Way 8.View/Environ 9.Fract Share		
1.Semi Imp	5.R/O/W	8.									
3.Gravel	6.	9.None									
Open 1	0										
Open 2	0										
Sale Data			Square Foot		Square Feet				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		
Sale Date	07/12/2017										
Price											
Sale Type	2 Land & Buildings										
1.Land	4.MFGUNIT	7.									
2.L & B	5.Other	8.	16.Regular Lot				%				
3.Building	6.	9.	17.Secondary Lot				%				
Financing 9 Unknown			18.Excess Land				%				
1.Convent	4.Seller	7.	19.Condominium				%				
2.FHA/VA	5.Private	8.	20.Miscellaneous				%				
3.Assumed	6.Cash	9.Unknown	Fract. Acre		Acreage/Sites						
Validity 2 Related Parties					21.Houselot (Frac	21	0.20	100	%	0	
1.Valid	4.Split	7.Renovate			22.Baselot(Fract)	44	1.00	70	%	0	
2.Related	5.Partial	8.Other			23.	26	0.85	100	%	0	
3.Distress	6.Exempt	9.			Acres				% % % %		
Verified 5 Public Record			24.Houselot								
1.Buyer	4.Agent	7.Family	25.Baselot								
2.Seller	5.Pub Rec	8.Other	26.Rear 1								
3.Lender	6.MLS	9.	27.Rear 2								
			28.Rear 3	Total Acreage 1.05							
			29.Rear 4								

Litchfield

Map Lot U17-014

Account 1174

Location 95 ROSSER DRIVE

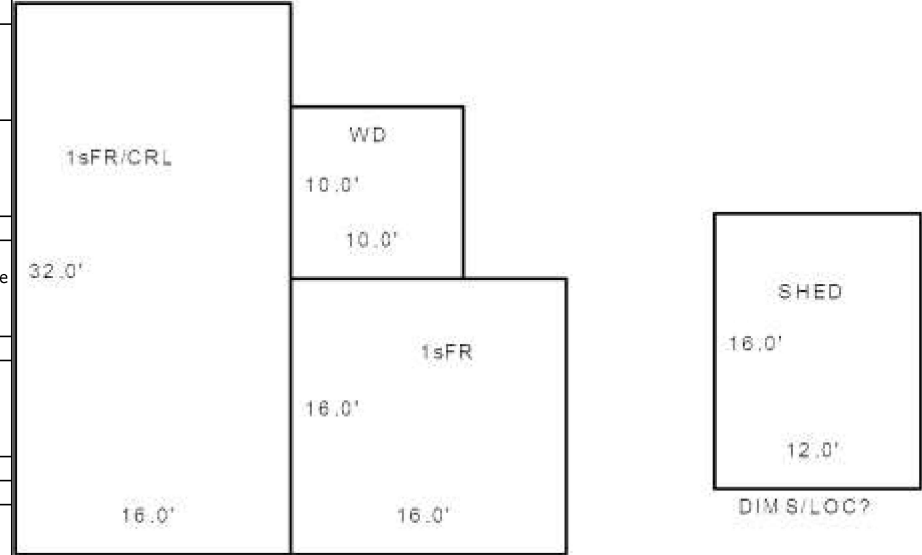
Card 1

Of 1

01/22/2026

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.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 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 1/22/2026

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 0			2014	59,474		33,717		0	93,191					
Y Coordinate 0			2015	59,474		33,717		0	93,191					
Zone/Land Use 17 Woodbury Pond			2016	59,474		33,672		0	93,146					
Secondary Zone			2017	59,474		33,672		0	93,146					
			2018	59,474		33,626		0	93,100					
Topography 2 Rolling			2019	101,300		55,800		0	157,100					
1.Level	4.Below St	7.ResProtect	2020	101,300		55,800		0	157,100					
2.Rolling	5.Low	8.	2021	102,800		55,800		0	158,600					
3.Above St	6.Swampy	9.	2022	102,800		55,800		0	158,600					
Utilities 8 Lake/Pond 6 Septic System			2023	123,400		66,900		0	190,300					
1.Public	4.Dr Well	7.Cesspool	2024	123,400		66,900		0	190,300					
2.Water	5.Dug Well	8.Lake/Pond	2025	166,600		90,400		0	257,000					
3.Sewer	6.Septic	9.None	Land Data											
Street 3 Gravel			Front Foot	Type	Effective		Influence		Influence Codes					
					Frontage	Depth	Factor	Code						
					1.Paved	4.Proposed	7.	11.1-100				%		1.Unimproved
					2.Semi Imp	5.R/O/W	8.	12.101-200				%		2.Excess Frtg
					3.Gravel	6.	9.None	13.201+				%		3.Topography
					Open 1	0		14.				%		4.Size/Shape
					Open 2	0		15.				%		5.Access
					Sale Data							%		6.Restriction
					Sale Date	08/09/2024						%		7.Right of Way
					Price	435,000						%		8.View/Environ
Sale Type 2 Land & Buildings			Square Foot		Square Feet				Acres					
1.Land	4.MFGUNIT	7.					%							
2.L & B	5.Other	8.			16.Regular Lot			%		9.Fract Share				
3.Building	6.	9.			17.Secondary Lot			%		30.Frontage 1				
Financing 9 Unknown					18.Excess Land			%		31.Frontage 2				
1.Convent	4.Seller	7.			19.Condominium			%		32.Tillable				
2.FHA/VA	5.Private	8.			20.Miscellaneous			%		33.Tillable				
3.Assumed	6.Cash	9.Unknown						%		34.Softwood F&O				
Validity 1 Arms Length Sale					Fract. Acre		Acreage/Sites				35.Mixed Wood F&O			
1.Valid	4.Split	7.Renovate					21	0.14	100	%	0	36.Hardwood F&O		
2.Related	5.Partial	8.Other	44	1.00			70	%	0	37.Softwood TG				
3.Distress	6.Exempt	9.	26	0.50			100	%	0	38.Mixed Wood TG				
Verified 5 Public Record								%		39.Hardwood TG				
1.Buyer	4.Agent	7.Family	Acres					%		40.Wasteland				
2.Seller	5.Pub Rec	8.Other						%		41.Gravel Pit				
3.Lender	6.MLS	9.						%		42.Mobile Home Si				
								%		43.Camp Site				
								%		44.Lot Improvemen				
			Total Acreage 0.64				45.Access Right							

- 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 U17-015

Account 1441

Location 91 ROSSER DRIVE

Card 1

Of 1

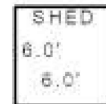
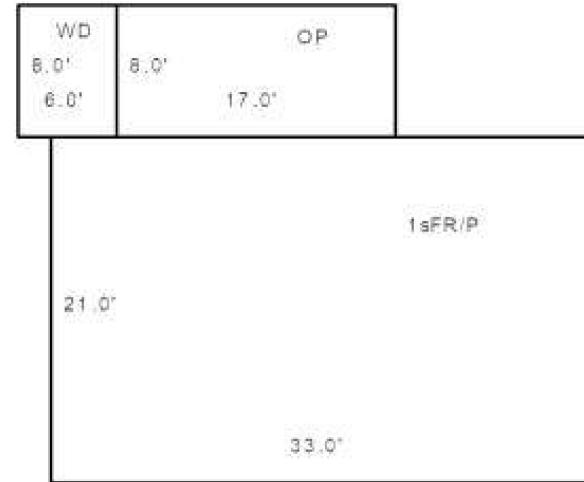
01/22/2026

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	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 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.														
			2.Semi Imp 5.R/O/W 8.														
			3.Gravel 6. 9.None														
Inspection Witnessed By:			Open 1 0			Front Foot		Type		Effective		Influence		Influence Codes			
			Open 2 0							Frontage	Depth	Factor	Code				
			Sale Data														
			Sale Date 07/22/1998														
			Price														
X			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														
Notes:			1.Convent 4.Seller 7.			Fract. Acre		21		Acreeage/Sites							
			2.FHA/VA 5.Private 8.														
			3.Assumed 6.Cash 9.Unknown														
			Validity 1 Arms Length Sale											22.Baselot(Fract)		26	
			1.Valid 4.Split 7.Renovate														
2.Related 5.Partial 8.Other			Acres														
3.Distress 6.Exempt 9.																	
			Verified 5 Public Record			24.Houselot											
			1.Buyer 4.Agent 7.Family														
			2.Seller 5.Pub Rec 8.Other														
			3.Lender 6.MLS 9.														
Litchfield						25.Baselot											
			1.Buyer 4.Agent 7.Family														
			2.Seller 5.Pub Rec 8.Other														
			3.Lender 6.MLS 9.														

Litchfield

Map Lot U17-016

Account 1060

Location 89 ROSSER DRIVE

Card 1

Of 1

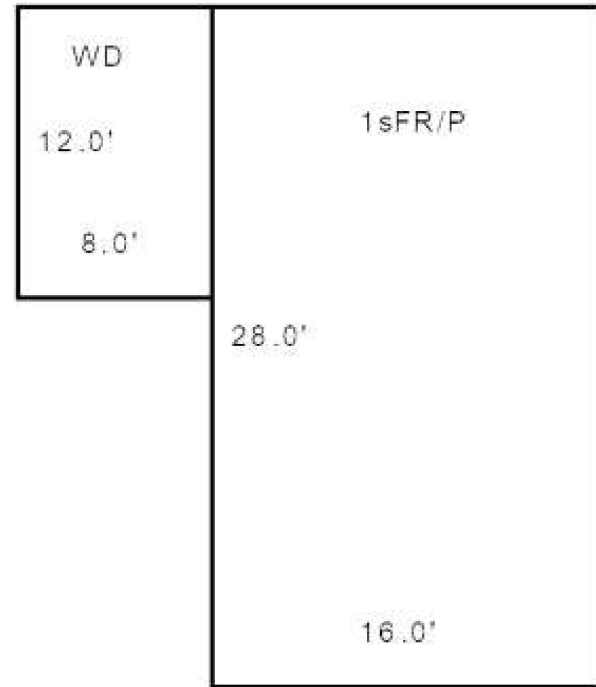
01/22/2026

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 1/22/2026

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

01/22/2026

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.Fl/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.Fl/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								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	1990				%	%	1,000	1.One Story Fram
					%	%		2.Two Story Fram
					%	%		3.Three Story Fr
					%	%		4.1 & 1/2 Story
					%	%		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U17-018

Account 642

Location 10 CHICKADEE DRIVE

Card 1 Of 1 1/22/2026

MCPHAIL, WAYNE D
50 PATRIOT WAY
DURHAM ME 04222

B1313P302 B1417P626 B10973P219 B10973P220

Previous Owner
FURBER, EDMUND R
41 BEACON ST

BATH ME 04530
Sale Date: 03/01/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:
'21 1.98 ACRES FROM M R12 LOT 3A

Property Data			Assessment Record							
Neighborhood 41 Chickadee Drive			Year	Land		Buildings		Exempt	Total	
			2012	143,256		29,450		0	172,706	
Tree Growth Year 0			2013	143,256		29,448		0	172,704	
X Coordinate										

Litchfield

Map Lot U17-018

Account 642

Location 10 CHICKADEE DRIVE

Card 1

Of 1

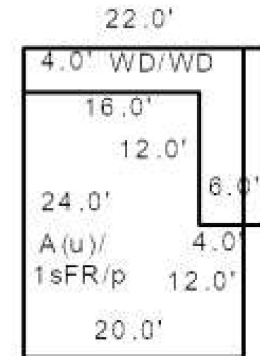
01/22/2026

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	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 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 1/22/2026												
SARA JANE'S SOJOURN, LLC. 257 PITTS CENTER ROAD RICHMOND ME 04357						Property Data			Assessment Record												
						Neighborhood 41 Chickadee Drive			Year	Land	Buildings	Exempt	Total								
						Tree Growth Year 0			2012	164,200	49,857	0	214,057								
						X Coordinate 0			2013	164,200	49,804	0	214,004								
						Y Coordinate 0			2014	164,200	49,558	0	213,758								
B2872P209 B12971P133 B13899P53						Zone/Land Use 17 Woodbury Pond			2015	164,200	49,259	0	213,459								
Previous Owner CUTCHEN, TAMARA CUTCHEN, BRYAN 926 N. KEMPER ST ALEXANDRIA VA 22304 Sale Date: 07/18/2018						Secondary Zone			2016	164,200	49,259	0	213,459								
						Topography 2 Rolling			2017	164,200	48,960	0	213,160								
						1.Level 4.Below St 7.ResProtect			2018	164,200	48,713	0	212,913								
						2.Rolling 5.Low 8.			2019	185,200	24,800	0	210,000								
						3.Above St 6.Swampy 9.			2020	185,200	24,800	0	210,000								
						Utilities 8 Lake/Pond 6 Septic System			2021	191,200	24,800	0	216,000								
						1.Public 4.Dr Well 7.Cesspool			2022	191,200	24,800	0	216,000								
						2.Water 5.Dug Well 8.Lake/Pond			2023	229,400	29,600	0	259,000								
						3.Sewer 6.Septic 9.None			2024	229,400	29,600	0	259,000								
						Street 3 Gravel			2025	309,700	39,800	0	349,500								
									Land Data												
						Front Foot		Type	Effective		Influence		Influence Codes								
									Frontage	Depth	Factor	Code									
											%										
											%										
		%																			
Inspection Witnessed By:						11.1-100 12.101-200 13.201+ 14. 15.															
X						Sale Date 07/18/2018															
Price						Square Foot		Square Feet													
Sale Type 2 Land & Buildings																					
1.Land 4.MFGUNIT 7.																					
2.L & B 5.Other 8.																					
3.Building 6. 9.																					
Financing 9 Unknown						Fract. Acre		Acreege/Sites													
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						Acres															
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						Total Acreage 2.65															
3.Lender 6.MLS 9.																					
Notes:						21.Houselot (Frac 22.Baselot(Fract) 23. 24.Houselot 25.Baselot 26.Rear 1 27.Rear 2 28.Rear 3 29.Rear 4															
Litchfield																					

Litchfield

Map Lot U17-019

Account 400

Location 14 CHICKADEE DRIVE

Card 1

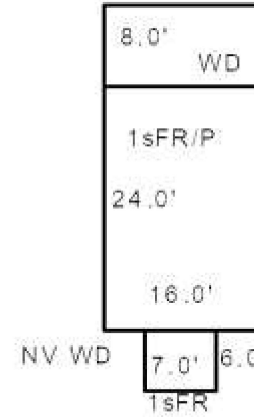
Of 1

01/22/2026

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 Endl 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



MCKENNEY LYNNE P O BOX 4695 AUGUSTA ME 04330 1695			Property Data			Assessment Record							
			Neighborhood 41 Chickadee Drive			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2012	101,740	25,437	0	127,177			
			X Coordinate 0			2013	101,740	25,048	0	126,788			
			Y Coordinate 0			2014	101,740	25,007	0	126,747			
B1332P177 B9043P119			Zone/Land Use 17 Woodbury Pond			2015	101,740	24,619	0	126,359			
Previous Owner DORE JR, CHARLES E 74 RIVER ROAD			Secondary Zone			2016	101,740	24,190	0	125,930			
						2017	101,740	24,190	0	125,930			
			Topography 2 Rolling			2018	101,740	23,761	0	125,501			
			1.Level 4.Below St 7.ResProtect			2019	110,400	56,100	0	166,500			
			2.Rolling 5.Low 8.			2020	110,400	56,100	0	166,500			
DRESDEN ME 04342 Sale Date: 07/24/2006			3.Above St 6.Swampy 9.			2021	110,400	56,100	0	166,500			
			Utilities 4 Drilled Well 6 Septic System			2022	110,400	56,100	0	166,500			
			1.Public 4.Dr Well 7.Cesspool			2023	132,400	67,200	0	199,600			
			2.Water 5.Dug Well 8.Lake/Pond			2024	132,400	67,200	0	199,600			
			3.Sewer 6.Septic 9.None			2025	178,800	90,800	0	269,600			
			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 07/24/2006										
			Price 197,000										
			Sale Type 2 Land & Buildings										
			1.Land 4.MFGUNIT 7.										
X			2.L & B 5.Other 8.			Square Foot		Square Feet			Acres		
			3.Building 6. 9.										
			Financing 1 Conventional										
			1.Convent 4.Seller 7.										
			2.FHA/VA 5.Private 8.										
Notes:			3.Assumed 6.Cash 9.Unknown			21.Houselot (Frac 22.Baselot(Fract) 23. Acres		Acreeage/Sites					
			Validity 2 Related Parties					21	0.15	100		%	0
			1.Valid 4.Split 7.Renovate					44	1.00	100		%	0
			2.Related 5.Partial 8.Other										
			3.Distress 6.Exempt 9.										
Litchfield			Verified 5 Public Record			24.Houselot 25.Baselot 26.Rear 1 27.Rear 2 28.Rear 3 29.Rear 4		Total Acreage 0.15					
			1.Buyer 4.Agent 7.Family										
			2.Seller 5.Pub Rec 8.Other										
			3.Lender 6.MLS 9.										

Litchfield

Map Lot U17-020

Account 493

Location 18 CHICKADEE DRIVE

Card 1

Of 1

01/22/2026

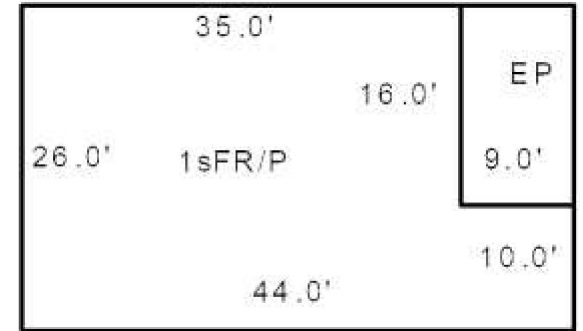
Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 0% 9 Not Heated	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.FI/Wall	Attic 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 End 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



Litchfield

Map Lot U17-021

Account 332

Location 19 CHICKADEE DRIVE

Card 1

Of 1

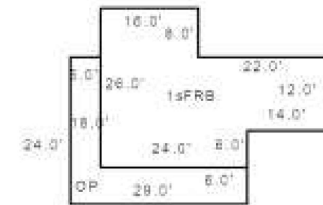
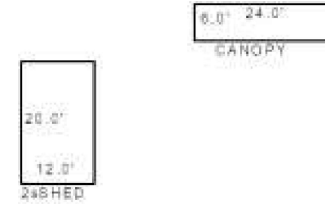
01/22/2026

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.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 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					%	%	2.Two Story Fram
44 2S Frame Shed	0	240	2 100	4	0	% 100	%	3.Three Story Fr
61 Canopy/s	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



ROSS, MEREDITH FKA MEREDITH COATES P.O. BOX 350 LITCHFIELD ME 04350			Property Data			Assessment Record							
			Neighborhood 41 Chickadee Drive			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2012	45,878	0	0	45,878			
			X Coordinate 0			2013	45,878	0	0	45,878			
			Y Coordinate 0			2014	45,878	0	0	45,878			
B3037P130			Zone/Land Use 17 Woodbury Pond			2015	45,878	0	0	45,878			
			Secondary Zone			2016	45,878	0	0	45,878			
			Topography 2 Rolling			2017	45,878	0	0	45,878			
			1.Level 4.Below St 7.ResProtect			2018	45,878	0	0	45,878			
			2.Rolling 5.Low 8.			2019	16,500	0	0	16,500			
			3.Above St 6.Swampy 9.			2020	16,500	0	0	16,500			
			Utilities 9 None 9 None			2021	16,500	0	0	16,500			
			1.Public 4.Dr Well 7.Cesspool			2022	16,500	0	0	16,500			
			2.Water 5.Dug Well 8.Lake/Pond			2023	19,800	0	0	19,800			
			3.Sewer 6.Septic 9.None			2024	19,800	0	0	19,800			
			Street 3 Gravel			2025	26,700	0	0	26,700			
			1.Paved 4.Proposed 7.			Land Data							
			2.Semi Imp 5.R/O/W 8.										
			3.Gravel 6. 9.None			Front Foot							
			Open 1 0										
Open 2 0			11.1-100 12.101-200 13.201+ 14. 15.										
Sale Data													
Sale Date 12/30/1899			Square Foot										
Price													
Sale Type			16.Regular Lot 17.Secondary Lot 18.Excess Land 19.Condominium 20.Miscellaneous										
1.Land 4.MFGUNIT 7.													
2.L & B 5.Other 8.			Fract. Acre										
3.Building 6. 9.													
Financing			21.Houselot (Frac 22.Baselot(Fract) 23.										
1.Convent 4.Seller 7.													
2.FHA/VA 5.Private 8.			Acres										
3.Assumed 6.Cash 9.Unknown													
Validity			24.Houselot 25.Baselot										
1.Valid 4.Split 7.Renovate													
2.Related 5.Partial 8.Other			26.Rear 1 27.Rear 2 28.Rear 3 29.Rear 4										
3.Distress 6.Exempt 9.													
Verified			Total Acreage 0.08										
1.Buyer 4.Agent 7.Family													
2.Seller 5.Pub Rec 8.Other			Influence Codes										
3.Lender 6.MLS 9.													
			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 U17-022

Account 331

Location CHICKADEE DRIVE

Card 1

Of 1

01/22/2026

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.Fl/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.Fl/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		
						1.Owner	4.Agent	7.Vacant
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.
Date Inspected								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.One Story Fram
					%	%		2.Two Story Fram
					%	%		3.Three Story Fr
					%	%		4.1 & 1/2 Story
					%	%		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U17-023

Account 1662

Location 24 CHICKADEE DRIVE

Card 1 Of 1 1/22/2026

TALBOT, MATHEW
4 WILLIAMS COURT
SOMERSET MA 02725

B2708P126 B9835P77 B12112P244 B13899P85

Previous Owner
KENNEDY SCOTT
KENNEDY BARBARA
24 CHICKADEE DRIVE
LITCHFIELD ME 04350
Sale Date: 09/22/2015

Previous Owner
ST PIERRE, WILLIAM
725 MIDDLESEX RD

TOPSHAM ME 04086
Sale Date: 08/26/2008

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	86,368	39,710	0	126,078	
Tree Growth Year 0			2013	86,368	39,156	0	125,524	
X Coordinate 0			2014	86,368	39,146	0	125,514	
Y Coordinate 0			2015	86,368	38,603	0	124,971	
Zone/Land Use 17 Woodbury Pond			2016	86,368	38,593	0	124,961	
			2017	86,368	38,039	0	124,407	
Secondary Zone			2018	86,368	38,039	0	124,407	
Topography 2 Rolling			2019	86,368	38,039	0	124,407	
1.Level	4.Below St	7.ResProtect	2019	131,900	53,800	0	185,700	
2.Rolling	5.Low	8.	2020	131,900	53,800	0	185,700	
3.Above St	6.Swampy	9.	2021	137,600	53,800	0	191,400	
Utilities 4 Drilled Well 6 Septic System			2022	137,600	53,800	0	191,400	
			2023	165,200	64,400	0	229,600	
1.Public	4.Dr Well	7.Cesspool	2023	165,200	64,400	0	229,600	
2.Water	5.Dug Well	8.Lake/Pond	2024	165,200	64,400	0	229,600	
3.Sewer	6.Septic	9.None	2025	223,000	86,700	0	309,700	
Street 3 Gravel			Land Data					
			Front Foot	Type	Effective		Influence	
Frontage	Depth	Factor			Code			
Open 1	0					%		1.Unimproved
Open 2	0					%		2.Excess Frtg
Sale Data						%		3.Topography
						%		4.Size/Shape
Sale Date 09/22/2015						%		5.Access
Price 235,000						%		6.Restriction
Sale Type 2 Land & Buildings						%		7.Right of Way
				Square Feet				
1.Land	4.MFGUNIT	7.	Square Foot			%		9.Fract Share
2.L & B	5.Other	8.				%		Acres
3.Building	6.	9.				%		
Financing 9 Unknown						%		31.Frontage 2
						%		32.Tillable
1.Convent	4.Seller	7.				%		33.Tillable
2.FHA/VA	5.Private	8.				%		34.Softwood F&O
3.Assumed	6.Cash	9.Unknown				%		35.Mixed Wood F&O
Validity 1 Arms Length Sale						%		36.Hardwood F&O
						%		37.Softwood TG
1.Valid	4.Split	7.Renovate	21	0.23	100	%	0	38.Mixed Wood TG
2.Related	5.Partial	8.Other	26	1.91	100	%	0	39.Hardwood TG
3.Distress	6.Exempt	9.	44	1.00	100	%	0	40.Wasteland
Verified 5 Public Record						%		41.Gravel Pit
						%		42.Mobile Home Si
1.Buyer	4.Agent	7.Family				%		43.Camp Site
2.Seller	5.Pub Rec	8.Other				%		44.Lot Improvemen
3.Lender	6.MLS	9.				%		45.Access Right
			Total Acreage 2.14					

Litchfield

Map Lot U17-023

Account 1662

Location 24 CHICKADEE DRIVE

Card 1

Of 1

01/22/2026

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.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 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	
68 Wood Deck/s	0	120	3 100	4	0 %	100 %		1.One Story Fram
24 Frame Shed	0				%	%	1,200	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 1/22/2026

B8130P226

Property Data			Assessment Record								
Neighborhood 67 Fickett Drive			Year	Land	Buildings	Exempt	Total				
Tree Growth Year 0			2012	43,100	0	0	43,100				
X Coordinate 0			2013	43,100	0	0	43,100				
Y Coordinate 0			2014	43,100	0	0	43,100				
Zone/Land Use 11 Residential			2015	43,100	0	0	43,100				
Secondary Zone			2016	43,100	0	0	43,100				
			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	43,000	0	0	43,000				
2.Water	5.Dug Well	8.Lake/Pond	2024	51,600	0	0	51,600				
3.Sewer	6.Septic	9.None	2025	51,600	0	0	51,600				
Street 3 Gravel			Land Data								
1.Paved	4.Proposed	7.									
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	09/17/2004				14.			%			4.Size/Shape
Price	200,000				15.			%			5.Access
Sale Type	1 Land Only				Square Foot		Square Feet				
1.Land	4.MFGUNIT	7.		%					7.Right of Way		
2.L & B	5.Other	8.		%					8.View/Environ		
3.Building	6.	9.		%					9.Fract Share		
Financing 9 Unknown				%					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		Fract. Acre		Acreage/Sites				33.Tillable		
1.Valid	4.Split	7.Renovate			25	1.00	100	%	0	34.Softwood F&O	
2.Related	5.Partial	8.Other			26	5.00	100	%	0	35.Mixed Wood F&O	
3.Distress	6.Exempt	9.			27	4.00	100	%	0	36.Hardwood F&O	
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					%			39.Hardwood TG	
3.Lender	6.MLS	9.					%			40.Wasteland	
							%			41.Gravel Pit	
							%			42.Mobile Home Si	
				Total Acreage		10.00		43.Camp Site			
								44.Lot Improvemen			
								45.Access Right			
								46.Golf Course			

X		Date
No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

Map Lot U17-023A

Account 2538

Location FICKETT DRIVE

Card 1

Of 1

01/22/2026

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.Fl/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.Fl/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 1/22/2026

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	
Secondary Zone			2017		127,600	51,889	20,000	159,489	
				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			Front Foot 11.1-100 12.101-200 13.201+ 14. 15.	Type	Effective		Influence		Influence Codes
1.Paved	4.Proposed	7.			Frontage	Depth	Factor	Code	
2.Semi Imp	5.R/O/W	8.				%		1.Unimproved	
3.Gravel	6.	9.None				%		2.Excess Frtg	
Open 1	0					%		3.Topography	
Open 2	0					%		4.Size/Shape	
Sale Data						%		5.Access	
Sale Date	12/30/1899					%		6.Restriction	
Price						%		7.Right of Way	
Sale Type						%		8.View/Environ	
1.Land 4.MFGUNIT 7. 2.L & B 5.Other 8. 3.Building 6. 9.				Square Foot	Square Feet				9.Fract Share
							%		Acre
Financing 1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown				16.Regular Lot 17.Secondary Lot 18.Excess Land 19.Condominium 20.Miscellaneous			%		30.Frontage 1
							%		31.Frontage 2
Validity 1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.				Fract. Acre 21.Houselot (Frac 22.Baselot(Fract) 23.			%		32.Tillable
						%		33.Tillable	
Verified 1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Acres 24.Houselot 25.Baselot 26.Rear 1 27.Rear 2 28.Rear 3 29.Rear 4	Acreage/Sites				34.Softwood F&O	
				21	0.50	100 %	0	35.Mixed Wood F&O	
				26	0.75	100 %	0	36.Hardwood F&O	
				44	1.00	100 %	0	37.Softwood TG	
						%		38.Mixed Wood TG	
						%		39.Hardwood TG	
						%		40.Wasteland	
						%		41.Gravel Pit	
				Total Acreage 1.25				42.Mobile Home Si	
								43.Camp Site	
								44.Lot Improvemen	
								45.Access Right	
								46.Golf Course	

X		Date
No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

Map Lot U17-024

Account 585

Location FICKETT DRIVE

Card 1

Of 1

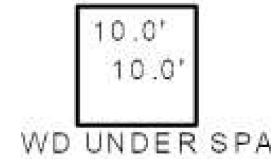
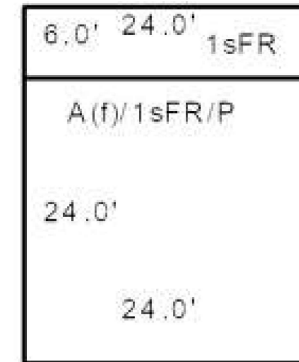
01/22/2026

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.Fl/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.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 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



GIVENS, WILLIAM R GIVENS, TRACY L 13 GILMAN ROAD MONMOUTH ME 04259			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			
B5326P337 B8946P217 B11206P228 Previous Owner ROBUSTELLE NANCY 529 EAST AVENUE			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			
			LEWISTON ME 04240 Sale Date: 10/24/2012			Topography 2 Rolling			2018	123,825	64,661	0	188,486
						1.Level 4.Below St 7.ResProtect 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2019	146,400	66,000	0	212,400
Previous Owner ROBUSTELLE, THOMAS J ROBUSTELLE NANCY E 529 EAST AVENUE LEWISTON ME 04240 Sale Date: 06/07/2006			Utilities 4 Drilled Well 6 Septic System			2020	146,400	66,000	0	212,400			
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8.Lake/Pond 3.Sewer 6.Septic 9.None			2021	146,400	66,000	0	212,400			
			Street 3 Gravel			2022	146,400	98,400	24,750	220,050			
						2023	175,700	137,600	25,000	288,300			
						1.Paved 4.Proposed 7. 2.Semi Imp 5.R/O/W 8. 3.Gravel 6. 9.None			2024	175,700	160,600	25,000	311,300
Open 1 0						2025	237,200	217,000	25,000	429,200			
Inspection Witnessed By:			Open 2 0										
			Sale Date 10/24/2012										
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					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.								
					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								
					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	
									%			46.Golf Course	
									%				
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Litchfield

Map Lot U17-025

Account 1059

Location 47 FICKETT DRIVE

Card 1

Of 1

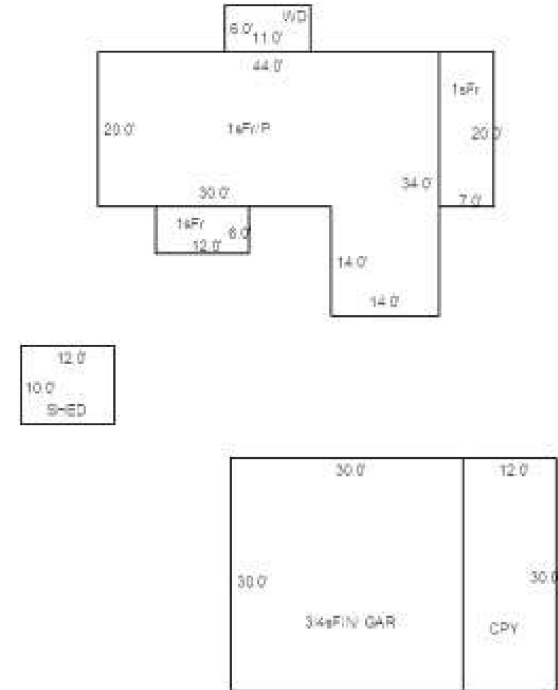
01/22/2026

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.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 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					%	%	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



Card 1 Of 1 1/22/2026

Litchfield

Property Data			Assessment Record						
Neighborhood 67 Fickett Drive			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	55,076	31,745	0	86,821		
X Coordinate 0			2013	55,076	31,745	0	86,821		
Y Coordinate 0			2014	55,076	31,745	0	86,821		
Zone/Land Use 17 Woodbury Pond			2015	55,076	31,745	0	86,821		
Secondary Zone			2016	55,076	31,745	0	86,821		
			2017	55,076	31,745	0	86,821		
Topography 2 Rolling			2018	55,076	31,745	0	86,821		
1.Level	4.Below St	7.ResProtect	2019	91,400	67,600	0	159,000		
2.Rolling	5.Low	8,	2020	91,400	67,600	0	159,000		
3.Above St	6.Swampy	9,	2021	91,400	67,600	0	159,000		
Utilities	8 Lake/Pond	6 Septic System	2022	91,400	67,600	0	159,000		
1.Public	4.Dr Well	7.Cesspool	2023	109,700	81,100	0	190,800		
2.Water	5.Dug Well	8.Lake/Pond	2024	109,700	81,100	0	190,800		
3.Sewer	6.Septic	9.None	2025	148,100	109,700	0	257,800		
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 Data						%		4.Size/Shape	
Sale Date	10/29/2015					%		5.Access	
Price	167,500					%		6.Restriction	
Sale Type	2 Land & Buildings					%		7.Right of Way	
1.Land	4.MFGUNIT	7,				%		8.View/Environ	
2.L & B	5.Other	8,			%		9.Fract Share		
3.Building	6,	9,			%		Acres		
Financing	1 Conventional				%		30.Frontage 1		
1.Convent	4.Seller	7,			%		31.Frontage 2		
2.FHA/VA	5.Private	8,			%		32.Tillable		
3.Assumed	6.Cash	9.Unknown			%		33.Tillable		
Validity	1 Arms Length Sale				%		34.Softwood F&O		
1.Valid	4.Split	7.Renovate			%		35.Mixed Wood F&O		
2.Related	5.Partial	8.Other			%		36.Hardwood F&O		
3.Distress	6.Exempt	9,			%		37.Softwood TG		
Verified	5 Public Record				%		38.Mixed Wood TG		
1.Buyer	4.Agent	7.Family			%		39.Hardwood TG		
2.Seller	5.Pub Rec	8.Other			%		40.Wasteland		
3.Lender	6.MLS	9,			%		41.Gravel Pit		
					%		42.Mobile Home Si		
			Total Acreage 0.11				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

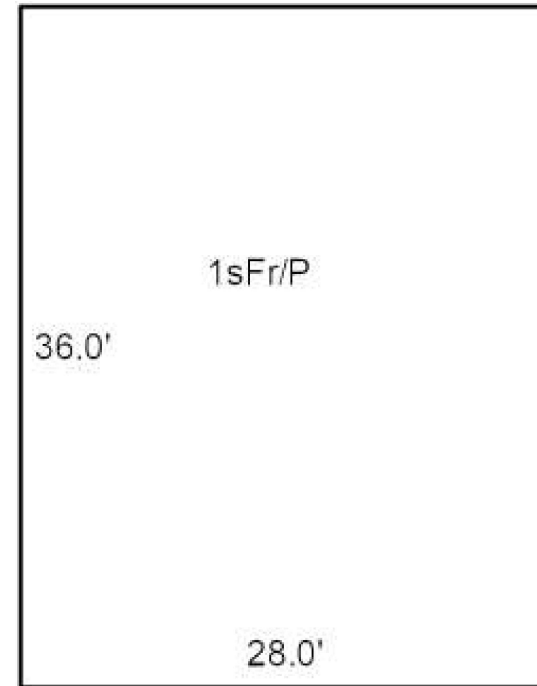
Of 1

01/22/2026

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 1/22/2026		
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	
			Zone/Land Use 17 Woodbury Pond			2015	172,375	95,753	0	268,128	
Previous Owner TALBOT, PAUL PO BOX 195			Secondary Zone			2016	172,375	95,376	0	267,751	
						2017	172,375	95,376	0	267,751	
			Topography 2 Rolling			2018	172,375	95,000	0	267,375	
						2019	202,400	60,400	0	262,800	
						2020	202,400	60,400	0	262,800	
						2021	202,400	60,400	0	262,800	
CORINNA ME 04928 Sale Date: 04/01/2019			1.Level 4.Below St 7.ResProtect 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2022	202,400	60,400	0	262,800	
			Utilities 8 Lake/Pond 6 Septic System			2023	242,900	72,100	0	315,000	
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8.Lake/Pond 3.Sewer 6.Septic 9.None			2024	242,900	72,100	0	315,000	
			Street 3 Gravel			2025	327,900	97,000	0	424,900	
			1.Paved 4.Proposed 7. 2.Semi Imp 5.R/O/W 8. 3.Gravel 6. 9.None			Land Data					
			Open 1 0			Front Foot 11.1-100 12.101-200 13.201+ 14. 15.	Type	Effective		Influence	
Open 2 0			Frontage	Depth	Factor			Code			
Sale Data											
Sale Date 04/01/2019											
Price											
X Date			Sale Type 2 Land & Buildings			Square Foot		Square Feet			
			1.Land 4.MFGUNIT 7. 2.L & B 5.Other 8. 3.Building 6. 9.			16.Regular Lot 17.Secondary Lot 18.Excess Land 19.Condominium 20.Miscellaneous					
			Financing 9 Unknown			Fract. Acre		Acreage/Sites			
			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			21.Houselot (Frac 22.Baselot(Fract) 23.		21 0.50 100 % 0 30 0.49 100 % 0 26 1.06 100 % 0 44 1.00 70 % 0			
			Validity 2 Related Parties			Acres					
Notes: '13 add 24 x 26 garage			1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.			24.Houselot 25.Baselot 26.Rear 1 27.Rear 2 28.Rear 3 29.Rear 4		Total Acreage 2.05			
			Verified 5 Public Record								
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.								
PERMIT # 12-061, 8/14/2012. 24X26 GARAGE, \$45,000.											
Litchfield											

Litchfield

Map Lot U17-027

Account 1707

Location 111 HARTFORD DRIVE

Card 1

Of 1

01/22/2026

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.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 U17-028

Account 772

Location 107 HARTFORD DRIVE

Card 1 Of 1

1/22/2026

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 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	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
		Frontage	Depth	Factor	Code	
11.1-100 12.101-200 13.201+ 14. 15.				%		1.Unimproved
				%		2.Excess Frtg
				%		3.Topography
				%		4.Size/Shape
				%		5.Access
				%		6.Restriction
				%		7.Right of Way
				%		8.View/Environ
				%		9.Fract Share
				%		
Square Foot 16.Regular Lot 17.Secondary Lot 18.Excess Land 19.Condominium 20.Miscellaneous		Square Feet				
				%		
				%		
				%		
				%		
				%		
				%		
				%		
				%		
				%		
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		Acreage/Sites				
	21	0.50	100	%	0	35.Mixed Wood F&O
	30	0.20	100	%	0	36.Hardwood F&O
	26	0.50	100	%	0	37.Softwood TG
	44	1.00	100	%	0	38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Gravel Pit
				%		42.Mobile Home Si
				%		43.Camp Site
Total Acreage 1.20						44.Lot Improvemen 45.Access Right 46.Golf Course

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

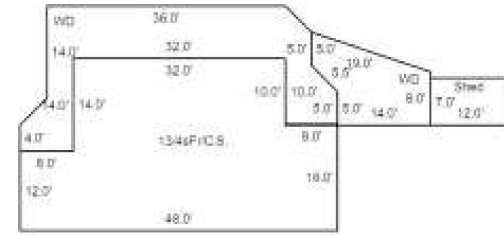
01/22/2026

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.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 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	%	1.One Story Fram
68 Wood Deck/s	0	170	0 0	0	0	%0	%	2.Two Story Fram
24 Frame Shed	0	84	0 0	0	0	%0	%	3.Three Story Fr
23 Frame Garage	1983	704	3 100	4	0	%100	%	4.1 & 1/2 Story
24 Frame Shed	1986	220	1 100	4	0	%75	%	5.1 & 3/4 Story
24 Frame Shed	1986	400	1 100	4	0	%75	%	6.2 & 1/2 Story
24 Frame Shed	0					%	%	21.Open Frame Por
24 Frame Shed	0					%	%	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 1/22/2026

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

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

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

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

Open 1	0	
Open 2	0	

Sale Data

Sale Date	01/14/2019	
Price		

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

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

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

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	165,000	31,784	0	196,784
2013	165,000	31,784	0	196,784
2014	165,000	31,784	0	196,784
2015	165,000	31,784	0	196,784
2016	165,000	31,784	0	196,784
2017	165,000	31,784	0	196,784
2018	165,000	31,784	0	196,784
2019	202,500	72,400	0	274,900
2020	202,500	126,800	0	329,300
2021	202,500	126,800	0	329,300
2022	202,500	126,800	0	329,300
2023	243,000	152,100	0	395,100
2024	243,000	152,100	0	395,100
2025	328,000	205,800	0	533,800

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		1.86				

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

Square Feet		Influence		Influence Codes
		Factor	Code	
		%		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
Total Acreage		1.86		

Litchfield

Map Lot U17-029

Account 661

Location 99 HARTFORD DRIVE

Card 1

Of 1

01/22/2026

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.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 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

Card 1 Of 1 1/22/2026

Litchfield

Property Data			Assessment Record						
Neighborhood 84 Hartford Drive			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	228,950	152,149	0	381,099		
X Coordinate 0			2013	228,950	150,417	0	379,367		
Y Coordinate 0			2014	228,950	150,404	0	379,354		
Zone/Land Use 17 Woodbury Pond			2015	228,950	150,391	0	379,341		
Secondary Zone			2016	228,950	152,528	0	381,478		
			2017	228,950	152,402	0	381,352		
Topography 2 Rolling			2018	228,950	152,402	0	381,352		
1.Level	4.Below St	7.ResProtect	2019	242,000	147,300	0	389,300		
2.Rolling	5.Low	8.	2020	242,000	147,300	0	389,300		
3.Above St	6.Swampy	9.	2021	242,000	147,300	0	389,300		
Utilities 4 Drilled Well 6 Septic System			2022	242,000	147,300	0	389,300		
1.Public	4.Dr Well	7.Cesspool	2023	290,500	176,800	0	467,300		
2.Water	5.Dug Well	8.Lake/Pond	2024	290,500	176,800	0	467,300		
3.Sewer	6.Septic	9.None	2025	392,100	239,200	0	631,300		
Street 3 Gravel			Land Data						
1.Paved	4.Proposed	7.	Front Foot 11.1-100 12.101-200 13.201+ 14. 15.	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 Data							%		4.Size/Shape
Sale Date	06/09/2011						%		5.Access
Price	385,022						%		6.Restriction
Sale Type	2 Land & Buildings						%		7.Right of Way
1.Land	4.MFGUNIT	7.		Square Foot 16.Regular Lot 17.Secondary Lot 18.Excess Land 19.Condominium 20.Miscellaneous	Square Feet				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.				%		32.Tillable	
2.FHA/VA	5.Private	8.				%		33.Tillable	
3.Assumed	6.Cash	9.Unknown				%		34.Softwood F&O	
Validity	2 Related Parties					%		35.Mixed Wood F&O	
1.Valid	4.Split	7.Renovate				%		36.Hardwood F&O	
2.Related	5.Partial	8.Other				%		37.Softwood TG	
3.Distress	6.Exempt	9.			%		38.Mixed Wood TG		
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	Acreage/Sites				39.Hardwood TG	
1.Buyer	4.Agent	7.Family		21	0.50	100	%	0	40.Wasteland
2.Seller	5.Pub Rec	8.Other		30	1.00	100	%	0	41.Gravel Pit
3.Lender	6.MLS	9.		31	0.50	100	%	0	42.Mobile Home Si
				26	1.14	100	%	0	43.Camp Site
				44	1.00	100	%	0	44.Lot Improvemen
							%		45.Access Right
							%		
				Total Acreage		3.14			

Litchfield

Map Lot U17-030

Account 883

Location 85 HARTFORD DRIVE

Card 1

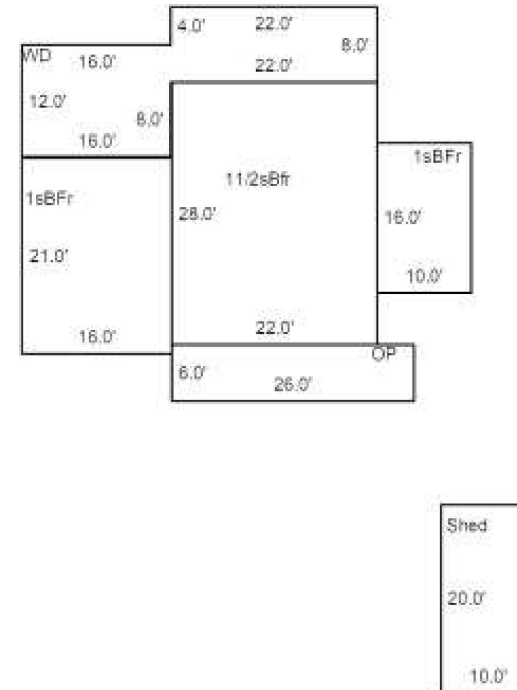
Of 1

01/22/2026

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.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 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



CONROY, MICHAEL H 260 FALMOUTH ROAD FALMOUTH ME 04105 2008			Property Data			Assessment Record						
			Neighborhood 84 Hartford Drive			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2012	60,272	45,883	0	106,155		
			X Coordinate 0			2013	60,272	45,883	0	106,155		
B4793P243			Y Coordinate 0			2014	60,272	45,875	0	106,147		
			Zone/Land Use 17 Woodbury Pond			2015	60,272	45,875	0	106,147		
			Secondary Zone			2016	60,272	45,868	0	106,140		
						2017	60,272	45,868	0	106,140		
			Topography 2 Rolling			2018	60,272	45,860	0	106,132		
			1.Level 4.Below St 7.ResProtect 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2019	116,200	42,300	0	158,500		
						2020	116,200	42,300	0	158,500		
						2021	116,200	42,300	0	158,500		
			Utilities 4 Drilled Well 6 Septic System			2022	116,200	42,300	0	158,500		
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8.Lake/Pond 3.Sewer 6.Septic 9.None			2023	139,500	50,700	0	190,200		
						2024	139,500	50,700	0	190,200		
			Street 3 Gravel			2025	188,300	68,700	0	257,000		
Inspection Witnessed By:			11.1-100 12.101-200 13.201+ 14. 15.			Land Data						
						Front Foot	Type	Effective		Influence		Influence Codes
								Frontage	Depth	Factor	Code	
										%		
		%										
X			16.Regular Lot 17.Secondary Lot 18.Excess Land 19.Condominium 20.Miscellaneous			Square Feet						
							%					
							%					
							%					
No./Date			16.Regular Lot 17.Secondary Lot 18.Excess Land 19.Condominium 20.Miscellaneous			Square Feet						
							%					
							%					
							%					
Notes:			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			Acreeage/Sites						
						21	0.17	100	%	0		
						44	1.00	100	%	0		
									%			
Litchfield												
						Total Acreage		0.17				

Litchfield

Map Lot U17-031

Account 360

Location 83 HARTFORD DRIVE

Card 1

Of 1

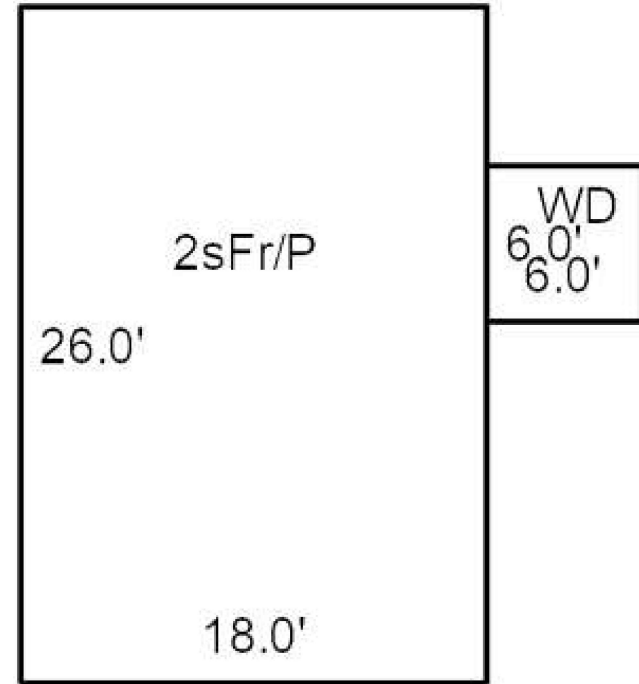
01/22/2026

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.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 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



Card 1 Of 1 1/22/2026

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

No./Date	Description	Date Insp.

Litchfield

[illegible]

Litchfield

Map Lot U17-032

Account 1716

Location 81 HARTFORD DRIVE

Card 1

Of 1

01/22/2026

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								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck/s	1998	234	3 100	4	0 %	100 %		1.One Story Fram
24 Frame Shed	0				%	%	800	2.Two Story Fram
61 Canopy/s	0				%	%	500	3.Three Story Fr
94 Bunkhouse	0				%	%	1,500	4.1 & 1/2 Story
24 Frame Shed	0				%	%	300	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 U17-033			Account 2564			Location 170 ROSSER DRIVE			Card 1 Of 2 1/22/2026			
ROSSER, JOHN REVOCABLE TRUST ROSSER , JOHN & LESLIE TRUSTEES 29 ROSSER DRIVE LITCHFIELD ME 04350			Property Data			Assessment Record						
			Neighborhood 181 Rosser Drive			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2012	363,330	155,081	0	518,411		
			X Coordinate 0			2013	363,330	154,496	0	517,826		
			Y Coordinate 0			2014	363,330	153,102	0	516,432		
B8652P234 B10235P178 B10427P247 B10430P147			Zone/Land Use 17 Woodbury Pond			2015	363,330	156,051	0	519,381		
			Secondary Zone			2016	363,005	154,612	0	517,617		
			Topography 2 Rolling			2017	363,005	154,026	0	517,031		
						2018	363,005	152,597	0	515,602		
						2019	317,000	120,500	0	437,500		
			1.Level 4.Below St 7.ResProtect 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2020	317,000	120,500	0	437,500		
			Utilities 4 Drilled Well 6 Septic System			2021	280,300	120,500	0	400,800		
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8.Lake/Pond 3.Sewer 6.Septic 9.None			2022	280,300	125,900	0	406,200		
						2023	336,300	151,100	0	487,400		
						2024	336,300	151,100	0	487,400		
			Street 1 Paved			2025	454,000	204,400	0	658,400		
			1.Paved 4.Proposed 7. 2.Semi Imp 5.R/O/W 8. 3.Gravel 6. 9.None			Land Data						
			Open 1 0			11.1-100 12.101-200 13.201+ 14. 15.	Type	Effective		Influence		Influence Codes
			Open 2 0					Frontage	Depth	Factor	Code	
			Sale Data									
Sale Date 12/30/1899												
Price												
Inspection Witnessed By:			Sale Type			Square Foot						
			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									
X												

Litchfield

Map Lot U17-033

Account 2564

Location 170 ROSSER DRIVE

Card 1

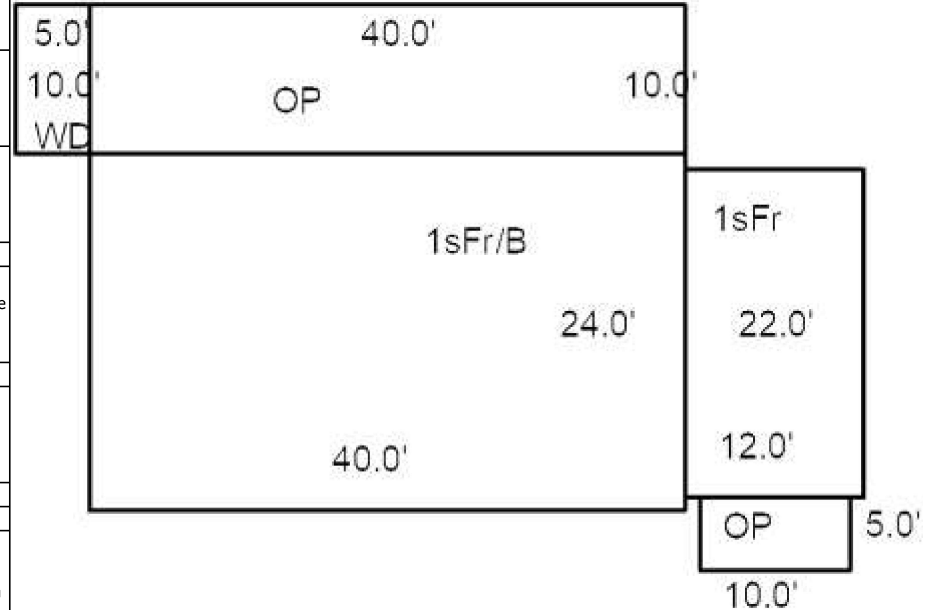
Of 2

01/22/2026

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% 5 Forced Warm Air	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) 960
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 2006	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	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 2 1/2 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 08/31/2015

Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
1 One Story Frame	0	264	0 0	0	0	% 0	%		1.One Story Fram
21 Open Frame	0	50	0 0	0	0	% 0	%		2.Two Story Fram
21 Open Frame	2020	400	0 0	4	0	% 100	%		3.Three Story Fr
68 Wood Deck/s	2020	50	0 0	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



Map Lot U17-033

Account 2564

Location 166 ROSSER DRIVE

Card 2 Of 2 1/22/2026

ROSSER, JOHN REVOCABLE TRUST
ROSSER , JOHN & LESLIE TRUSTEES
29 ROSSER DRIVE
LITCHFIELD ME 04350

ROSSER, JOHN REVOCABLE TRUST ROSSER , JOHN & LESLIE TRUSTEES 29 ROSSER DRIVE LITCHFIELD ME 04350			Property Data			Assessment Record																				
			Neighborhood 181 Rosser Drive			Year	Land	Buildings		Exempt	Total															
			Tree Growth Year 0			2012	27,315	0		0	27,315															
			X Coordinate 0			2013	27,315	0		0	27,315															
			Y Coordinate 0			2014	25,377	0		0	25,377															
			Zone/Land Use 17 Woodbury Pond			2015	25,377	0		0	25,377															
			Secondary Zone			2016	25,377	0		0	25,377															
						2017	25,377	0		0	25,377															
			Topography 2 Rolling			2018	25,377	0		0	25,377															
						1.Level 4.Below St 7.ResProtect	2019	0	36,300		0	36,300														
2.Rolling 5.Low 8.	2020	0				36,300		0	36,300																	
3.Above St 6.Swampy 9.	2021	0				36,300		0	36,300																	
Utilities 4 Drilled Well 6 Septic System	2022	0				36,300		0	36,300																	
1.Public 4.Dr Well 7.Cesspool	2023	0				43,500		0	43,500																	
			2.Water 5.Dug Well 8.Lake/Pond	2024	0	43,500		0	43,500																	
			3.Sewer 6.Septic 9.None	2025	0	58,900		0	58,900																	
			Street 1 Paved			Land Data																				
			1.Paved 4.Proposed 7.	11.1-100 12.101-200 13.201+ 14. 15.	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																	
Inspection Witnessed By: XDate <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><tr><td></td><td></td><td></td></tr></table>			No./Date	Description	Date Insp.													Sale Data			12/30/1899		4.Size/Shape			
			No./Date	Description	Date Insp.																					
Price			Sale Date		12/30/1899		5.Access		6.Restriction																	
Sale Type			1.Land 4.MFGUNIT 7.		16.Regular Lot		6.Right of Way		8.View/Environ																	
2.L & B 5.Other 8.			17.Secondary Lot		18.Excess Land		7.Fract Share		9.Fract Share																	
3.Building 6. 9.			18.Excess Land		19.Condominium		8.Acres		30.Frontage 1																	
Financing			19.Condominium		20.Miscellaneous		9.Acres		31.Frontage 2																	
1.Convent 4.Seller 7.			20.Miscellaneous		Fract. Acre		32.Tillable		32.Tillable																	
2.FHA/VA 5.Private 8.			Fract. Acre		21.Houselot (Frac		33.Tillable		34.Softwood F&O																	
3.Assumed 6.Cash 9.Unknown			21.Houselot (Frac		22.Baselot(Fract)		34.Softwood F&O		35.Mixed Wood F&O																	
Validity			22.Baselot(Fract)		23.		35.Mixed Wood F&O		36.Hardwood F&O																	
1.Valid 4.Split 7.Renovate			23.		Acres		36.Hardwood F&O		37.Softwood TG																	
2.Related 5.Partial 8.Other			Acres		24.Houselot		37.Softwood TG		38.Mixed Wood TG																	
3.Distress 6.Exempt 9.			24.Houselot		25.Baselot		38.Mixed Wood TG		39.Hardwood TG																	
Verified			25.Baselot		26.Rear 1		39.Hardwood TG		40.Wasteland																	
1.Buyer 4.Agent 7.Family			26.Rear 1		27.Rear 2		40.Wasteland		41.Gravel Pit																	
2.Seller 5.Pub Rec 8.Other			27.Rear 2		28.Rear 3		41.Gravel Pit		42.Mobile Home Si																	
3.Lender 6.MLS 9.			28.Rear 3		29.Rear 4		42.Mobile Home Si		43.Camp Site																	
			29.Rear 4				43.Camp Site		44.Lot Improvemen																	
							44.Lot Improvemen		45.Access Right																	
							45.Access Right		46.Golf Course																	
							46.Golf Course																			

Inspection Witnessed By:

X		Date	
No./Date	Description	Date Insp.	

Notes:

Litchfield

Litchfield

Map Lot U17-033

Account 2564

Location 166 ROSSER DRIVE

Card 2

Of 2

01/22/2026

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.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 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 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 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) 400
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 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 2008	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# 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 08/31/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck/s	0	240	2 100	4	0 %	100 %		1.One Story Fram
68 Wood Deck/s	0	80	3 100	4	0 %	100 %		2.Two Story Fram
23 Frame Garage	2000	672	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

