Map Lot U23-001 | Account 868 | Location 136 WHIPPOORWILL ROAD | Card 1 Of 1 | 1/07/2026

PHILLIPS, JEFFREY C
112 TOCKWOGH DRIVE
EARLEVILLE MD 21919-2702

B6942P173 B9430P200 B11472P130 B11503P88 B11778P156

Previous Owner
WRIGHT LISA A
WRIGHT WILLIAM H JR
136 WHIPPORWILL ROAD
LITCHFIELD, ME 04350
Sale Date: 08/20/2014

Previous Owner
DURGIN, LISA A.
136 WHIPPORWILL ROAD

LITCHFIELD, ME 04350
Sale Date: 07/20/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**226 Whippoorwill Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**11 Residential**
Secondary Zone	
Topography	**2 Rolling**

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

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

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

Street	**1 Paved**	

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

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

Sale Data

Sale Date	**08/20/2014**
Price	**180,000**
Sale Type	**2 Land & Buildings**

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

Financing	**1 Conventional**	

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

Validity	**1 Arms Length Sale**	

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

Verified	**5 Public Record**	

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	46,130	143,227	10,000	179,357
2013	46,130	142,973	10,000	179,103
2014	46,130	141,723	0	187,853
2015	46,130	141,403	0	187,533
2016	46,130	140,154	0	186,284
2017	46,130	139,900	0	186,030
2018	46,130	138,649	19,200	165,579
2019	50,500	156,300	20,000	186,800
2020	50,500	156,300	25,000	181,800
2021	50,500	156,300	25,000	181,800
2022	50,500	156,300	24,750	182,050
2023	60,600	187,400	25,000	223,000
2024	60,600	187,400	25,000	223,000
2025	81,800	253,200	25,000	310,000

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

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

Square Feet

		%	
		%	
		%	
		%	
		%	
		%	
		%	

Acreage/Sites

24	1.00	100	%	0
26	2.00	85	%	0
44	1.00	100	%	0
40	4.00	100	%	0
			%	
			%	
			%	

Total Acreage 7.00

Influence Codes

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

Acres

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

Litchfield

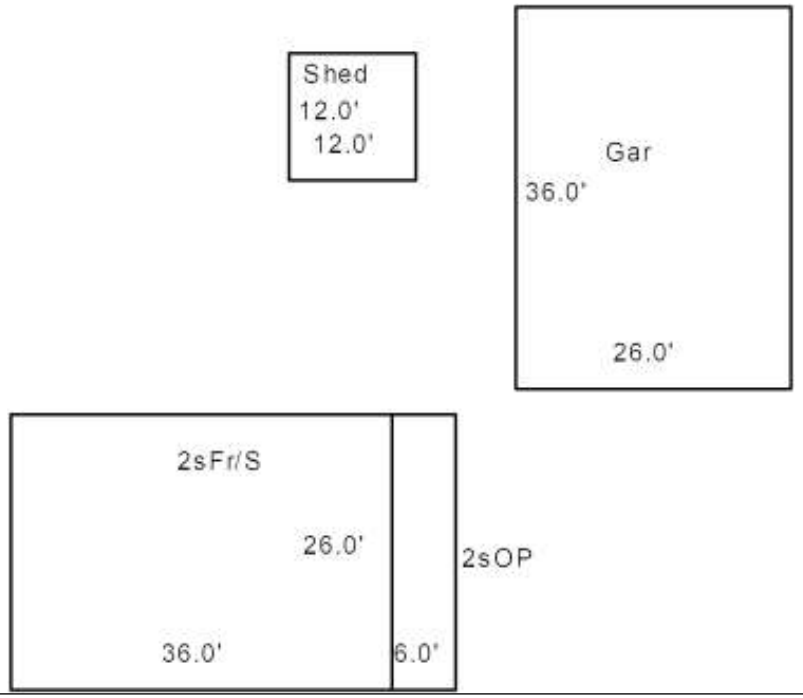
Map Lot U23-001 | Account 868 | Location 136 WHIPPOORWILL ROAD | Card 1 Of 1 | 01/07/2026

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

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**936**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/06/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
41 2S Open Fr Porch	0	156	0 0	0	0 %	0 %	
23 Frame Garage	2007	936	3 100	4	0 %	100 %	
24 Frame Shed	2000				%	%	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 U23-001A | Account 426 | Location 120 WHIPPOORWILL ROAD | Card 1 Of 1 | 1/07/2026

GOODALL PROPERTIES- DELAWARE II, LLC
45 AUGUSTA ROAD
TOPSHAM ME 04086

B15360P340

Previous Owner
GOODALL PROPERTIES - DELAWARE LLC
P.O. BOX 335

TOPSHAM ME 04086
Sale Date: 03/04/2025

Previous Owner
GOODALL, BENJAMIN N
C/O GOODALL LANDSCAPING
16 MEADOW ROAD EXT
TOPSHAM ME 04086
Sale Date: 03/31/2021

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
9/30/10-PERMIT-REBUILD SFR & GARAGE

Litchfield

Property Data

Neighborhood **226 Whippoorwill Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

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

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

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

Street **1 Paved**

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

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **03/04/2025**

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	244,115	230,255	10,000	464,370
2013	244,115	227,810	10,000	461,925
2014	244,115	227,810	10,000	461,925
2015	244,115	227,278	10,000	461,393
2016	244,115	227,225	15,000	456,340
2017	244,115	224,776	20,000	448,891
2018	244,115	224,776	19,200	449,691
2019	244,400	358,900	20,000	583,300
2020	244,400	358,900	25,000	578,300
2021	244,400	358,900	25,000	578,300
2022	244,400	358,900	0	603,300
2023	293,300	430,500	0	723,800
2024	293,300	430,500	0	723,800
2025	396,000	582,200	0	978,200

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

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

Square Feet

		%	
		%	
		%	
		%	
		%	
		%	
		%	

Acreage/Sites

21	0.50	100	%	0
30	1.00	100	%	0
31	0.98	75	%	3
44	1.00	100	%	0
			%	
			%	
			%	

Total Acreage 2.48

Influence Codes

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

Acres

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

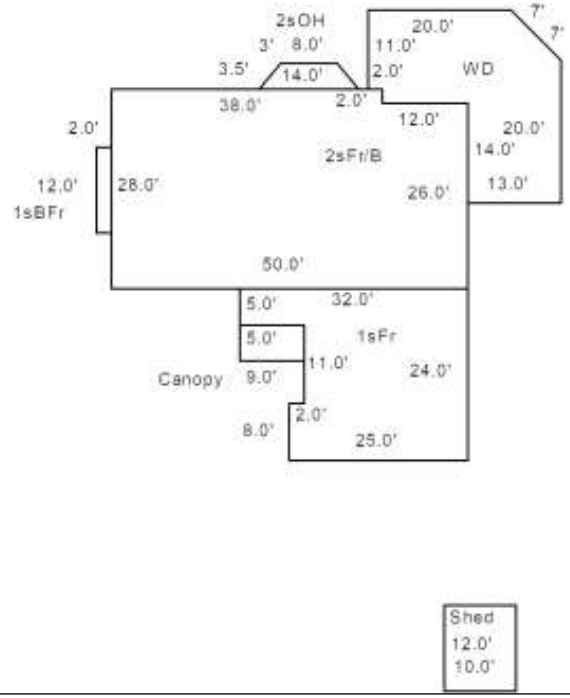
Litchfield

Map Lot U23-001A | Account 426 | Location 120 WHIPPOORWILL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**2 Two Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2010**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**688**	
Fin Bsmt Grade	**9 100**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**10 Radiant Heat - 1st level**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**0**	
# Full Baths	**3**	
# Half Baths	**0**	
# Addn Fixtures	**2**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1376**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/06/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	613	0 0	0	0 %	0 %	
61 Canopy/s	0	45	0 0	0	0 %	0 %	
38 1 Story Bsmt	0	24	0 0	0	0 %	0 %	
46 2S Fr Overhang	0	38	0 0	0	0 %	0 %	
68 Wood Deck/s	0	504	0 0	0	0 %	0 %	
24 Frame Shed	0				%	%	800
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-002 | Account 153 | Location 16 BLEN DRIVE | Card 1 Of 1 | 1/07/2026

DWYER, NORRIS J
DWYER, CHERYL L
490 WEST ROAD
BOWDOIN ME 04287

B7993P19 B12810P208

Previous Owner
FITZGERALD,WILLIAM
FITZGERALD, SUSAN
11 ORDWAY LANE
KINGSTON NH 03848
Sale Date: 12/22/2017

Previous Owner
BLEN, HAROLD A REVOCABLE TRUST
16 BLEN DRIVE

LITCHFIELD ME 04350
Sale Date: 06/15/2004

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood **226 Whippoorwill Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

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

Utilities **5 Dug Well** **6 Septic System**

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

Street **3 Gravel**

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

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/22/2017**

Price **209,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	142,578	64,786	0	207,364
2013	142,578	64,107	0	206,685
2014	142,578	63,784	0	206,362
2015	142,578	63,104	0	205,682
2016	142,578	62,135	0	204,713
2017	142,578	62,119	0	204,697
2018	142,578	61,129	0	203,707
2019	164,700	62,500	0	227,200
2020	164,700	62,500	0	227,200
2021	164,700	62,500	0	227,200
2022	164,700	62,500	0	227,200
2023	197,600	74,800	0	272,400
2024	197,600	74,800	0	272,400
2025	266,700	100,800	0	367,500

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.50		85 %	0
30	0.20		85 %	0
26	0.13		100 %	0
44	1.00		85 %	0
			%	
			%	
			%	

Total Acreage 0.83

Influence Codes

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

Acres

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

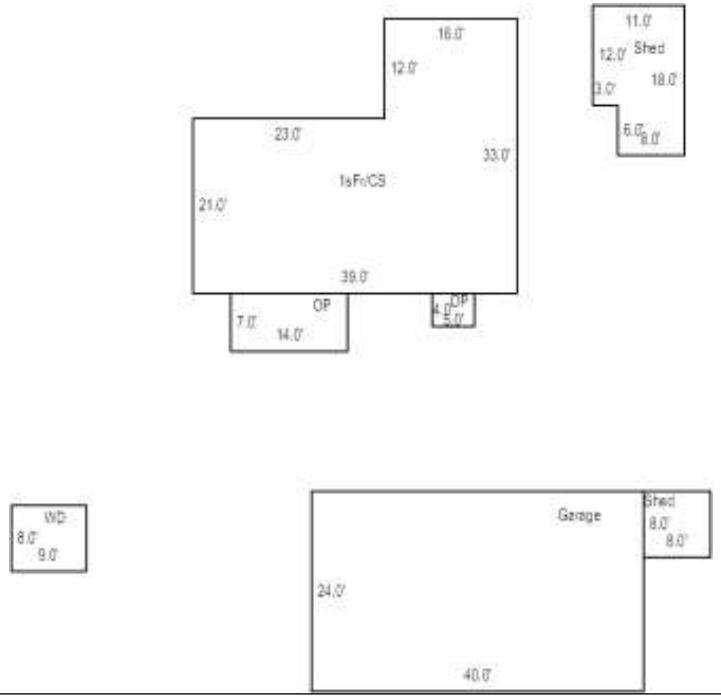
Litchfield

Map Lot U23-002 | Account 153 | Location 16 BLEN DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**15 Cottage**		
0.Uncoded	4.Cape	8.Log	
1.Conv	5.Garrison	9.Other	
2.Ranch	6.Split	10.Tri-Level	
3.R Ranch	7.Contemp	11.Earth One	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.1.25	
2.2	5.1.75	8.3.5	
3.3	6.2.5	9.4	
Exterior Walls	**14 Log Siding**		
0.Uncoded	4.Asbestos	8.Concrete	
1.Wd Clapbo	5.Stucco	9.Other	
2.Vinyl	6.Brick	10.Wd shingl	
3.Compos	7.Stone	11.T1-11	
Roof Surface	**3 Sheet Metal**		
1.Asphalt	4.Composit	7.Rolled Roo	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1970**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**5 Crawl Space**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.Crawl Spac	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.Dirt Flr	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

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

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 105%**		
1.E Grade	4.B Grade	7.AAA Grade	
2.D Grade	5.A Grade	8.M&S	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1011**		
Condition	**3 Below Average**		
1.Poor	4.Avg	7.V.G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Delap	7.No Power	
2.O-Built	5.Bsmt	8.LongTerm	
3.Damage	6.Common	9.None	
Econ. % Good	**100%**		
Economic Code	**9 None**		
0.None	3.No Power	9.None	
1.Location	4.Generate		
2.Encroach	5.Multi-Fami		
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Existing R	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.Vacant	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	98	0 0	0	0 %	0 %	
21 Open Frame	0	20	0 0	0	0 %	0 %	
23 Frame Garage	1	960	2 100	3	0 %	100 %	
68 Wood Deck/s	1	72	2 100	3	0 %	100 %	
24 Frame Shed	0				%	%	500
24 Frame Shed	0				%	%	500
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-003 Account 1912 Location 22 BLEN DRIVE Card 1 Of 1 1/07/2026

WOLANSKI(TRUSTEE), ROBERT
MARGARET T WOLANSKI REV TRUST
12 BUCKINGHAM DRIVE
DIX HILLS NY 11746

B2749P67 B15346P239

Property Data

Neighborhood **26 Blen Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

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

Utilities **5 Dug Well** **6 Septic System**

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

Street **3 Gravel**

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

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/30/1899**

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	108,012	100,677	0	208,689
2013	108,012	99,790	0	207,802
2014	108,012	99,722	0	207,734
2015	108,012	98,688	0	206,700
2016	108,012	98,619	0	206,631
2017	108,012	97,732	0	205,744
2018	108,012	97,663	0	205,675
2019	118,000	135,000	0	253,000
2020	118,000	135,000	0	253,000
2021	118,000	135,000	0	253,000
2022	118,000	135,000	0	253,000
2023	141,600	162,000	0	303,600
2024	141,600	162,000	0	303,600
2025	191,100	219,200	0	410,300

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.32		85 %	7
99			90 %	3
44	1.00		85 %	0
			%	
			%	
			%	
			%	

Total Acreage 0.32

Influence Codes

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

Acres

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'19- ADJ. -15% ROW; -20% TOPO

Litchfield

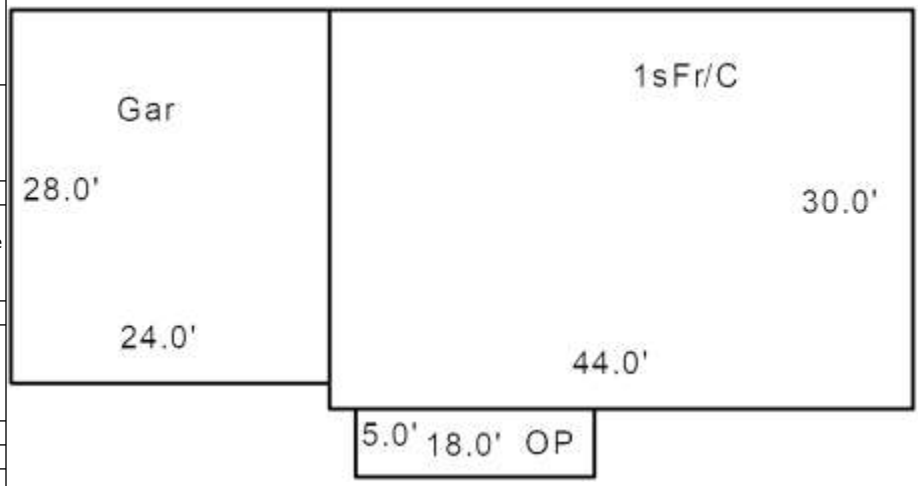
Litchfield

Map Lot U23-003 | Account 1912 | Location 22 BLEN DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**2 Ranch**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2003**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**5 Crawl Space**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1320**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	90	0 0	0	0 %	0 %	
23 Frame Garage	0	672	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-004 | Account 52 | Location 26 BLEN DRIVE | Card 1 Of 1 | 1/07/2026

LAMB, JEFFREY E
LAMB, ELISABETH F
253 MEADOW ROAD
TOPSHAM ME 04086

B6687P273 B9503P103 B9822P301 B10103P324 B13902P272

Previous Owner
S2M2 PROPERTIES, LLC
907 PORTLAND ROAD

SACO ME 04364
Sale Date: 02/19/2021

Previous Owner
ABBOTT, MARK L
ABBOTT, DEBORAH
97 HANSON STREET
WINTHROP ME 04364
Sale Date: 04/01/2020

Previous Owner
ABBOTT PROPERTIES
P.O.BOX 141

WINTHROP ME 04364
Sale Date: 01/10/2012

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'19- HEARING- ROW -15%; TOPO -10%
At time of inspection: enter told Pat Dow that he smelled methane gas when they arrived.
Observed-no vent pipe on roof.

Litchfield

Property Data

Neighborhood **26 Blen 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 **02/19/2021**

Price **259,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	58,711	52,685	0	111,396
2013	58,711	52,651	0	111,362
2014	58,711	52,101	0	110,812
2015	58,711	52,101	0	110,812
2016	58,711	51,551	0	110,262
2017	58,711	51,516	0	110,227
2018	58,711	50,966	0	109,677
2019	101,800	56,400	0	158,200
2020	101,800	56,400	0	158,200
2021	101,800	56,400	0	158,200
2022	101,800	56,400	0	158,200
2023	122,200	67,700	0	189,900
2024	122,200	67,700	0	189,900
2025	164,900	91,500	0	256,400

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.21		85 %	7
99			90 %	3
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 0.21

Influence Codes

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

Acres

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

Litchfield

Map Lot U23-004 | Account 52 | Location 26 BLEN DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**8 Log Home**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**13 Log**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2002**	
Year Remodeled	**0**	
Foundation	**6 Piers**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**4 Full Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**9 None**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 110%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**480**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
29 Finished Attic	0	120	0 0	0	0 %	0 %	
21 Open Frame	0	120	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-005 | Account 966 | Location 41 BLEN DRIVE | Card 1 Of 1 | 1/07/2026

DUBOIS, PAULINE
48 MEADOW LANE
AUBURN ME 04210

B7308P318

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'15 per review dwelling and addition entered as Two story in error. Also dwelling listed as outbuilding in error. adjust

Litchfield

Property Data

Neighborhood **26 Blen 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 **03/14/2003**

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	131,707	88,345	0	220,052
2013	131,707	110,981	0	242,688
2014	131,707	110,038	0	241,745
2015	131,707	76,837	0	208,544
2016	131,707	76,450	0	208,157
2017	131,707	75,815	0	207,522
2018	131,707	75,429	0	207,136
2019	185,800	66,300	0	252,100
2020	185,800	66,300	0	252,100
2021	185,800	66,300	0	252,100
2022	185,800	66,300	0	252,100
2023	223,000	79,500	0	302,500
2024	223,000	79,500	0	302,500
2025	301,000	107,200	0	408,200

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.50		100 %	0
30	0.02		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 0.52

Influence Codes

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

Acres

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

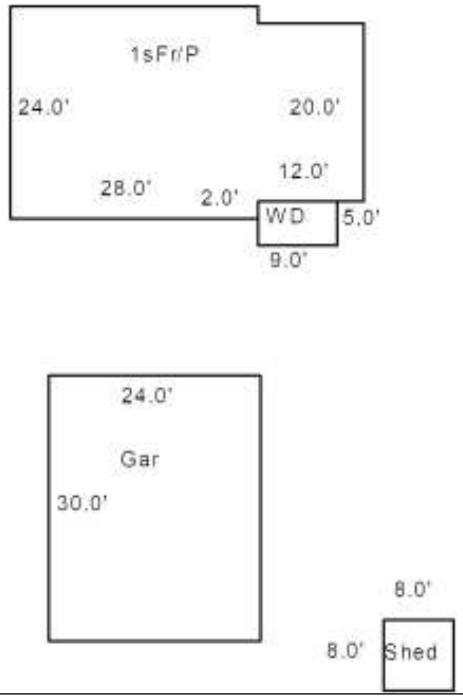
Litchfield

Map Lot U23-005 | Account 966 | Location 41 BLEN DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**15 Cottage**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1971**	
Year Remodeled	**0**	
Foundation	**2 Concrete Block**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**5 Crawl Space**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 105%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**912**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	45	2 100	4	0 %	100 %	
23 Frame Garage	1982	720	3 100	4	0 %	100 %	
24 Frame Shed	0				%	%	800
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-006 Account 1503 Location 33 BLEN DRIVE Card 1 Of 1 1/07/2026

RIOUX, JOHN
33 BLEN DR
LITCHFIELD ME 04350

B2416P288

Property Data

Neighborhood **26 Blen 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	162,752	126,712	10,000	279,464
2013	162,752	125,380	10,000	278,132
2014	162,752	125,373	10,000	278,125
2015	162,752	124,040	10,000	276,792
2016	162,752	123,847	15,000	271,599
2017	162,752	122,520	20,000	265,272
2018	162,752	122,509	19,200	266,061
2019	194,100	141,500	20,000	315,600
2020	194,100	141,500	25,000	310,600
2021	194,100	141,500	25,000	310,600
2022	194,100	141,500	24,750	310,850
2023	232,900	169,600	25,000	377,500
2024	232,900	169,600	25,000	377,500
2025	314,400	229,200	25,000	518,600

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.50		100 %	0
30	0.22		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 0.72

Influence Codes

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

Acres

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

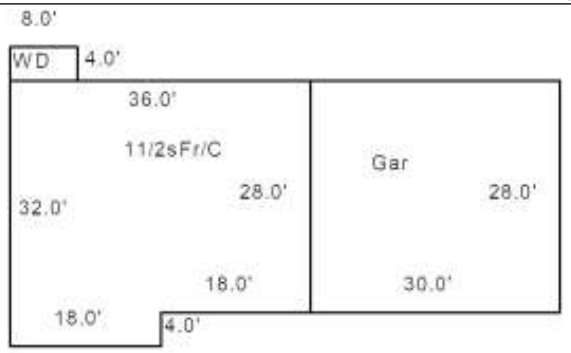
Litchfield

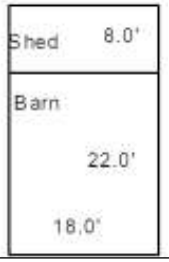
Map Lot U23-006 | Account 1503 | Location 33 BLEN DRIVE | Card 1 Of 1 | 01/07/2026

Building Style **1 Conventional**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **4 One & 1/2 Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **1 Clapboard**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **1985**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **5 Crawl Space**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1080**		
Condition **5 Above Average**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **1 Owner**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.





Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	32	3 100	4	0 %	100 %	
23 Frame Garage	2001	840	3 100	4	0 %	100 %	
81 Barn	0	396	2 100	3	0 %	75 %	
24 Frame Shed	0				%	%	1,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-007 Account 1592 Location 31 BLEN DRIVE Card 1 Of 1 1/07/2026

RIOUX CRYSTAL MICHELLE
33 BLEN DRIVE
LITCHFIELD ME 04350

B6181P91 B9395P48

Previous Owner
RIOUX, JOHN & JOAN D.
33 BLEN DRIVE

LITCHFIELD ME 04350
Sale Date: 05/22/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
2/14/08-PERMIT #08-019,SFR

Litchfield

Property Data

Neighborhood **26 Blen 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 **05/22/2007**

Price **45,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **2 Related Parties**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	239,469	92,222	0	331,691
2013	239,469	92,222	0	331,691
2014	239,469	91,271	10,000	320,740
2015	239,469	91,271	10,000	320,740
2016	239,469	90,321	15,000	314,790
2017	239,469	90,321	20,000	309,790
2018	239,469	89,370	19,200	309,639
2019	188,700	130,400	20,000	299,100
2020	188,700	130,400	25,000	294,100
2021	188,700	130,400	25,000	294,100
2022	188,700	130,400	24,750	294,350
2023	226,500	156,500	25,000	358,000
2024	226,500	156,500	25,000	358,000
2025	305,700	211,700	25,000	492,400

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.50		100 %	0
30	0.09		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 0.59

Influence Codes

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

Acres

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

Litchfield

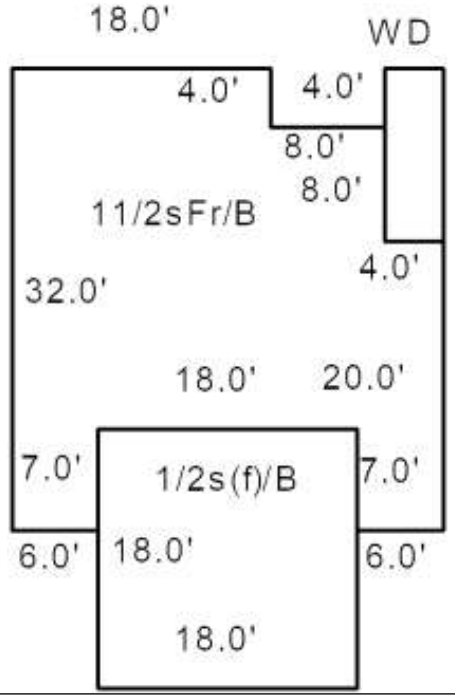
Map Lot U23-007 | Account 1592 | Location 31 BLEN DRIVE | Card 1 Of 1 | 01/07/2026

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

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

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 110%**		
1.E Grade	4.B Grade	7.AAA Grade	
2.D Grade	5.A Grade	8.M&S	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**754**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V.G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Delap	7.No Power	
2.O-Built	5.Bsmt	8.LongTerm	
3.Damage	6.Common	9.None	
Econ. % Good	**100%**		
Economic Code	**9 None**		
0.None	3.No Power	9.None	
1.Location	4.Generate		
2.Encroach	5.Multi-Fami		
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Existing R	9.	
Information Code	**2 Relative**		
1.Owner	4.Agent	7.Vacant	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 09/07/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
9 Finished 1/2 Story	0	324	0 0	0	0 %	0 %	
23 Frame Garage	0	324	0 0	0	0 %	0 %	
68 Wood Deck/s	0	48	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-008 Account 1708 Location 13 BLEN DRIVE Card 1 Of 1 1/07/2026

GOODALL PROPERTIES- DELAWARE II, LLC
45 AUGUSTA ROAD
TOPSHAM ME 04086

B15360P337

Previous Owner
GOODALL, BENJAMIN
P.O. BOX 206

RICHMOND ME 04357
Sale Date: 03/04/2025

Previous Owner
LABOS, ALLAN
21 LOOKOUT DRIVE

FREEPORT ME 04032
Sale Date: 02/24/2022

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**26 Blen Drive**		
Tree Growth Year	**0**		
X Coordinate		**0**	
Y Coordinate		**0**	
Zone/Land Use	**17 Woodbury Pond**		
Secondary Zone			
Topography	**1 Level**		
	1.Level	4.Below St	7.ResProtect
	2.Rolling	5.Low	8.
	3.Above St	6.Swampy	9.
Utilities	**4 Drilled Well**	**6 Septic System**	
	1.Public	4.Dr Well	7.Cesspool
	2.Water	5.Dug Well	8.Lake/Pond
	3.Sewer	6.Septic	9.None
Street	**3 Gravel**		
	1.Paved	4.Proposed	7.
	2.Semi Imp	5.R/O/W	8.
	3.Gravel	6.	9.None
Open 1		**0**	
Open 2		**0**	

Sale Data

Sale Date		**03/04/2025**	
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	234,479	38,572	0	273,051
2013	234,479	38,572	0	273,051
2014	234,479	38,572	0	273,051
2015	234,479	38,572	0	273,051
2016	234,479	38,572	0	273,051
2017	234,479	38,572	0	273,051
2018	234,479	38,572	0	273,051
2019	192,800	70,900	0	263,700
2020	192,800	70,900	0	263,700
2021	192,800	70,900	0	263,700
2022	192,800	70,900	0	263,700
2023	231,400	85,000	0	316,400
2024	231,400	85,000	0	316,400
2025	312,400	114,800	0	427,200

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.50		100 %	0
30	0.19		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 0.69

Influence Codes

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

Acres

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

Litchfield

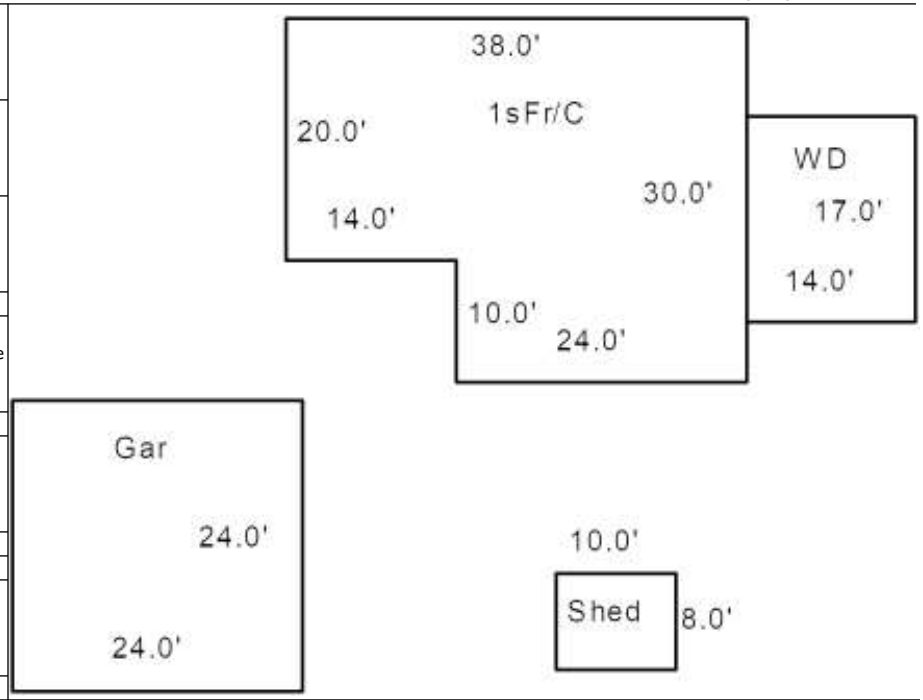
Map Lot U23-008 | Account 1708 | Location 13 BLEN DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**15 Cottage**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**14 Log Siding**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1946**	
Year Remodeled	**1995**	
Foundation	**2 Concrete Block**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**5 Crawl Space**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**0**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**4 Minimal**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1000**	
Condition	**6 Good**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 08/03/2011



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	1995	238	3 100	4	0 %	100 %	
23 Frame Garage	1995	576	3 100	4	0 %	100 %	
24 Frame Shed	0				%	%	500
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-009 | Account 1927 | Location 5 BLEN DRIVE | Card 1 Of 1 | 1/07/2026

YORK, MICHAEL I
5 BLEN DRIVE
LITCHFIELD ME 04350

B3391P121

Property Data

Neighborhood	**26 Blen 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	143,537	110,293	10,000	243,830
2013	143,537	109,127	10,000	242,664
2014	143,537	109,104	10,000	242,641
2015	143,537	107,915	10,000	241,452
2016	143,537	107,892	15,000	236,429
2017	143,537	106,725	20,000	230,262
2018	143,537	106,702	19,200	231,039
2019	187,900	139,900	20,000	307,800
2020	187,900	139,900	25,000	302,800
2021	187,900	139,900	25,000	302,800
2022	187,900	139,900	24,750	303,050
2023	225,500	167,700	25,000	368,200
2024	225,500	167,700	25,000	368,200
2025	304,400	226,600	25,000	506,000

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.50		100 %	0
30	0.07		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 0.57

Influence Codes

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

Acres

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
5/9/06-PERMIT #06-104-BLDG

Litchfield

Litchfield

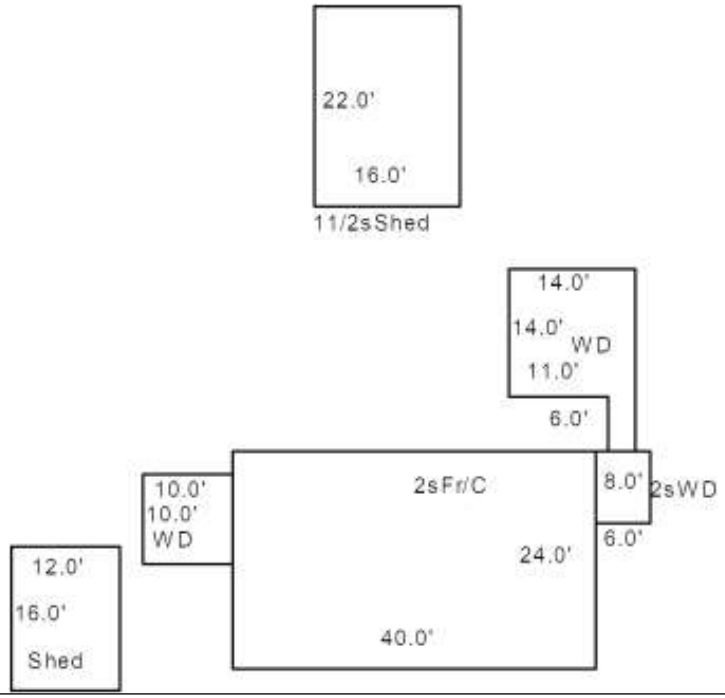
Map Lot U23-009 | Account 1927 | Location 5 BLEN DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**		
0.Uncoded	4.Cape	8.Log	
1.Conv	5.Garrison	9.Other	
2.Ranch	6.Split	10.Tri-Level	
3.R Ranch	7.Contemp	11.Earth One	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**2 Two Story**		
1.1	4.1.5	7.1.25	
2.2	5.1.75	8.3.5	
3.3	6.2.5	9.4	
Exterior Walls	**2 Vinyl**		
0.Uncoded	4.Asbestos	8.Concrete	
1.Wd Clapbo	5.Stucco	9.Other	
2.Vinyl	6.Brick	10.Wd shingl	
3.Compos	7.Stone	11.T1-11	
Roof Surface	**3 Sheet Metal**		
1.Asphalt	4.Composit	7.Rolled Roo	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**2007**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**5 Crawl Space**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.Crawl Spac	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.Dirt Flr	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

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

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grade	
2.D Grade	5.A Grade	8.M&S	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**960**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V.G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**90%**		
Functional Code	**1 Incomplete**		
1.Incomp	4.Delap	7.No Power	
2.O-Built	5.Bsmt	8.LongTerm	
3.Damage	6.Common	9.None	
Econ. % Good	**100%**		
Economic Code	**9 None**		
0.None	3.No Power	9.None	
1.Location	4.Generate		
2.Encroach	5.Multi-Fami		
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Existing R	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.Vacant	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 09/07/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	100	0 0	0	0 %	0 %	
68 Wood Deck/s	0	48	0 0	4	0 %	200 %	
68 Wood Deck/s	0	214	0 0	0	0 %	0 %	
83 1 1/2s Shed	0	352	2 100	2	0 %	100 %	
24 Frame Shed	0				%	%	800
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-010 | Account 1327 | Location 1 BLEN DRIVE | Card 1 Of 1 | 1/07/2026

DUBAY, TY B
DUBAY, ERINN B
1154 THISTLE LANE
LEBANON OH 45036

B14867P53

Previous Owner
BROWN, ALFRED J
BROWN, TAMI J
9 MONUMENT PLACE
TOPSHAM ME 04086
Sale Date: 09/18/2023

Previous Owner
FONTAINE BRENDA A
FONTAINE, CLAUDE
52 WATER EDGE DRIVE
LEWISTON ME 04240
Sale Date: 11/22/2019

Previous Owner
FONTAINE CLAUDE V
FONTAINE BRENDA A
52 WATER EDGE DRIVE
LEWISTON ME 04240
Sale Date: 08/12/2013

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**26 Blen Drive**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**17 Woodbury Pond**
Secondary Zone	
Topography	**2 Rolling**

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

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

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

Street	**3 Gravel**

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

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

Sale Data

Sale Date	**09/18/2023**
Price	**850,000**
Sale Type	**2 Land & Buildings**

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

Financing	**9 Unknown**

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

Validity	**1 Arms Length Sale**

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

Verified	**5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	138,483	117,305	0	255,788
2013	138,483	117,015	0	255,498
2014	138,483	115,870	0	254,353
2015	138,483	115,726	0	254,209
2016	138,483	115,662	0	254,145
2017	138,483	114,295	0	252,778
2018	138,483	114,232	0	252,715
2019	163,800	123,400	0	287,200
2020	163,800	123,400	0	287,200
2021	163,800	123,400	0	287,200
2022	163,800	123,400	0	287,200
2023	196,600	147,600	0	344,200
2024	196,600	147,600	0	344,200
2025	265,400	198,700	0	464,100

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.38		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.38

Influence Codes

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

Acres

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

Litchfield

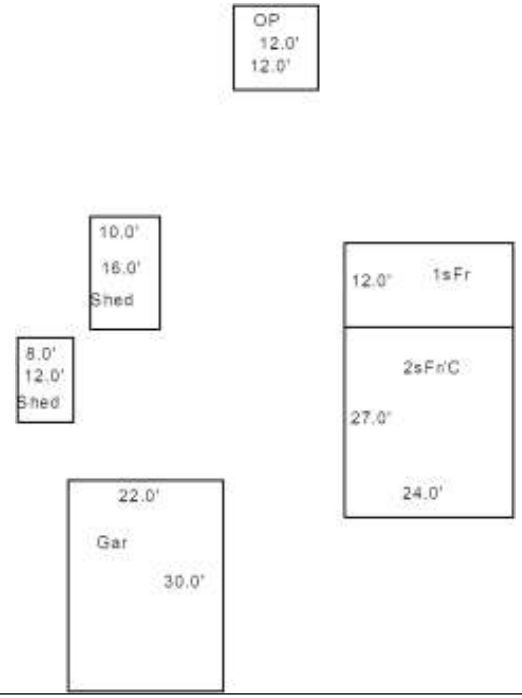
Map Lot U23-010 | Account 1327 | Location 1 BLEN DRIVE | Card 1 Of 1 | 01/07/2026

Building Style **1 Conventional**		
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units **1**		
Other Units **0**		
Stories **2 Two Story**		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls **2 Vinyl**		
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim **0**		
OPEN-3- **0**		
OPEN-4- **0**		
Year Built **1970**		
Year Remodeled **2002**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **5 Crawl Space**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **648**		
Condition **6 Good**		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good **100%**		
Economic Code **9 None**		
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/07/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	2001	288	3 100	4	0 %	100 %	
23 Frame Garage	2002	660	3 100	4	0 %	100 %	
24 Frame Shed	0				%	%	200
24 Frame Shed	0				%	%	1,500
21 Open Frame	0				%	%	1,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-011 | Account 1325 | Location 6 BLEN DRIVE | Card 1 Of 1 | 1/07/2026

DUBAY, TY B
DUBAY, ERINN B
1154 THISTLE LANE
LEBANON OH 45036

B14867P53

Previous Owner
BROWN, ALFRED J
BROWN, TAMI J
9 MONUMENT PLACE
TOPSHAM ME 04086
Sale Date: 09/18/2023

Previous Owner
FONTAINE BRENDA A
FONTAINE, CLAUDE
52 WATER EDGE DRIVE
LEWISTON ME 04240
Sale Date: 11/22/2019

Previous Owner
OUELLETTE, BERNARD N & LISA A
1 BLEN DRIVE

LITCHFIELD ME 04350
Sale Date: 09/19/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood **26 Blen Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

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

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

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

Street **3 Gravel**

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

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **09/18/2023**

Price **850,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	13,300	413	0	13,713
2013	13,300	408	0	13,708
2014	13,300	403	0	13,703
2015	13,300	403	0	13,703
2016	13,300	397	0	13,697
2017	13,300	392	0	13,692
2018	13,300	392	0	13,692
2019	30,000	500	0	30,500
2020	30,000	500	0	30,500
2021	30,000	500	0	30,500
2022	30,000	500	0	30,500
2023	36,000	500	0	36,500
2024	36,000	500	0	36,500
2025	48,600	500	0	49,100

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
22	0.50		75 %	4
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.50

Influence Codes

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

Acres

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

Litchfield

Map Lot U23-011 | Account 1325 | Location 6 BLEN DRIVE | Card 1 Of 1 | 01/07/2026

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

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

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

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

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

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

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

Bsmt Gar # Cars

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

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

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

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

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

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

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

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

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

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

Unfinished %

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

SQFT (Footprint)

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

Phys. % Good
Funct. % Good

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

Econ. % Good

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

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

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1995				%	%	500
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-012 Account 1153 Location 28 MAPLE DRIVE Card 1 Of 1 1/07/2026

LACHAPELLE, ROGER N & MAUREEN E
RENNA, JENNIFER & LACHAPELLE, KATHERINE
28 MAPLE DRIVE
LITCHFIELD ME 04350

B13264P281

Previous Owner
MARQUIS, LYNN C
28 MAPLE DRIVE

LITCHFIELD ME 04350
Sale Date: 06/05/2015

Previous Owner
LACHAPELLE, ROGER N
LACHAPELLE, MAUREEN E
28 MAPLE DRIVE
LITCHFIELD ME 04350
Sale Date: 06/05/2015

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**130 Maple Drive**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**17 Woodbury Pond**
Secondary Zone	
Topography	**2 Rolling**

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

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

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

Street	**3 Gravel**

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

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

Sale Data

Sale Date	**06/05/2015**
Price	**327,500**
Sale Type	**2 Land & Buildings**

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

Financing	**9 Unknown**

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

Validity	**1 Arms Length Sale**

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

Verified	**5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	103,637	104,293	10,000	197,930
2013	103,637	103,098	10,000	196,735
2014	103,637	103,068	10,000	196,705
2015	103,637	101,873	10,000	195,510
2016	103,637	101,844	15,000	190,481
2017	103,637	100,649	20,000	184,286
2018	103,637	100,619	19,200	185,056
2019	152,000	137,600	20,000	269,600
2020	152,000	137,600	25,000	264,600
2021	152,000	137,600	25,000	264,600
2022	152,000	137,600	24,750	264,850
2023	182,400	164,700	25,000	322,100
2024	182,400	164,700	25,000	322,100
2025	246,200	222,100	25,000	443,300

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.32		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.32

Influence Codes

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

Acres

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

Litchfield

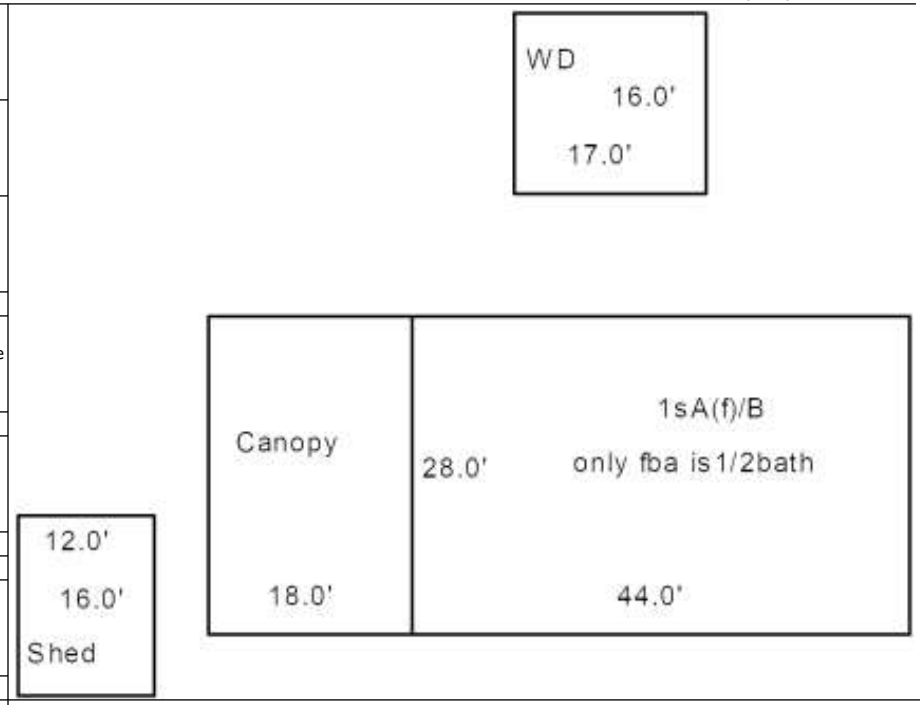
Map Lot U23-012 | Account 1153 | Location 28 MAPLE DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1991**	
Year Remodeled	**1996**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**48**		
Fin Bsmt Grade	**2 100**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**1 Hot Water BB**	
0.Uncoded	4.Steam	8.Fl/Wall	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant Ho	
3.H Pump	7.Electric	11.Radiant	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.RadHW	
2.Evapor	5.Monitor-oi	8.	
3.H Pump	6.Monitor-Ga	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**4 Full Finished**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.Partial	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grade	
2.D Grade	5.A Grade	8.M&S	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1232**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V.G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Delap	7.No Power	
2.O-Built	5.Bsmt	8.LongTerm	
3.Damage	6.Common	9.None	
Econ. % Good	**100%**		
Economic Code	**9 None**		
0.None	3.No Power	9.None	
1.Location	4.Generate		
2.Encroach	5.Multi-Fami		
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Existing R	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.Vacant	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 09/07/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
61 Canopy/s	2009	504	2 100	4	0 %	100 %	
68 Wood Deck/s	1994	272	2 100	4	0 %	100 %	
24 Frame Shed	2009				%	%	2,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-013 | Account 1520 | Location 32 MAPLE DRIVE | Card 1 Of 1 | 1/07/2026

MACPHERSON, CHAD
MACPHERSON, KRISTINA
10 JOHN MATTHEW ROAD
HOPKINTON MA 01748

B12987P54

Previous Owner
GALLOTTO FAMILY 2017 REVOCABLE TRUST
GALLOTTO, AMEDEO & CAROLYN A. (TRUSTEES)
42 SHARON ROAD
WINDHAM NH 03087
Sale Date: 08/02/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**130 Maple 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	**08/02/2018**
Price	**235,000**
Sale Type	**2 Land & Buildings**

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

Financing	**9 Unknown**

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

Validity	**1 Arms Length Sale**

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

Verified	**5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	162,920	45,530	0	208,450
2013	162,920	45,031	0	207,951
2014	162,920	45,008	0	207,928
2015	162,920	44,509	0	207,429
2016	162,920	44,509	0	207,429
2017	162,920	44,010	0	206,930
2018	162,920	43,987	0	206,907
2019	165,700	47,800	0	213,500
2020	165,700	47,800	0	213,500
2021	165,700	47,800	0	213,500
2022	165,700	47,800	0	213,500
2023	198,900	57,400	0	256,300
2024	198,900	57,400	0	256,300
2025	268,500	77,600	0	346,100

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.39		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.39

Influence Codes

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

Acres

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

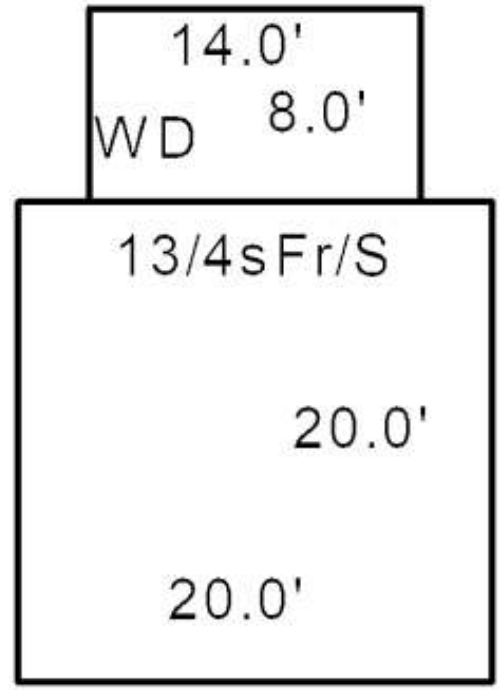
Litchfield

Map Lot U23-013 | Account 1520 | Location 32 MAPLE DRIVE | Card 1 Of 1 | 01/07/2026

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

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 110%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**400**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	112	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-014 | Account 960 | Location 40 MAPLE DRIVE | Card 1 Of 1 | 1/07/2026

CHAREST ROBERT L
LACHANCE AMY L
40 MAPLE DRIVE
LITCHFIELD ME 04350

B2026P178 B8816P115

Previous Owner
KRUPINSKY, MARVIN
18898 SPYGLASS ROAD

HIDDEN VALLEY LAKE CA 95467 8661
Sale Date: 02/27/2006

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**130 Maple 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	**02/27/2006**
Price	**300,000**
Sale Type	**2 Land & Buildings**

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

Financing	**1 Conventional**

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

Validity	**1 Arms Length Sale**

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

Verified	**5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	172,233	104,881	0	277,114
2013	172,233	104,881	0	277,114
2014	172,233	104,881	0	277,114
2015	172,233	104,881	0	277,114
2016	172,233	104,881	0	277,114
2017	172,233	104,881	0	277,114
2018	172,233	104,881	0	277,114
2019	163,800	122,300	0	286,100
2020	163,800	122,300	0	286,100
2021	163,800	122,300	0	286,100
2022	163,800	122,300	0	286,100
2023	196,600	146,700	25,000	318,300
2024	196,600	146,700	25,000	318,300
2025	265,400	198,500	25,000	438,900

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.38		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.38

Influence Codes

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

Acres

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

Litchfield

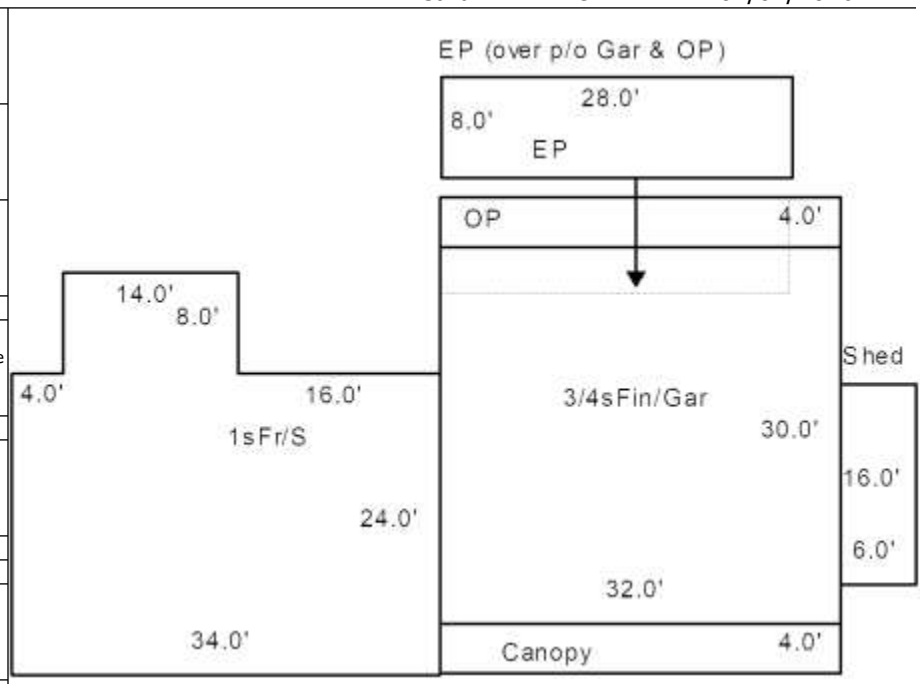
Map Lot U23-014 | Account 960 | Location 40 MAPLE DRIVE | Card 1 Of 1 | 01/07/2026

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

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**928**	
Condition	**5 Above Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/07/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
10 Finished 3/4	0	960	0 0	0	0 %	0 %	
23 Frame Garage	0	960	0 0	0	0 %	0 %	
22 Encl Frame	0	224	0 0	0	0 %	0 %	
21 Open Frame	0	128	0 0	0	0 %	0 %	
24 Frame Shed	0	96	2 100	3	0 %	75 %	
61 Canopy/s	0	128	2 100	4	0 %	75 %	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-015 | Account 1720 | Location 41 MAPLE DRIVE | Card 1 Of 1 | 1/07/2026

THEBERGE, REMI G J
THEBERGE-POPADAK, PATRICIA
41 MAPLE DRIVE
LITCHFIELD ME 04350

B4234P188

Property Data

Neighborhood	**130 Maple 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	**90,500**
Sale Type	**2 Land & Buildings**

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

Financing	**9 Unknown**	

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

Validity	**1 Arms Length Sale**	

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

Verified	**5 Public Record**	

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	138,707	85,450	10,000	214,157
2013	138,707	85,415	10,000	214,122
2014	138,707	84,299	10,000	213,006
2015	138,707	84,295	10,000	213,002
2016	138,707	83,182	15,000	206,889
2017	138,707	83,147	20,000	201,854
2018	138,707	82,030	19,200	201,537
2019	141,300	103,600	20,000	224,900
2020	141,300	103,600	25,000	219,900
2021	141,300	103,600	25,000	219,900
2022	141,300	103,600	24,750	220,150
2023	169,500	124,000	25,000	268,500
2024	169,500	124,000	25,000	268,500
2025	228,800	167,200	25,000	371,000

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.27		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.27

Influence Codes

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

Acres

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Litchfield

Map Lot U23-015 | Account 1720 | Location 41 MAPLE DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1970**	
Year Remodeled	**2006**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**768**	
Condition	**6 Good**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	2006	216	3 100	4	0 %	100 %	
24 Frame Shed	0				%	%	500
21 Open Frame	0				%	%	1,000
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-016 | Account 1170 | Location 37 MAPLE DRIVE | Card 1 Of 1 | 1/07/2026

POULOPOULOS, ANDREW
POULOPOULOS, CHERYL ANN
37 MAPLE DRIVE
LITCHFIELD ME 04350

B12988P186

Previous Owner
MICHAUD, RICHARD R
MICHAUD, WENDY S
99 BEAVER DR
LITCHFIELD ME 04350
Sale Date: 08/06/2018

Previous Owner
MASON, KENNETH G
37 MAPLE DRIVE

LITCHFIELD ME 04350
Sale Date: 10/06/2004

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
8/18/23 N/A, CAR IN DRIVEWAY, ADD 1sFr/s

Property Data

Neighborhood	**130 Maple 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	**08/06/2018**
Price	**240,000**
Sale Type	**2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	90,288	86,621	0	176,909
2013	90,288	86,621	0	176,909
2014	90,288	86,433	0	176,721
2015	90,288	85,580	0	175,868
2016	90,288	85,392	0	175,680
2017	90,288	85,392	0	175,680
2018	90,288	84,395	0	174,683
2019	119,000	95,100	0	214,100
2020	119,000	95,100	0	214,100
2021	119,000	95,100	0	214,100
2022	119,000	95,100	0	214,100
2023	142,800	112,500	0	255,300
2024	142,800	112,500	0	255,300
2025	192,800	149,400	0	342,200

Land Data

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

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

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

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

Total Acreage 0.18

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

Litchfield

Litchfield

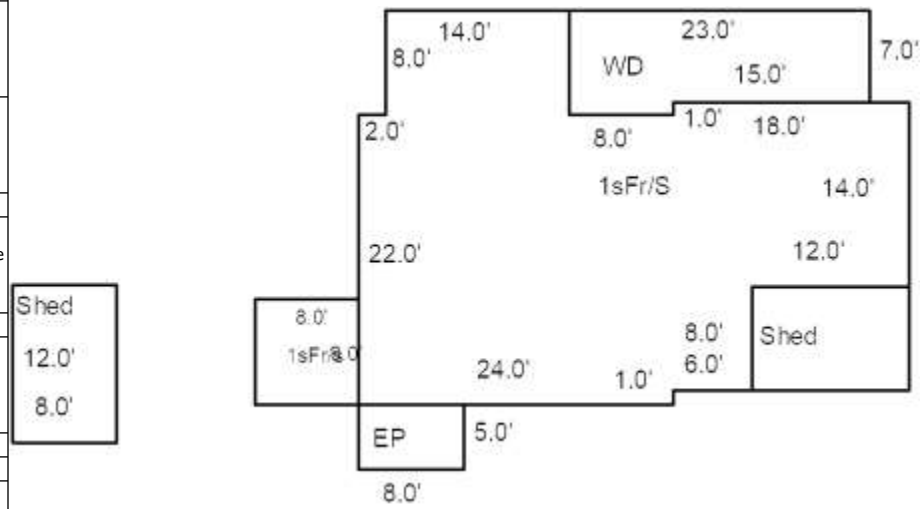
Map Lot U23-016 | Account 1170 | Location 37 MAPLE DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1980**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**3 3/4 Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 110%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**940**	
Condition	**7 Very Good**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/07/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0	96	0 0	0	0 %	0 %	
22 Encl Frame	0	40	0 0	0	0 %	0 %	
68 Wood Deck/s	2000	169	2 100	4	0 %	100 %	
24 Frame Shed	0				%	%	8,000
1 One Story Frame	2022	64	3 100	4	100 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-017 Account 1835 Location 33 MAPLE DRIVE Card 1 Of 1 1/07/2026

RONAN, TIMOTHY F
PO BOX 309
LITCHFIELD ME 04350

B13631P196

Previous Owner
NORMAN V. & LUCILLE C. CARR REV. TRUST 5/16/2016
CARR,SR., NORMAN V. & CARR, LUCILLE C. (TRUSTEES)
28 BIGWOOD DRIVE
MERRIMACK NH 03054
Sale Date: 07/10/2020

Previous Owner
CARR, NORMAN
CARR, LUCILLE
28 BIGWOOD DRIVE
MERRIMACK NH 03054
Sale Date: 05/16/2016

Previous Owner
WEEKS, OWEN
C/O NORMAN CARR
28 BIGWOOD DRIVE
MERRIMACK NH 03054
Sale Date: 09/30/2004

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
9/16/24 WORKZONE, CRANE + TRUCKS BLOCKING ROAD, INSTALLING SEPTIC SYSTEM, EST N/C BY 4/1

Litchfield

Property Data

Neighborhood **130 Maple 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 **07/10/2020**

Price **160,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	96,768	27,506	0	124,274
2013	96,768	27,506	0	124,274
2014	96,768	27,506	0	124,274
2015	96,768	27,506	0	124,274
2016	96,768	27,506	0	124,274
2017	96,768	27,506	0	124,274
2018	96,768	27,506	0	124,274
2019	114,700	38,600	0	153,300
2020	114,700	38,600	0	153,300
2021	114,700	38,600	0	153,300
2022	114,700	38,600	0	153,300
2023	137,700	46,200	0	183,900
2024	137,700	46,200	0	183,900
2025	185,800	213,400	25,000	374,200

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.23		90 %	3
44	1.00		70 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.23

Influence Codes

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

Acres

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

Litchfield

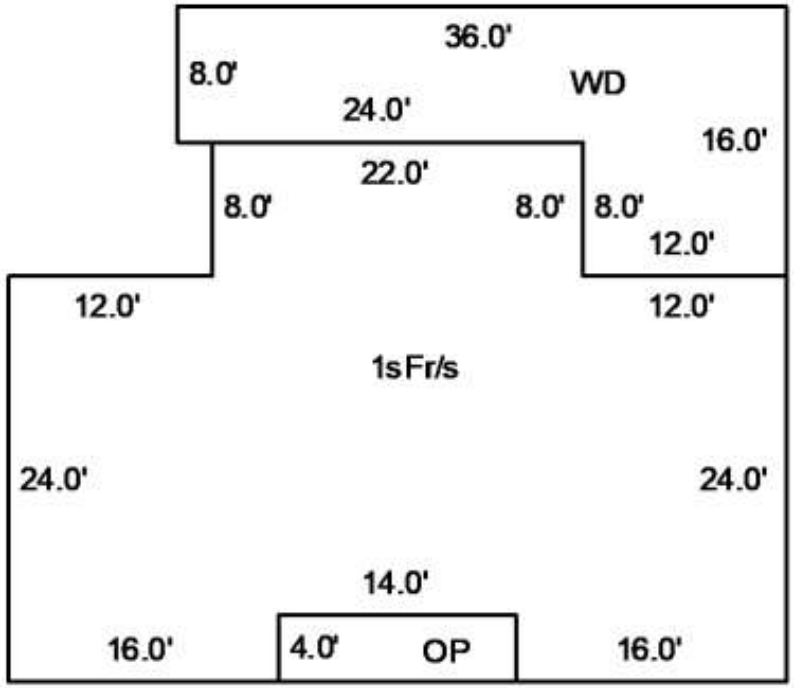
Map Lot U23-017 | Account 1835 | Location 33 MAPLE DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2024**	
Year Remodeled	**0**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 105%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1224**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/07/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	384	0 0	0	0 %	0 %	
21 Open Frame	0	56	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-018 | Account 323 | Location 27 MAPLE DRIVE | Card 1 Of 1 | 1/07/2026

FERRIS, LYNDA M
FERRIS, JOSEPH M
418 PORTER STREET
MANCHESTER CT 06040

B14175P94

Previous Owner
CLARK, ALAN C
173 WARREN ROAD

PITTSTON ME 04345
Sale Date: 08/26/2021

Previous Owner
CLARK, FRANK L (HEIRS)
27 MAPLE DRIVE

LITCHFIELD ME 04350
Sale Date: 05/14/2020

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'24 Per infor this lot only has Lake Water. Adjust

Property Data

Neighborhood	**130 Maple 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	**08/26/2021**
Price	**177,000**
Sale Type	**2 Land & Buildings**

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

Financing	**9 Unknown**

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

Validity	**1 Arms Length Sale**

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

Verified	**5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	100,102	33,839	10,000	123,941
2013	100,102	33,819	10,000	123,921
2014	100,102	33,370	10,000	123,472
2015	100,102	32,968	10,000	123,070
2016	100,102	32,907	15,000	118,009
2017	100,102	32,505	20,000	112,607
2018	100,102	32,056	19,200	112,958
2019	107,600	36,000	20,000	123,600
2020	107,600	36,000	25,000	118,600
2021	107,600	36,000	0	143,600
2022	107,600	36,000	0	143,600
2023	129,100	42,600	0	171,700
2024	121,900	42,600	0	164,500
2025	164,500	56,600	0	221,100

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.22		80 %	3
44	1.00		70 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.22

Influence Codes

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

Acres

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

Litchfield

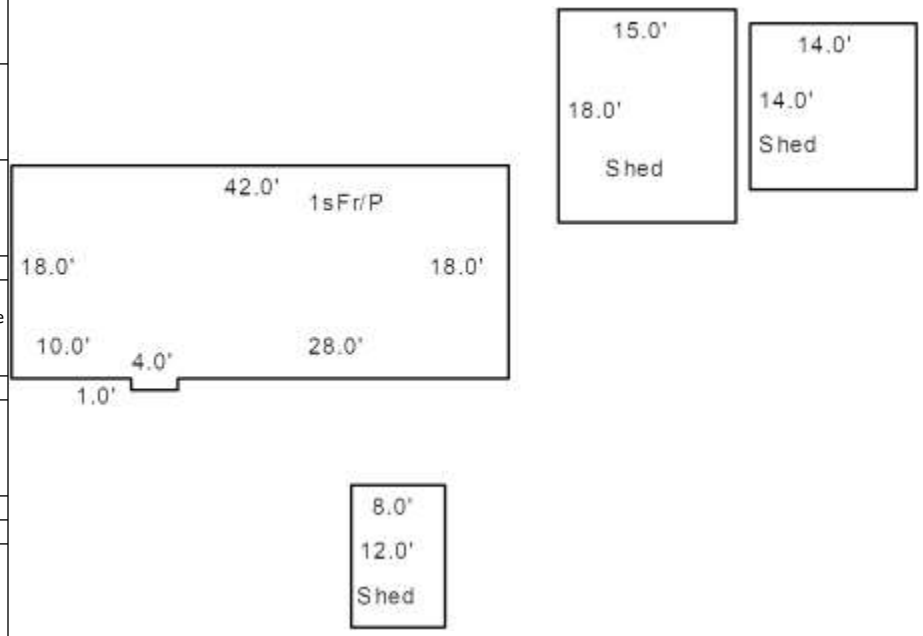
Litchfield

Map Lot U23-018 | Account 323 | Location 27 MAPLE DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**15 Cottage**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**1959**	
Year Built	**1990**	
Year Remodeled	**0**	
Foundation	**6 Piers**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**0**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**4 Minimal**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 80%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**760**	
Condition	**3 Below Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/07/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0				%	%	1,000
24 Frame Shed	0				%	%	1,000
24 Frame Shed	0				%	%	800
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-019 | Account 869 | Location MAPLE DRIVE | Card 1 Of 1 | 1/07/2026

PHILLIPS, JEFFREY C
112 TOCKWOGH DRIVE
EARLEVILLE MD 21919-2702

B6942P173 B9430P200 B11778P156

Previous Owner
DURGIN, LISA A
136 WHIPPOORWILL ROAD

LITCHFIELD, ME 04350
Sale Date: 07/20/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **130 Maple Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **17 Woodbury Pond**

Secondary Zone

Topography **2 Rolling**

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

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

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

Street **3 Gravel**

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

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **07/20/2007**

Price

Sale Type **1 Land Only**

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

Financing **9 Unknown**

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

Validity **2 Related Parties**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	14,573	0	0	14,573
2013	14,573	0	0	14,573
2014	14,573	0	0	14,573
2015	14,573	0	0	14,573
2016	14,573	0	0	14,573
2017	14,573	0	0	14,573
2018	14,573	0	0	14,573
2019	6,800	0	0	6,800
2020	6,800	0	0	6,800
2021	6,800	0	0	6,800
2022	6,800	0	0	6,800
2023	8,200	0	0	8,200
2024	8,200	0	0	8,200
2025	11,100	0	0	11,100

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.22		25 %	3
99			25 %	4
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.22

Influence Codes

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

Acres

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

Litchfield

Litchfield

Map Lot U23-019 | Account 869 | Location MAPLE DRIVE | Card 1 Of 1 | 01/07/2026

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

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

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

Date Inspected

Additions, Outbuildings & Improvements

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

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

Map Lot U23-020 | Account 330 | Location WHIPPOORWILL ROAD | Card 1 Of 1 | 1/07/2026

BAILEY, KAREN E
PARKER, ELLEN M
153 WHIPPOORWILL ROAD
LITCHFIELD ME 04350

B3955P213 B12821P279

Previous Owner
YOUNG, CYNTHIA D
YOUNG RAYMOND
153 WHIPPOORWILL ROAD
LITCHFIELD ME 04350
Sale Date: 01/12/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood	**226 Whippoorwill Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**17 Woodbury Pond**
Secondary Zone	
Topography	**2 Rolling**

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

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

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

Street **1 Paved**

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

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

Sale Data

Sale Date	**01/12/2018**
Price	
Sale Type	**1 Land Only**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	1,927	0	0	1,927
2013	1,927	0	0	1,927
2014	1,927	0	0	1,927
2015	1,927	0	0	1,927
2016	1,927	0	0	1,927
2017	1,927	0	0	1,927
2018	1,927	0	0	1,927
2019	14,200	0	0	14,200
2020	14,200	0	0	14,200
2021	14,200	0	0	14,200
2022	14,200	0	0	14,200
2023	17,100	0	0	17,100
2024	17,100	0	0	17,100
2025	23,100	0	0	23,100

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.50		25 %	3
99			25 %	0
30	1.00		25 %	3
99			25 %	0
31	0.87		25 %	3
99			25 %	0
			%	

Total Acreage 2.37

Influence Codes

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

Acres

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

Litchfield

Litchfield

Map Lot U23-020 | Account 330 | Location WHIPPOORWILL ROAD | Card 1 Of 1 | 01/07/2026

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

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

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

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

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

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

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

Bsmt Gar # Cars

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

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

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

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

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

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

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

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

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

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

Unfinished %

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

SQFT (Footprint)

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

Phys. % Good
Funct. % Good

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

Econ. % Good

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

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

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

Date Inspected

Additions, Outbuildings & Improvements

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

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

Map Lot U23-021 | Account 1932 | Location 153 WHIPPOORWILL ROAD | Card 1 Of 1 | 1/07/2026

BAILEY, KAREN E
PARKER, ELLEN M
153 WHIPPOORWILL ROAD
LITCHFIELD ME 04350

B3955P213 B12821P279

Previous Owner
YOUNG, CYNTHIA D
YOUNG RAYMOND
153 WHIPPOORWILL ROAD
LITCHFIELD ME 04350
Sale Date: 01/12/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**226 Whippoorwill Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**16 Little Purgatory Pond**
Secondary Zone	
Topography	**2 Rolling**

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

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

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

Street **1 Paved**

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

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

Sale Data

Sale Date	**01/12/2018**
Price	**170,000**
Sale Type	**2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	109,900	93,338	16,000	187,238
2013	109,900	93,338	16,000	187,238
2014	109,900	93,338	16,000	187,238
2015	109,900	93,338	16,000	187,238
2016	109,900	93,338	21,000	182,238
2017	109,900	93,338	26,000	177,238
2018	109,900	93,338	0	203,238
2019	89,300	130,000	0	219,300
2020	89,300	130,000	0	219,300
2021	89,300	130,000	0	219,300
2022	89,300	130,000	0	219,300
2023	107,100	155,900	25,000	238,000
2024	107,100	155,900	25,000	238,000
2025	144,600	210,700	25,000	330,300

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

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

Square Feet

		%	
		%	
		%	
		%	
		%	
		%	
		%	

Acreage/Sites

21	0.50	75	%	3
30	1.00	75	%	3
31	0.26	75	%	3
26	2.14	100	%	0
44	1.00	100	%	0
			%	
			%	

Total Acreage 3.90

Influence Codes

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

Acres

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

Litchfield

Map Lot U23-021 | Account 1932 | Location 153 WHIPPOORWILL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**10 Wood Shingle**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1850**	
Year Remodeled	**1990**	
Foundation	**3 Brick &/or Stone**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

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

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	144	0 0	0	0 %	0 %	
1 One Story Frame	0	540	0 0	0	0 %	0 %	
21 Open Frame	2010	300	9 100	4	0 %	100 %	
61 Canopy/s	0				%	%	500
84 1 1/2s Barn	1850	600	2 100	4	0 %	100 %	
24 Frame Shed	1	320	2 100	3	0 %	75 %	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-021A | Account 556 | Location 165 WHIPPOORWILL ROAD | Card 1 Of 1 | 1/07/2026

ROBERTSON, DAVID C
ROBERTSON, HEATHER I
165 WHIPPOORWILL ROAD
LITCHFIELD ME 04350

B3955P211 B11730P202 B11753P14 B11753P16

Previous Owner
EMERY, ROBERT
165 WHIPPOORWILL ROAD

LITCHFIELD ME 04350
Sale Date: 07/25/2014

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**226 Whippoorwill Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**16 Little Purgatory Pond**
Secondary Zone	
Topography	**2 Rolling**

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

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

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

Street **1 Paved**

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

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

Sale Data

Sale Date	**07/25/2014**
Price	**257,500**
Sale Type	**2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	101,675	119,189	10,000	210,864
2013	101,675	119,165	10,000	210,840
2014	101,675	118,827	10,000	210,502
2015	101,675	117,723	0	219,398
2016	101,675	117,380	0	219,055
2017	101,675	117,356	20,000	199,031
2018	101,675	115,938	19,200	198,413
2019	77,600	135,400	20,000	193,000
2020	77,600	135,400	25,000	188,000
2021	77,600	135,400	25,000	188,000
2022	77,600	135,400	24,750	188,250
2023	93,200	162,300	25,000	230,500
2024	93,200	162,300	25,000	230,500
2025	125,800	219,400	25,000	320,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	

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

Fract. Acre	Acreage/Sites			
21.Houselot (Frac	21	0.50	75 %	3
22.Baselot(Fract)	30	0.73	75 %	3
23.	44	1.00	100 %	0
Acres			%	
24.Houselot			%	
25.Baselot			%	
26.Rear 1			%	
27.Rear 2			%	
28.Rear 3			%	
29.Rear 4			%	

Total Acreage 1.23

Influence Codes

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

Acres

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

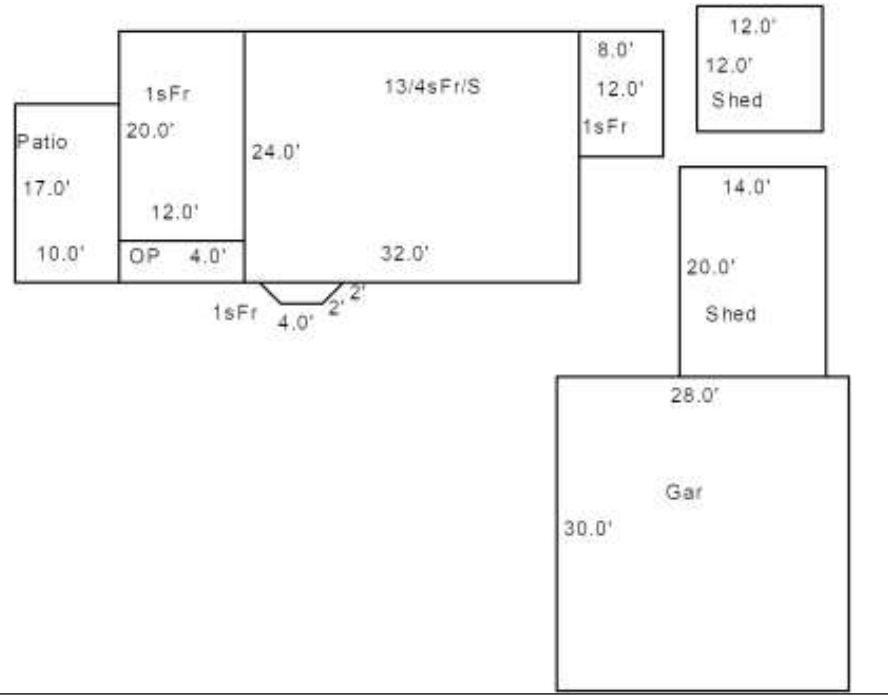
Litchfield

Map Lot U23-021A | Account 556 | Location 165 WHIPPOORWILL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**10 Wood Shingle**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1980**	
Year Remodeled	**2000**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**0**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**768**	
Condition	**5 Above Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/06/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	12	0 0	0	0 %	0 %	
1 One Story Frame	2000	96	9 100	5	0 %	100 %	
21 Open Frame	2000	48	9 100	5	0 %	100 %	
1 One Story Frame	2000	240	9 100	5	0 %	100 %	
60 Patio	2000	170	9 100	5	0 %	100 %	
23 Frame Garage	1980	840	3 100	4	0 %	100 %	
24 Frame Shed	1980	280	2 100	3	0 %	75 %	
24 Frame Shed	0				%	%	800
					%	%	
					%	%	

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

Map Lot U23-021B | Account 958 | Location 145 WHIPPOORWILL ROAD | Card 1 Of 1 | 1/07/2026

HOBART, JOAN CYNTHIA
145 WHIPPOORWILL ROAD
LITCHFIELD ME 04350

B12938P30

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

4/19/21 NAH REPLACE WD
5/11/17 ADD NEW SV SHED

Litchfield

Property Data

Neighborhood **226 Whippoorwill Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

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

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

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

Street **1 Paved**

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

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **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	40,575	116,569	16,000	141,144
2013	40,575	116,569	16,000	141,144
2014	40,575	85,360	16,000	109,935
2015	40,575	84,324	16,000	108,899
2016	40,575	82,979	21,000	102,554
2017	40,575	82,996	26,000	97,571
2018	40,575	81,699	24,960	97,314
2019	45,700	66,800	20,000	92,500
2020	45,700	66,000	25,000	86,700
2021	45,700	65,700	25,000	86,400
2022	45,700	64,900	24,750	85,850
2023	54,800	77,700	25,000	107,500
2024	54,800	77,700	25,000	107,500
2025	74,000	104,800	25,000	153,800

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	0.23		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.23

Influence Codes

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

Acres

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

Litchfield

Map Lot U23-021B | Account 958 | Location 145 WHIPPOORWILL ROAD | Card 1 Of 1 | 01/07/2026

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

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

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

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

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

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

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

Bsmt Gar # Cars

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

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

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

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

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

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

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

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

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

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

Unfinished %

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

SQFT (Footprint)

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

Phys. % Good
Funct. % Good

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

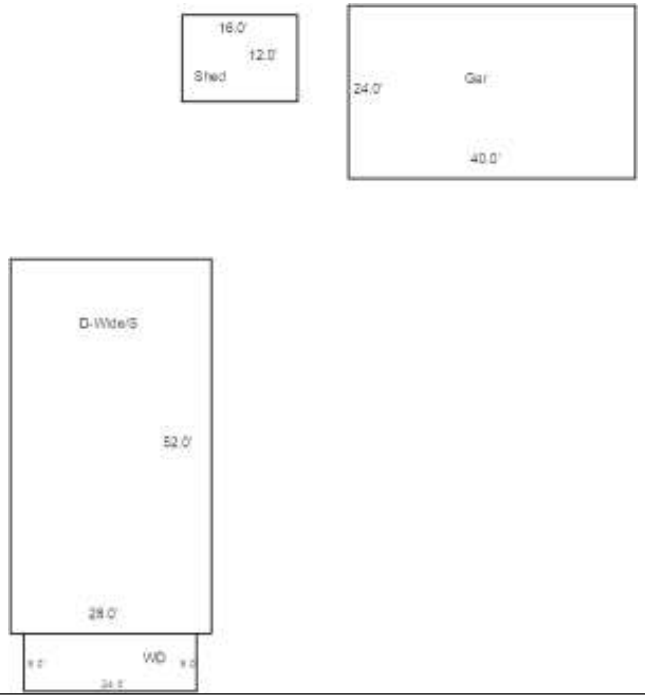
Econ. % Good

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

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

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

Date Inspected 09/06/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
991 Double wide	2002	28x52	3 100	6	0 %	100 %	
101 Conc Slab	2002	1456	9 100	4	0 %	100 %	
23 Frame Garage	2004	960	3 100	3	0 %	100 %	
24 Frame Shed	0				%	%	1,000
68 Wood Deck/s	2020	192	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-022 | Account 460 | Location 6 Oak Leaf DRIVE | Card 1 Of 1 | 1/07/2026

KENNETH D. NICHOLS LIVING TRUST
22 KENWAY DRIVE
LITCHFIELD ME 04350

B14708P37 B14708P38

Previous Owner
NICHOLS, KENNETH D
22 KENWAY DRIVE

LITCHFIELD ME 04350
Sale Date: 01/13/2022

Previous Owner
NICHOLS, LOIS & RICHARD - TRUSTEES
LIOS S NICHOLS LIVING TRUST
300 WEST POINT ROAD
PHIPPSBURG ME 04562
Sale Date: 10/08/2021

Previous Owner
NICHOLS, LOIS
22 KENWAY DRIVE

LITCHFIELD ME 04240
Sale Date: 03/31/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

'5/9/22 NAH CARD 2 GONE -MVR
'22 2.67 acres stays lot 22 to new owner retained lot of 1.2 +- acres to new lot 22A.
2/11/20 NAH ADD CANOPY, ADJ DIMs OF SHED.
05/11/2017 w/ Mrs. add 12x20 shed " not sure why here?"

Litchfield

Property Data

Neighborhood **104 Kenway Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **16 Little Purgatory 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 **01/13/2022**

Price

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **2 Related Parties**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	116,875	126,713	10,000	233,588
2013	116,875	126,713	10,000	233,588
2014	116,875	125,321	10,000	232,196
2015	116,875	125,321	10,000	232,196
2016	116,875	123,929	15,000	225,804
2017	116,875	125,419	20,000	222,294
2018	116,875	124,011	19,200	221,686
2019	115,100	165,200	0	280,300
2020	115,100	165,400	0	280,500
2021	115,100	165,400	0	280,500
2022	91,900	165,400	0	257,300
2023	110,300	198,500	25,000	283,800
2024	110,300	198,500	25,000	283,800
2025	148,900	268,500	25,000	392,400

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.50		100 %	0
30	0.10		100 %	0
26	2.07		85 %	4
44	1.00		100 %	0
			%	
			%	
			%	

Total Acreage 2.67

Influence Codes

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

Acres

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

Litchfield

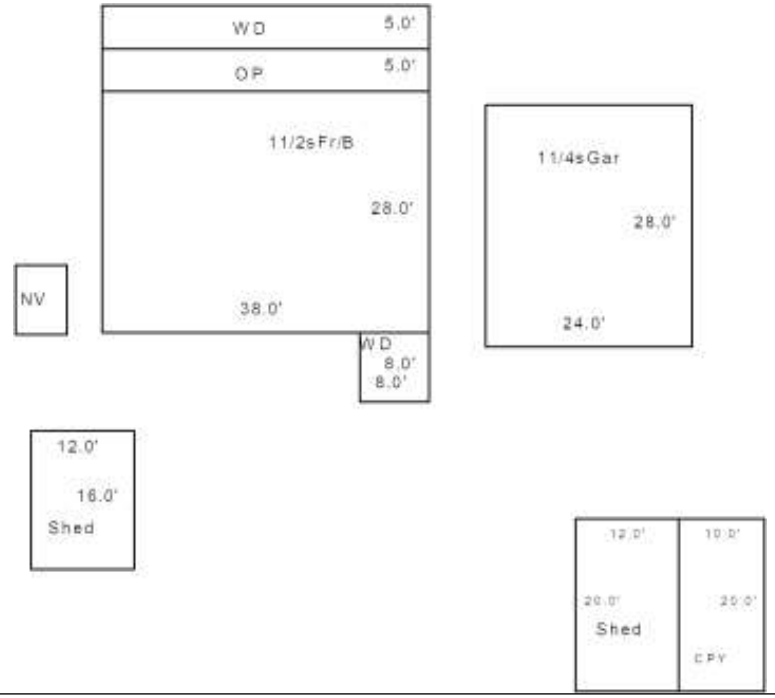
Map Lot U23-022 | Account 460 | Location 6 Oak Leaf DRIVE | Card 1 Of 1 | 01/07/2026

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

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1064**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/06/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	64	0 0	0	0 %	0 %	
21 Open Frame	0	190	0 0	0	0 %	0 %	
68 Wood Deck/s	0	190	0 0	0	0 %	0 %	
72 1 1/4s Garage	2004	672	2 100	4	0 %	100 %	
24 Frame Shed	2016	240	2 100	4	0 %	75 %	
24 Frame Shed	2004	192	2 100	4	0 %	75 %	
61 Canopy/s	2020	200	1 100	4	0 %	75 %	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-022A | Account 3013 | Location 16 Oak Leaf DRIVE | Card 1 Of 1 | 1/07/2026

NICHOLS, LOIS & RICHARD - TRUSTEES
LIOS S NICHOLS LIVING TRUST
300 WEST POINT ROAD
PHIPPSBURG ME 04562

B13497P199

Property Data

Neighborhood **104 Kenway Drive**

Tree Growth Year **0**

X Coordinate

Y Coordinate

Zone/Land Use **16 Little Purgatory 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 **5 Right-Of-Way**

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

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **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
2022	76,400	0	0	76,400
2023	91,700	0	0	91,700
2024	115,700	163,800	0	279,500
2025	156,100	221,600	0	377,700

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21	0.50		100 %	0
30	0.70		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.20

Influence Codes

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

Acres

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

9/12/24 NAH, M+L HSE, +MVR
'22 1.2 ACRES & 380' OF FRONTAGE RETAINED FROM LOT 22 BECOMES NEW LOT 22A.

Litchfield

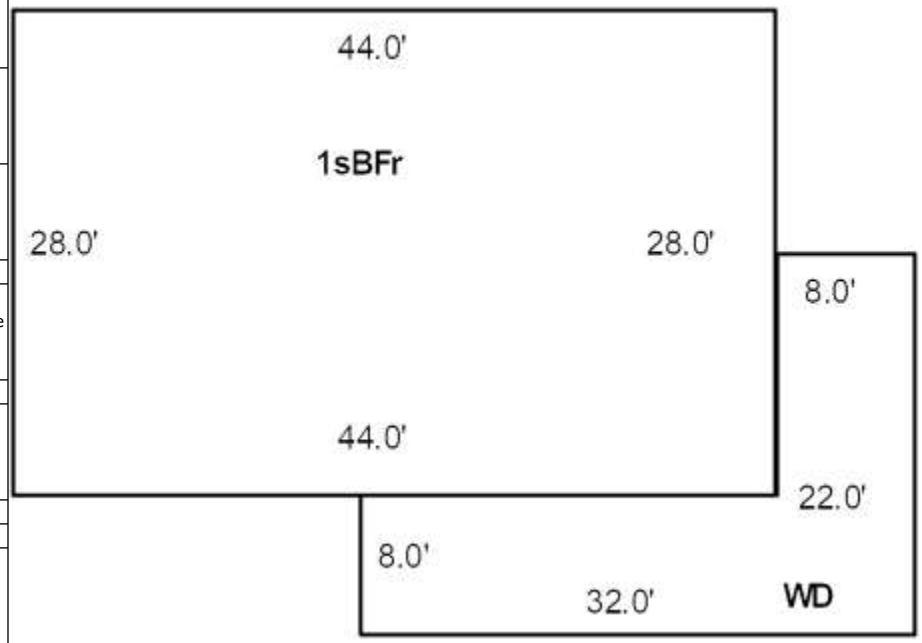
Litchfield

Map Lot U23-022A | Account 3013 | Location 16 Oak Leaf DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**2 Ranch**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2023**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1232**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**0**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	368	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-024 | Account 1856 | Location KENWAY DRIVE | Card 1 Of 1 | 1/07/2026

BARTHOLF, ROBIN
120 HARDSCRABBLE ROAD
LITCHFIELD ME 04350

B1043P186 B15393P256

Previous Owner
WESTON, CARL S JR
1309 MISSION DRIVE SE

DARIEN GA 31305 4919
Sale Date: 06/11/2025

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **104 Kenway Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **16 Little Purgatory Pond**

Secondary Zone

Topography **2 Rolling**

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

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

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

Street **3 Gravel**

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

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **06/11/2025**

Price **20,000**

Sale Type **1 Land Only**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	10,136	0	0	10,136
2013	10,136	0	0	10,136
2014	10,136	0	0	10,136
2015	10,136	0	0	10,136
2016	10,136	0	0	10,136
2017	10,136	0	0	10,136
2018	10,136	0	0	10,136
2019	7,600	0	0	7,600
2020	7,600	0	0	7,600
2021	7,600	0	0	7,600
2022	7,600	0	0	7,600
2023	9,100	0	0	9,100
2024	9,100	0	0	9,100
2025	12,300	0	0	12,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Houselot (Frac	21	0.11		25 %	4
22.Baselot(Fract)				%	
23.				%	
Acres				%	
24.Houselot				%	
25.Baselot				%	
26.Rear 1				%	
27.Rear 2				%	
28.Rear 3				%	
29.Rear 4				%	

Total Acreage 0.11

Influence Codes

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

Acres

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

Litchfield

Litchfield

Map Lot U23-024 | Account 1856 | Location KENWAY DRIVE | Card 1 Of 1 | 01/07/2026

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

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

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

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

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

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

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

Bsmt Gar # Cars

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

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

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

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

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

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

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

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

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

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

Unfinished %

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

SQFT (Footprint)

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

Phys. % Good
Funct. % Good

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

Econ. % Good

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

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

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

Date Inspected

Additions, Outbuildings & Improvements

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

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

Map Lot U23-025 | Account 1321 | Location 24 KENWAY DRIVE | Card 1 Of 1 | 1/07/2026

ORESTIS, DORIS L. TRUSTEE
ORESTIS DORIS LIANE FAMILY TRUST
24 KENWAY DRIVE
LITCHFIELD ME 04350

B6318P265

Property Data

Neighborhood	**104 Kenway Drive**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**16 Little Purgatory 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	**10/10/2000**
Price	
Sale Type	**2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	62,960	107,511	16,000	154,471
2013	62,960	106,398	16,000	153,358
2014	62,960	106,375	16,000	153,335
2015	62,960	105,261	16,000	152,221
2016	62,960	105,152	21,000	147,112
2017	62,960	104,039	26,000	140,999
2018	62,960	104,016	24,960	142,016
2019	85,300	118,800	26,000	178,100
2020	85,300	118,800	31,000	173,100
2021	85,300	118,800	31,000	173,100
2022	85,300	118,800	30,690	173,410
2023	102,400	142,500	31,000	213,900
2024	102,400	142,500	31,000	213,900
2025	138,200	192,800	31,000	300,000

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.50		100 %	0
26	0.10		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 0.60

Influence Codes

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

Acres

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

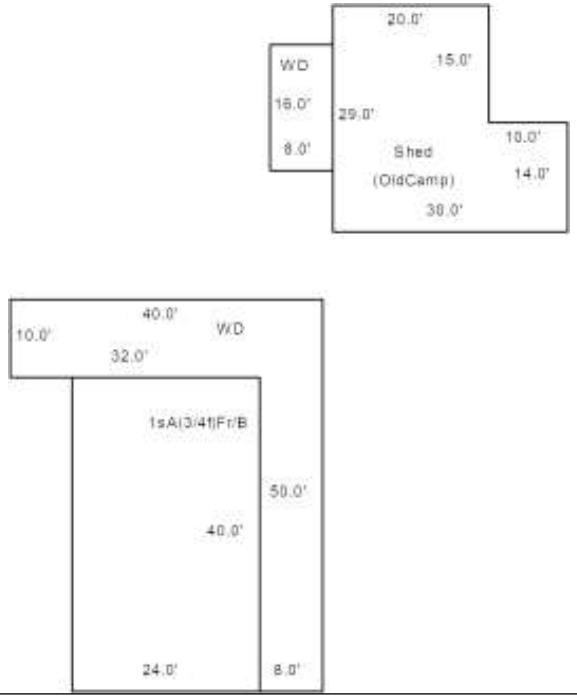
Litchfield

Map Lot U23-025 | Account 1321 | Location 24 KENWAY DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**2001**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**3 3/4 Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**960**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/06/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	0	720	0 0	0	0 %	0 %	
24 Frame Shed	1950	720	2 100	2	0 %	100 %	
68 Wood Deck/s	2000	128	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 U23-026 | Account 65 | Location 30 KENWAY DRIVE | Card 1 Of 1 | 1/07/2026

LEONARD, WILLIAM C
30 KENWAY DRIVE
LITCHFIELD ME 04350

B4246P333 B10605P59

Previous Owner
ORANGE, MADELINE E
30 KENWAY DRIVE

LITCHFIELD ME 04350
Sale Date: 06/15/2018

Previous Owner
BAILEY, CAROL/CLEMENTS, BARBARA
30 KENWAY DRIVE

LITCHFIELD ME 04350
Sale Date: 12/01/2010

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **104 Kenway Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **16 Little Purgatory Pond**

Secondary Zone

Topography **2 Rolling**

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

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

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

Street **3 Gravel**

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

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **06/15/2018**

Price **258,500**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	91,775	117,108	0	208,883
2013	91,775	117,048	0	208,823
2014	91,775	115,505	0	207,280
2015	91,775	115,444	0	207,219
2016	91,775	114,074	0	205,849
2017	91,775	113,866	0	205,641
2018	91,775	112,471	0	204,246
2019	92,500	145,100	0	237,600
2020	92,500	145,100	0	237,600
2021	92,500	145,100	25,000	212,600
2022	92,500	145,100	24,750	212,850
2023	111,000	173,800	25,000	259,800
2024	111,000	173,800	25,000	259,800
2025	149,900	234,800	25,000	359,700

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.50		100 %	0
30	0.45		100 %	0
26	0.07		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	

Total Acreage 1.02

Influence Codes

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

Acres

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

Litchfield

Litchfield

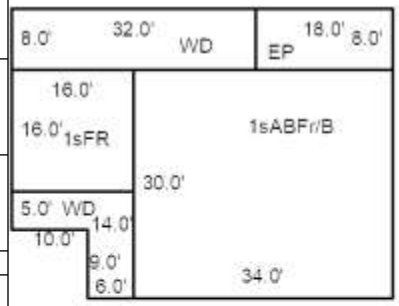
Map Lot U23-026 | Account 65 | Location 30 KENWAY DRIVE | Card 1 Of 1 | 01/07/2026

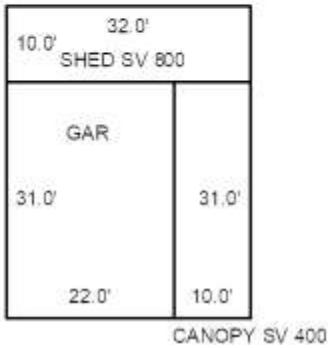
Building Style	**4 Cape**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1970**	
Year Remodeled	**2004**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**4 Full Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1020**	
Condition	**6 Good**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/16/2018





Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck/s	2004	526	9 100	4	0 %	100 %	
22 Encl Frame	2004	144	9 100	4	0 %	100 %	
23 Frame Garage	1980	682	2 100	2	0 %	100 %	
24 Frame Shed	0				%	%	800
68 Wood Deck/s	2004	114	9 100	9	0 %	0 %	
1 One Story Frame	2004	256	9 100	4	0 %	100 %	
61 Canopy/s	0				%	%	400
					%	%	
					%	%	
					%	%	

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 U23-027 | Account 328 | Location 11 KENWAY DRIVE | Card 1 Of 1 | 1/07/2026

OUELLETTE JAMIE D
OUELLETTE NICOLE L
11 KENWAY DRIVE
LITCHFIELD ME 04350

B9155P208 B14064P29

Previous Owner
JESSOME, RICHARD & TRENA
11 KENWAY DRIVE

LITCHFIELD ME 04350
Sale Date: 11/17/2006

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**104 Kenway Drive**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**11 Residential**
Secondary Zone	
Topography	**2 Rolling**

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

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

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

Street **5 Right-Of-Way**

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

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

Sale Data

Sale Date	**11/17/2006**
Price	**175,000**
Sale Type	**2 Land & Buildings**

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

Financing **1 Conventional**

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

Validity **1 Arms Length Sale**

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

Verified **1 Buyer**

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	38,650	98,342	10,000	126,992
2013	38,650	97,266	10,000	125,916
2014	38,650	97,257	10,000	125,907
2015	38,650	97,127	10,000	125,777
2016	38,650	96,173	15,000	119,823
2017	38,650	96,042	20,000	114,692
2018	38,650	96,034	19,200	115,484
2019	45,100	125,500	20,000	150,600
2020	45,100	125,500	25,000	145,600
2021	45,100	125,500	25,000	145,600
2022	45,100	125,500	24,750	145,850
2023	54,100	150,300	25,000	179,400
2024	54,100	150,300	25,000	179,400
2025	73,000	202,800	25,000	250,800

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	0.02		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.02

Influence Codes

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

Acres

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

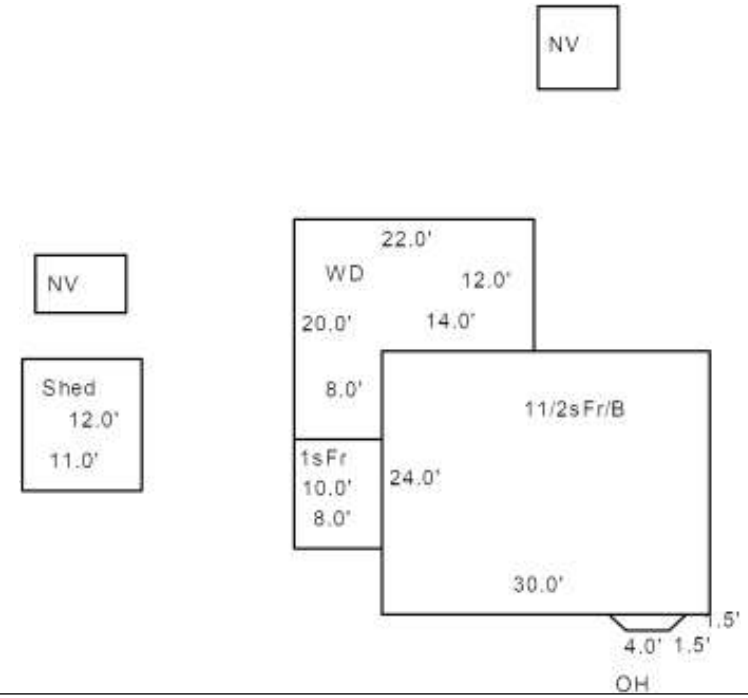
Litchfield

Map Lot U23-027 | Account 328 | Location 11 KENWAY DRIVE | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**5 One & 3/4 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**1 Clapboard**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1999**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**384**	
Fin Bsmt Grade	**2 100**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**1 Hot Water BB**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**6**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 105%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**720**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/06/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	0	8	0 0	0	0 %	0 %	
1 One Story Frame	0	80	0 0	0	0 %	0 %	
68 Wood Deck/s	0	328	3 100	4	0 %	100 %	
24 Frame Shed	1999				%	%	1,500
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-027A | Account 2018 | Location 135 WHIPPOORWILL ROAD | Card 1 Of 1 | 1/07/2026

ELWELL, CLAUDIA A
135 WHIPPOORWILL ROAD
LITCHFIELD ME 04350

B6402P205 B6875P70 B9975P184 B10280P136 B10414P303

Previous Owner
NOWELL, JOSHUA A
PERKINS, CASSONDRA K
135 WHIPPOORWILL ROAD
LITCHFIELD ME 04350
Sale Date: 02/26/2016

Previous Owner
BARTER, ALTON H, III
28 CARDING MACHINE ROAD

RICHMOND MR 04357
Sale Date: 05/12/2010

Previous Owner
GRP LOAN LLC
c/o GRP FINANCIAL SERVICES CORP
445 HAMILTON AVE 8TH FLR
WHITE PLAINS NY 10601
Sale Date: 11/24/2009

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**226 Whippoorwill Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**11 Residential**
Secondary Zone	
Topography	**2 Rolling**

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

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

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

Street	**1 Paved**	

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

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

Sale Data

Sale Date	**02/26/2016**
Price	**122,000**
Sale Type	**2 Land & Buildings**

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

Financing	**9 Unknown**	

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

Validity	**1 Arms Length Sale**	

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

Verified	**5 Public Record**	

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	40,000	71,648	0	111,648
2013	40,000	70,668	0	110,668
2014	40,000	70,668	0	110,668
2015	40,000	69,691	0	109,691
2016	40,000	69,691	0	109,691
2017	40,000	68,712	20,000	88,712
2018	40,000	68,712	19,200	89,512
2019	45,000	90,100	20,000	115,100
2020	45,000	90,100	25,000	110,100
2021	45,000	90,100	25,000	110,100
2022	45,000	90,100	24,750	110,350
2023	54,000	108,100	25,000	137,100
2024	54,000	108,100	25,000	137,100
2025	72,900	146,200	25,000	194,100

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

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

Total Acreage 1.00

Influence Codes

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

Acres

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

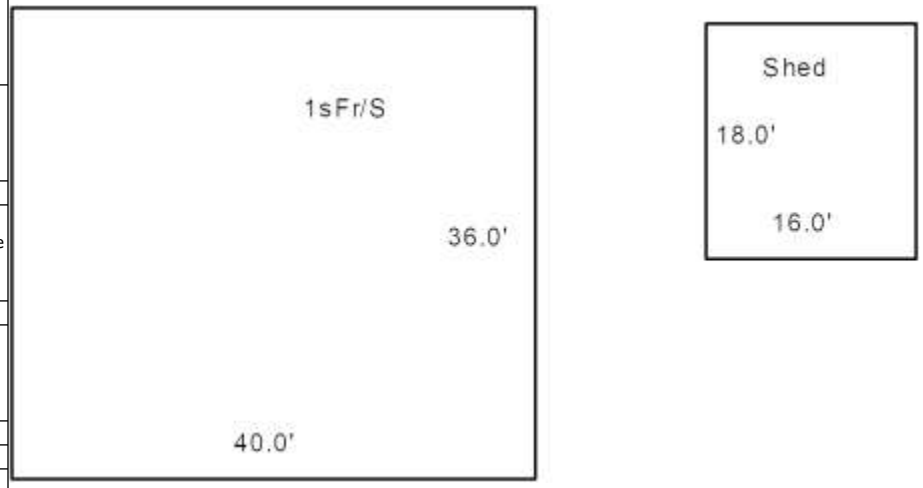
Litchfield

Map Lot U23-027A | Account 2018 | Location 135 WHIPPOORWILL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1965**	
Year Remodeled	**2009**	
Foundation	**5 Concrete Slab**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**9 No Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**9 No Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**2 Fair 110%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1440**	
Condition	**6 Good**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/06/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1980	288	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 U23-027B | Account 2156 | Location 3 KENWAY DRIVE | Card 1 Of 1 | 1/07/2026

LANOUE, ANGELA MARIE
3 KENWAY DRIVE
LITCHFIELD ME 04350

B15185P151

Previous Owner
MOHAMMADI, MEHRY
236 WEEKS MILL ROAD

CHINA ME 04358
Sale Date: 10/07/2024

Previous Owner
OUELLETTE, DAVID
3 KENWAY DRIVE

LITCHFIELD ME 04350-3223
Sale Date: 06/24/2024

Previous Owner
CLOUTIER, MICHAEL J
3 KENWAY DRIVE

LITCHFIELD ME 04350
Sale Date: 08/13/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

8/18/23 W/MR ADD WD
'16 TOWN FORECLOSURE
12/5/2012 - RECVD PERMIT DATED 6/30/2012 FOR A 1986 NEW HAVEN 14X70 MFG UNIT. SN 2586, TAN. BILL OF SALE ON FILE THIS DATE.

Litchfield

Property Data

Neighborhood **104 Kenway Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

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

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

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

Street **3 Gravel**

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

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **10/07/2024**

Price **170,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	33,280	23,157	0	56,437
2013	33,280	23,029	0	56,309
2014	33,280	21,169	0	54,449
2015	33,280	21,040	0	54,320
2016	33,280	20,817	54,097	0
2017	33,280	20,688	53,968	0
2018	33,280	20,596	53,876	0
2019	42,400	15,800	58,200	0
2020	42,400	15,800	0	58,200
2021	42,400	15,800	0	58,200
2022	42,400	15,800	0	58,200
2023	50,800	19,200	0	70,000
2024	50,800	19,200	25,000	45,000
2025	68,600	26,000	0	94,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.1-100				%	
12.101-200				%	
13.201+				%	
14.				%	
15.				%	
				%	
				%	

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

Fract. Acre	Acreage/Sites			
21.Houselot (Frac	21	0.80	100 %	0
22.Baselot(Fract)	26	0.00	100 %	0
23.	44	1.00	100 %	0
Acres			%	
24.Houselot			%	
25.Baselot			%	
26.Rear 1			%	
27.Rear 2			%	
28.Rear 3			%	
29.Rear 4			%	

Total Acreage 0.80

Influence Codes

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

Litchfield

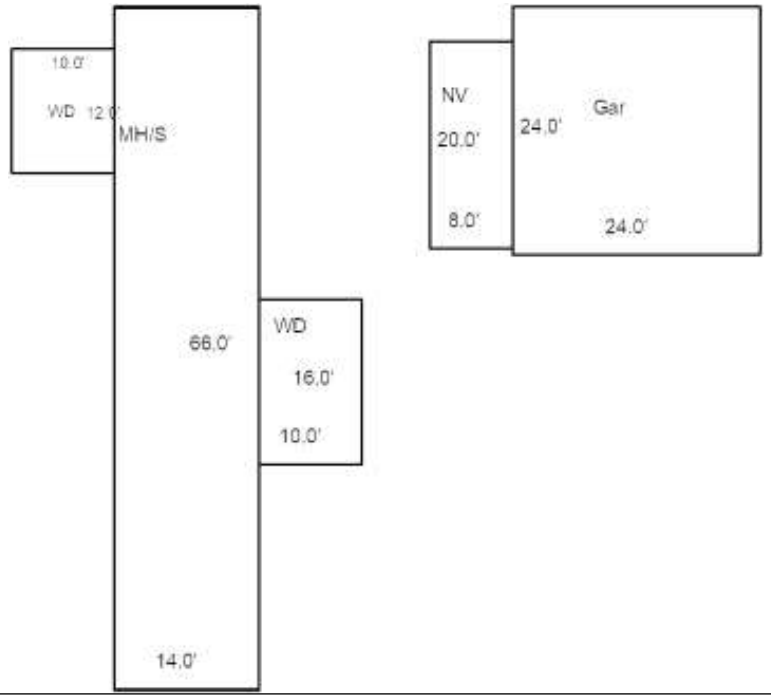
Map Lot U23-027B | Account 2156 | Location 3 KENWAY DRIVE | Card 1 Of 1 | 01/07/2026

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

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

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

Date Inspected 09/06/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
998 14 MFG UNIT	1988	14x66	3 100	2	0 %	100 %	
101 Conc Slab	1988	924	3 100	9	0 %	0 %	
68 Wood Deck/s	1988	160	3 100	9	0 %	0 %	
23 Frame Garage	1988	576	2 100	2	0 %	100 %	
68 Wood Deck/s	2022	120	1 100	1	0 %	50 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-028 | Account 1748 | Location 123 WHIPPOORWILL ROAD | Card 1 Of 1 | 1/07/2026

TRACY, TIMOTHY
TRACY, TERRY L
123 WHIPPOORWILL RD
LITCHFIELD ME 04350

B2576P98 B15062P99

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood **226 Whippoorwill Road**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

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

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

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

Street **1 Paved**

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

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date

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	40,750	106,915	10,000	137,665
2013	40,750	105,623	10,000	136,373
2014	40,750	105,562	10,000	136,312
2015	40,750	104,254	10,000	135,004
2016	40,750	104,254	15,000	130,004
2017	40,750	102,945	20,000	123,695
2018	40,750	102,885	19,200	124,435
2019	45,900	119,600	20,000	145,500
2020	45,900	119,600	25,000	140,500
2021	45,900	119,600	25,000	140,500
2022	45,900	119,600	24,750	140,750
2023	55,100	143,400	25,000	173,500
2024	55,100	143,400	25,000	173,500
2025	74,400	193,900	25,000	243,300

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
24	1.00		100 %	0
26	0.30		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.30

Influence Codes

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

Acres

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

Litchfield

Map Lot U23-028 | Account 1748 | Location 123 WHIPPOORWILL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**2 Ranch**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1975**	
Year Remodeled	**1999**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**384**	
Fin Bsmt Grade	**3 100**	
OPEN-5-CUSTOMIZE	**0**	
Heat Type	**100%**	**5 Forced Warm Air**
0.Uncoded	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant Ho
3.H Pump	7.Electric	11.Radiant
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.RadHW
2.Evapor	5.Monitor-oi	8.
3.H Pump	6.Monitor-Ga	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**3**	
# Full Baths	**1**	
# Half Baths	**1**	
# Addn Fixtures	**0**	
# Fireplaces	**0**	

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**960**	
Condition	**5 Above Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/06/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	140	0 0	0	0 %	0 %	
68 Wood Deck/s	2000	312	9 100	5	0 %	100 %	
23 Frame Garage	1999	576	2 100	4	0 %	100 %	
24 Frame Shed	0	192	2 100	4	0 %	75 %	
24 Frame Shed	0				%	%	500
24 Frame Shed	1990	384	2 100	3	0 %	75 %	
21 Open Frame	2010	82	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 U23-029 | Account 580 | Location 39 KENWAY DRIVE | Card 1 Of 1 | 1/07/2026

CARON, JENNIFER L
39 KENWAY DRIVE
LITCHFIELD ME 04350

B7399P61 B15045P38 B15062P103 B15065P288

Previous Owner
TRACY, TODD
2710 COZUMEL DRIVE
APT. 1816
MELBOURNE FL 32935
Sale Date: 10/24/2024

Previous Owner
TRACY, TERRY & TIMOTHY
123 WHIPPOORWILL ROAD

LITCHFIELD ME 04350
Sale Date: 04/26/2004

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
'15 demo lean too

Litchfield

Property Data

Neighborhood **104 Kenway Drive**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

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

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

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

Street **3 Gravel**

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

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **10/24/2024**

Price **210,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **1 Arms Length Sale**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	41,750	34,441	10,000	66,191
2013	41,750	34,244	10,000	65,994
2014	41,750	33,145	10,000	64,895
2015	41,750	32,628	10,000	64,378
2016	41,750	32,364	15,000	59,114
2017	41,750	32,173	20,000	53,923
2018	41,750	32,016	19,200	54,566
2019	47,100	35,800	20,000	62,900
2020	47,100	35,800	25,000	57,900
2021	47,100	35,800	25,000	57,900
2022	47,100	35,800	24,750	58,150
2023	56,500	42,900	25,000	74,400
2024	56,500	42,900	25,000	74,400
2025	76,300	58,100	0	134,400

Land Data

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

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

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	0.70		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.70

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

Litchfield

Map Lot U23-029 | Account 580 | Location 39 KENWAY DRIVE | Card 1 Of 1 | 01/07/2026

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

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4

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

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

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

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

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

Bsmt Gar # Cars

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

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

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

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

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

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

Rooms
Bedrooms
Full Baths
Half Baths
Addn Fixtures
Fireplaces

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

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

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

Unfinished %

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

SQFT (Footprint)

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

Phys. % Good
Funct. % Good

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

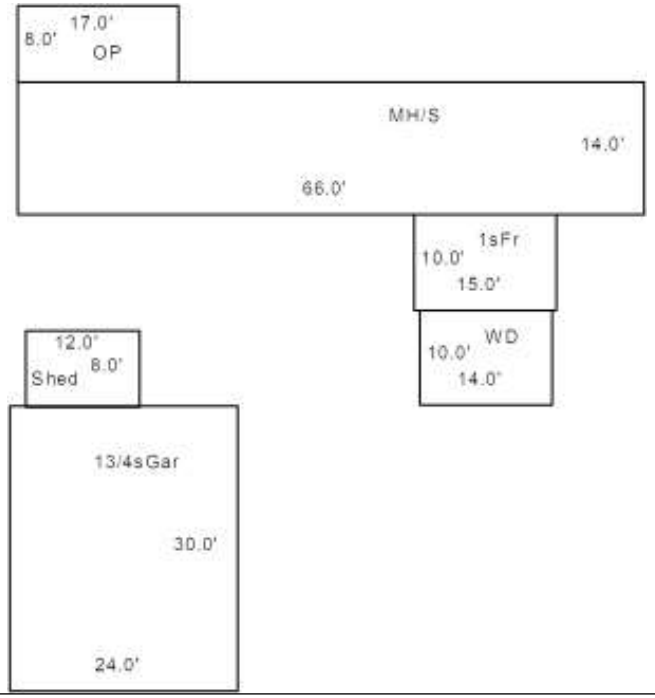
Econ. % Good

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

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

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

Date Inspected 09/06/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
998 14 MFG UNIT	1983	14x66	3 100	3	0 %	100 %	
101 Conc Slab	1983	924	3 100	9	0 %	0 %	
1 One Story Frame	1983	150	2 100	9	0 %	0 %	
68 Wood Deck/s	1983	140	3 100	9	0 %	0 %	
21 Open Frame	1983	136	2 100	9	0 %	0 %	
73 1 1/2s Garage	1982	720	3 100	4	0 %	100 %	
24 Frame Shed	1990	96	2 100	4	0 %	75 %	
					%	%	
					%	%	
					%	%	

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

Map Lot U23-030 Account 14 Location 117 WHIPPOORWILL ROAD Card 1 Of 1 1/07/2026

MARTIN)TRUSTEE), MARY CATHERINE
M.CATHERINE MARTIN 2023 REV. TRUST
117 WHIPPOORWILL ROAD
LITCHFIELD ME 04350

B6038P290 B15005P152

Property Data

Neighborhood	**226 Whippoorwill Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**11 Residential**
Secondary Zone	
Topography	**2 Rolling**

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

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

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

Street	**1 Paved**

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

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

Sale Data

Sale Date	**08/27/1999**
Price	
Sale Type	**2 Land & Buildings**

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

Financing	**9 Unknown**

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

Validity	**1 Arms Length Sale**

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

Verified	**5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	43,000	76,686	10,000	109,686
2013	43,000	78,487	10,000	111,487
2014	43,000	78,487	10,000	111,487
2015	43,000	78,487	10,000	111,487
2016	43,000	78,487	15,000	106,487
2017	43,000	78,487	20,000	101,487
2018	43,000	78,487	19,200	102,287
2019	48,600	94,400	20,000	123,000
2020	48,600	94,400	25,000	118,000
2021	48,600	94,400	25,000	118,000
2022	48,600	112,900	24,750	136,750
2023	58,300	135,300	25,000	168,600
2024	58,300	135,300	25,000	168,600
2025	78,700	182,800	25,000	236,500

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
26	1.20		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	

Total Acreage 2.20

Influence Codes

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

Acres

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
5/9/22 W/MRS ADD ADDN

Litchfield

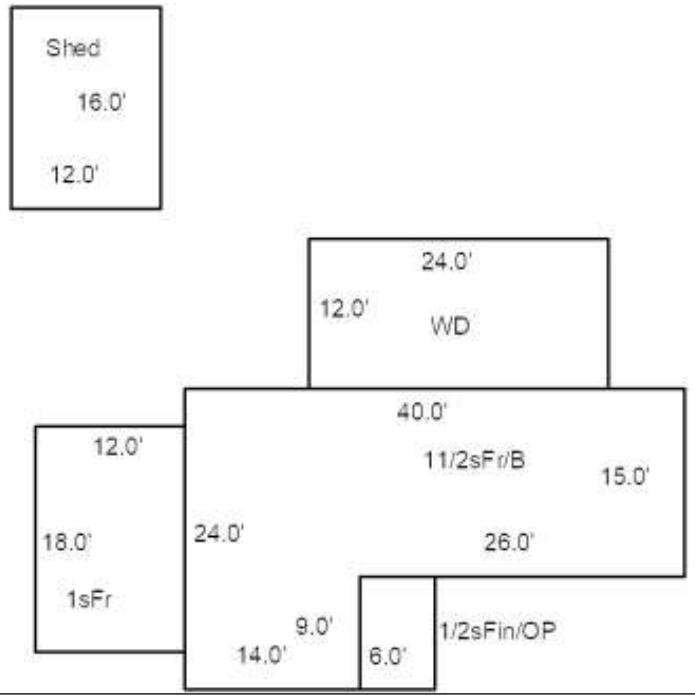
Litchfield

Map Lot U23-030 | Account 14 | Location 117 WHIPPOORWILL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**4 One & 1/2 Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1864**	
Year Remodeled	**1995**	
Foundation	**3 Brick &/or Stone**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**2 Damp Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 105%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**726**	
Condition	**6 Good**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**2 Refused Entry**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**2 Relative**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 09/06/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
9 Finished 1/2 Story	0	54	0 0	0	0 %	0 %	
21 Open Frame	0	54	0 0	0	0 %	0 %	
68 Wood Deck/s	2000	288	2 100	4	0 %	100 %	
24 Frame Shed	0				%	%	800
1 One Story Frame	2021	216	0 0	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 U23-031 | Account 935 | Location 114 WHIPPOORWILL ROAD | Card 1 Of 1 | 1/07/2026

ALLEN, DIANA J
114 WHIPPOORWILL ROAD
LITCHFIELD ME 04350

B2820P299 B12420P74

Previous Owner
KELTING, NORMAN G
114 WHIPPOORWILL ROAD

LITCHFIELD ME 04350
Sale Date: 09/24/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data

Neighborhood	**226 Whippoorwill Road**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**11 Residential**
Secondary Zone	
Topography	**2 Rolling**

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

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

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

Street **1 Paved**

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

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

Sale Data

Sale Date	**09/24/2016**
Price	
Sale Type	**2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **2 Related Parties**

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

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	44,236	99,981	10,000	134,217
2013	44,236	99,884	10,000	134,120
2014	44,236	99,884	10,000	134,120
2015	44,236	98,610	10,000	132,846
2016	44,236	98,610	15,000	127,846
2017	44,236	98,512	0	142,748
2018	44,236	97,334	0	141,570
2019	55,600	133,000	0	188,600
2020	55,600	133,000	0	188,600
2021	55,600	133,000	25,000	163,600
2022	55,600	133,000	24,750	163,850
2023	66,700	159,600	25,000	201,300
2024	66,700	159,600	25,000	201,300
2025	90,000	215,900	25,000	280,900

Land Data

Front Foot

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

Square Foot

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

Fract. Acre

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

Acres

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

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

Square Feet

	%	
	%	
	%	
	%	
	%	
	%	
	%	

Acreage/Sites

24	1.00	100	%	0
26	4.09	85	%	0
44	1.00	100	%	0
40	1.41	100	%	0
			%	
			%	
			%	

Total Acreage 6.50

Influence Codes

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

Acres

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

Litchfield

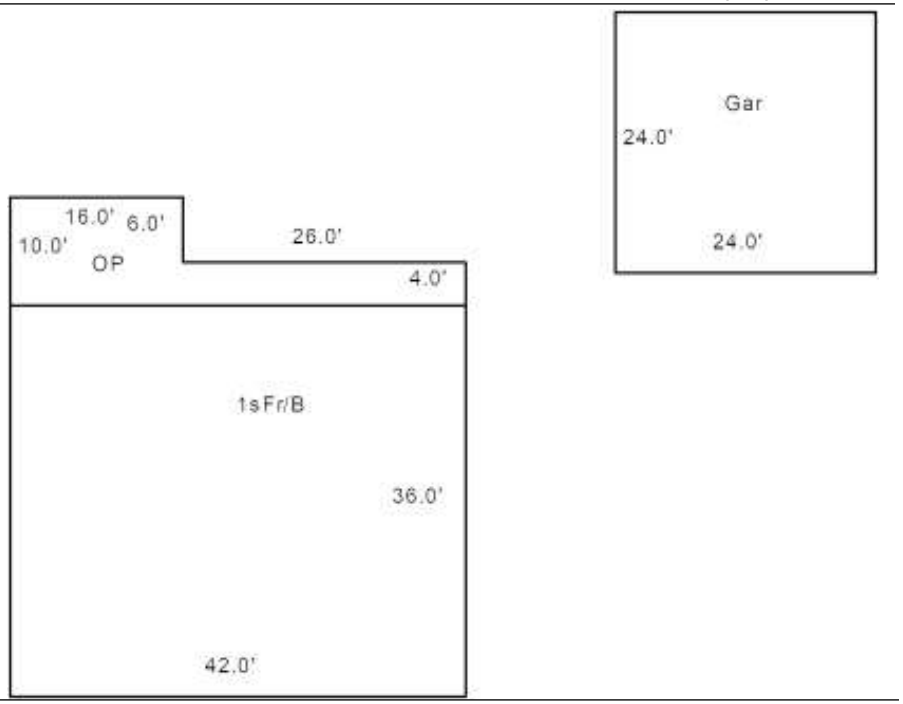
Map Lot U23-031 | Account 935 | Location 114 WHIPPOORWILL ROAD | Card 1 Of 1 | 01/07/2026

Building Style	**1 Conventional**	
0.Uncoded	4.Cape	8.Log
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	10.Tri-Level
3.R Ranch	7.Contemp	11.Earth One
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.1.25
2.2	5.1.75	8.3.5
3.3	6.2.5	9.4
Exterior Walls	**2 Vinyl**	
0.Uncoded	4.Asbestos	8.Concrete
1.Wd Clapbo	5.Stucco	9.Other
2.Vinyl	6.Brick	10.Wd shingl
3.Compos	7.Stone	11.T1-11
Roof Surface	**3 Sheet Metal**	
1.Asphalt	4.Composit	7.Rolled Roo
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-	**0**	
OPEN-4-	**0**	
Year Built	**1965**	
Year Remodeled	**1992**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Spac	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt Flr	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**9 None**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**3 Average 100%**	
1.E Grade	4.B Grade	7.AAA Grade
2.D Grade	5.A Grade	8.M&S
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1512**	
Condition	**5 Above Average**	
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None
Econ. % Good	**100%**	
Economic Code	**9 None**	
0.None	3.No Power	9.None
1.Location	4.Generate	
2.Encroach	5.Multi-Fami	
Entrance Code	**5 Estimated**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Existing R	9.
Information Code	**5 Estimate**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 09/06/2018



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	264	0 0	0	0 %	0 %	
23 Frame Garage	0	576	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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