

Map Lot U26-001

Account 2607

Location 320 WHIPPOORWILL ROAD

Card 1 Of 1

1/07/2026

MAINE STATE OF
STATE HOUSE
AUGUSTA ME 04330

MAINE STATE OF STATE HOUSE AUGUSTA ME 04330			Property Data			Assessment Record									
			Neighborhood 226 Whippoorwill Road			Year	Land	Buildings	Exempt	Total					
			Tree Growth Year 0			2012	52,000	0	52,000	0					
			X Coordinate 0			2013	52,000	0	52,000	0					
			Y Coordinate 0			2014	52,000	0	52,000	0					
			Zone/Land Use 17 Woodbury Pond			2015	52,000	0	52,000	0					
			Secondary Zone			2016	52,000	0	52,000	0					
						2017	52,000	0	52,000	0					
			Topography 2 Rolling			2018	52,000	0	52,000	0					
						2019	305,400	0	305,400	0					
			1.Level 4.Below St 7.ResProtect			2020	305,400	0	305,400	0					
			2.Rolling 5.Low 8.			2021	305,400	0	305,400	0					
			3.Above St 6.Swampy 9.			2022	305,400	0	305,400	0					
			Utilities			2023	366,500	0	366,500	0					
			1.Public 4.Dr Well 7.Cesspool			2024	366,500	0	366,500	0					
			2.Water 5.Dug Well 8.Lake/Pond			2025	494,800	0	494,800	0					
			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												
Inspection Witnessed By:			Price			11.1-100 12.101-200 13.201+ 14. 15.		Type		Effective		Influence		Influence Codes	
			Sale Type							Frontage	Depth	Factor	Code		
			1.Land 4.MFGUNIT 7.												
			2.L & B 5.Other 8.												
			3.Building 6. 9.												
X Date			Financing			16.Regular Lot 17.Secondary Lot 18.Excess Land 19.Condominium 20.Miscellaneous		Square Feet							
			1.Convent 4.Seller 7.												
			2.FHA/VA 5.Private 8.												
			3.Assumed 6.Cash 9.Unknown												
			Validity												
No./Date Description Date Insp.			1.Valid 4.Split 7.Renovate			Fract. Acre		Acres/Sites							
			2.Related 5.Partial 8.Other												
			3.Distress 6.Exempt 9.												
			Verified												
			1.Buyer 4.Agent 7.Family												
Notes:			2.Seller 5.Pub Rec 8.Other			Acres		Total Acreage 17.50							
			3.Lender 6.MLS 9.												
Litchfield						21.Houselot (Frac 22.Baselot(Fract) 23.		22 0.50 100 % 0 30 1.00 100 % 0 31 3.20 100 % 0 26 5.00 100 % 0 27 7.80 85 % 0							

Litchfield

Map Lot U26-001

Account 2607

Location 320 WHIPPOORWILL ROAD

Card 1

Of 1

01/07/2026

Building Style			SF Bsmt Living			Layout		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade			1.Typical	4.	7.
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE			2.Inadeq	5.	8.
2.Ranch	6.Split	10.Tri-Level	Heat Type			3.	6.	9.
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic		
Dwelling Units			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin	4.Full Fin	7.
Other Units			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin	5.Fi/Stair	8.
Stories			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.1.25	Cool Type			Insulation		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full	4.Minimal	7.
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy	5.Partial	8.
Exterior Walls			3.H Pump	6.Monitor-Ga	9.None	3.Capped	6.	9.None
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style			Unfinished %		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grade
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.M&S
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V.G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.Delap	7.No Power
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.LongTerm
2.C.Block	5.Slab	8.				3.Damage	6.Common	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.No Power	9.None
2.1/2 Bmt	5.Crawl Spac	8.				1.Location	4.Generate	
3.3/4 Bmt	6.	9.None				2.Encroach	5.Multi-Fami	
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.Dirt Flr	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.Existing R	9.
3.Wet	6.	9.				Information Code		
						1.Owner	4.Agent	7.Vacant
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.
Date Inspected								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.One Story Fram
					%	%		2.Two Story Fram
					%	%		3.Three Story Fr
					%	%		4.1 & 1/2 Story
					%	%		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot U26-002

Account 296

Location WHIPPOORWILL ROAD

Card 1 Of 1

1/07/2026

CENTRAL MAINE POWER
c/o Avangrid Management Company-Local Tax
One City Center, 5th Floor
Portland ME 04101

CENTRAL MAINE POWER c/o Avangrid Management Company-Local Tax One City Center, 5th Floor Portland ME 04101			Property Data			Assessment Record						
			Neighborhood 226 Whippoorwill Road			Year	Land	Buildings		Exempt	Total	
			Tree Growth Year 0			2012	30,250	0		0	30,250	
			X Coordinate 0			2013	30,250	0		0	30,250	
			Y Coordinate 0			2014	30,250	0		0	30,250	
			Zone/Land Use 11 Residential			2015	30,250	0		0	30,250	
			Secondary Zone			2016	30,250	0		0	30,250	
						2017	30,250	0		0	30,250	
			Topography 2 Rolling 9			2018	30,250	0		0	30,250	
						2019	11,400	0		0	11,400	
			1.Level 4.Below St 7.ResProtect			2020	11,400	0		0	11,400	
			2.Rolling 5.Low 8.									
			3.Above St 6.Swampy 9.									
			Utilities 9 None 9 None			2021	11,400	0		0	11,400	
						2022	11,400	0		0	11,400	
			1.Public 4.Dr Well 7.Cesspool			2023	13,700	0		0	13,700	
			2.Water 5.Dug Well 8.Lake/Pond									
			3.Sewer 6.Septic 9.None			2024	13,700	0		0	13,700	
			Street 1 Paved			2025	18,500	0		0	18,500	
						Land Data						
Inspection Witnessed By:			Front Foot		Type	Effective		Influence		Influence Codes		
						Frontage	Depth	Factor	Code			
			11.1-100					%		1.Unimproved		
			12.101-200					%		2.Excess Frtg		
			13.201+					%		3.Topography		
X			14.					%		4.Size/Shape		
			15.					%		5.Access		
								%		6.Restriction		
								%		7.Right of Way		
								%		8.View/Environ		
No./Date			Sale Data		Square Feet				9.Fract Share			
			Sale Date 12/30/1899						Acres			
			Price									
			Sale Type									
			1.Land 4.MFGUNIT 7.						30.Frontage 1			
Date			2.L & B 5.Other 8.						31.Frontage 2			
			3.Building 6. 9.						32.Tillable			
			Financing						33.Tillable			
			1.Convent 4.Seller 7.						34.Softwood F&O			
			2.FHA/VA 5.Private 8.						35.Mixed Wood F&O			
Notes:			3.Assumed 6.Cash 9.Unknown						36.Hardwood F&O			
			Validity						37.Softwood TG			
			1.Valid 4.Split 7.Renovate						38.Mixed Wood TG			
			2.Related 5.Partial 8.Other						39.Hardwood TG			
			3.Distress 6.Exempt 9.						40.Wasteland			
Litchfield			Verified						41.Gravel Pit			
			1.Buyer 4.Agent 7.Family						42.Mobile Home Si			
			2.Seller 5.Pub Rec 8.Other						43.Camp Site			
			3.Lender 6.MLS 9.						44.Lot Improvemen			
									45.Access Right			

Litchfield

Litchfield

Map Lot U26-002

Account 296

Location WHIPPOORWILL ROAD

Card 1 Of 1 01/07/2026

Building Style			SF Bsmt Living			Layout		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade			1.Typical	4.	7.
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE			2.Inadeq	5.	8.
2.Ranch	6.Split	10.Tri-Level	Heat Type			3.	6.	9.
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fi/Wall	Attic		
Dwelling Units			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin	4.Full Fin	7.
Other Units			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin	5.Fi/Stair	8.
Stories			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.1.25	Cool Type			Insulation		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full	4.Minimal	7.
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy	5.Partial	8.
Exterior Walls			3.H Pump	6.Monitor-Ga	9.None	3.Capped	6.	9.None
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style			Unfinished %		
1.Wd Clapbo	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grade
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.M&S
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint)		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V.G
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc
OPEN-3-			# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-			# Full Baths			Phys. % Good		
Year Built			# Half Baths			Funct. % Good		
Year Remodeled			# Addn Fixtures			Functional Code		
Foundation			# Fireplaces			1.Incomp	4.Delap	7.No Power
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.LongTerm
2.C.Block	5.Slab	8.				3.Damage	6.Common	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good		
Basement						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.No Power	9.None
2.1/2 Bmt	5.Crawl Spac	8.				1.Location	4.Generate	
3.3/4 Bmt	6.	9.None				2.Encroach	5.Multi-Fami	
Bsmt Gar # Cars						Entrance Code 0		
Wet Basement						1.Interior	4.Vacant	7.
1.Dry	4.Dirt Flr	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.	3.Informed	6.Existing R	9.			
3.Wet	6.	9.	Information Code					
Date Inspected						1.Owner	4.Agent	7.Vacant
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.
Additions, Outbuildings & Improvements								
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 U26-003

Account 1030

Location 25 LEBLANC DRIVE

Card 1

Of 1

1/07/2026

WATSON, WALTER P JR
WATSON, KARRIE L
25 LEBLANC DRIVE
LITCHFIELD ME 04350

B4928P84 B9343P152 B11305P294 B11305P298

Previous Owner
WATSON'S PROPERTY LLC
96 WEBSTER ROAD

LISBON ME 04250
Sale Date: 02/06/2013

Previous Owner
LEBLANC FAMILY TRUST
C/O JEANNE READ
7 MAPLEWOOD ROAD
LEWISTON ME 04240
Sale Date: 05/04/2007

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

05/24/2018 W/ Mrs. old hse gone add new hse
'15 new shed.

Litchfield

Property Data			Assessment Record							
Neighborhood 111 Leblanc Drive			Year	Land	Buildings	Exempt	Total			
			2012	185,410	37,592	0	223,002			
Tree Growth Year 0			2013	185,410	37,592	0	223,002			
X Coordinate 0			2014	185,410	37,592	0	223,002			
Y Coordinate 0			2015	185,410	40,592	0	226,002			
Zone/Land Use 17 Woodbury Pond			2016	185,410	40,592	0	226,002			
Secondary Zone			2017	185,410	40,592	0	226,002			
			2018	189,010	165,392	0	354,402			
Topography 2 Rolling			2019	199,300	220,500	20,000	399,800			
1.Level	4.Below St	7.ResProtect	2020	199,300	220,500	25,000	394,800			
2.Rolling	5.Low	8.	2021	199,300	220,500	25,000	394,800			
3.Above St	6.Swampy	9.	2022	199,300	220,500	24,750	395,050			
Utilities 5 Dug Well 6 Septic System			2023	239,200	263,900	25,000	478,100			
1.Public	4.Dr Well	7.Cesspool	2024	239,200	263,900	25,000	478,100			
2.Water	5.Dug Well	8.Lake/Pond	2025	322,900	356,100	25,000	654,000			
3.Sewer	6.Septic	9.None	Land Data							
Street 3 Gravel			Front Foot	Type	Effective		Influence		Influence Codes	
1.Paved 4.Proposed 7. 2.Semi Imp 5.R/O/W 8. 3.Gravel 6. 9.None					Frontage	Depth	Factor	Code		
				11.1-100			%		1.Unimproved	
				12.101-200			%		2.Excess Frtg	
				13.201+			%		3.Topography	
				14.			%		4.Size/Shape	
				15.			%		5.Access	
							%		6.Restriction	
							%		7.Right of Way	
							%		8.View/Environ	
			%		9.Fract Share					
Sale Data			Square Foot	Square Feet		Acres				
Sale Date 02/06/2013									%	
									%	
									%	
									%	
									%	
									%	
									%	
									%	
									%	
Price			Fract. Acre	Acreage/Sites		Acres				
Sale Type 2 Land & Buildings										
1.Land	4.MFGUNIT	7.		21	0.50				100 %	0
2.L & B	5.Other	8.		30	0.42				100 %	0
3.Building	6.	9.		44	1.00				85 %	0
Financing 1 Conventional									%	
1.Convent	4.Seller	7.							%	
2.FHA/VA	5.Private	8.							%	
3.Assumed	6.Cash	9.Unknown							%	
Validity 2 Related Parties				Acres	Total Acreage				0.92	
1.Valid	4.Split	7.Renovate								
2.Related	5.Partial	8.Other								
3.Distress	6.Exempt	9.								
Verified 5 Public Record										
1.Buyer	4.Agent	7.Family								
2.Seller	5.Pub Rec	8.Other								
3.Lender	6.MLS	9.								

Litchfield

Map Lot U26-003

Account 1030

Location 25 LEBLANC DRIVE

Card 1

Of 1

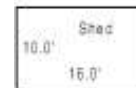
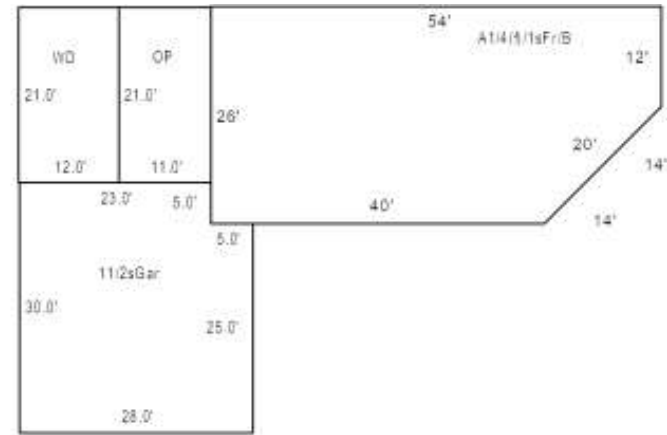
01/07/2026

Building Style 1 Conventional	SF Bsm't Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsm't Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 10 Radiant Heat - 1st level	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 1 1/4 Finished
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 4 Good 100%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1306
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2017	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsm't 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsm't Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 05/24/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	231	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck/s	0	252	0 0	0	0	% 0	%	2.Two Story Fram
72 1 1/4s Garage	0	815	0 0	0	0	% 0	%	3.Three Story Fr
24 Frame Shed	0					%	%	4.1 & 1/2 Story
						%	%	5.1 & 3/4 Story
						%	%	6.2 & 1/2 Story
						%	%	21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic



Front Foot	Type	Effective		Influence		Influence Codes	
		Frontage	Depth	Factor	Code		
11.1-100				%		1.Unimproved	
12.101-200				%		2.Excess Frtg	
13.201+				%		3.Topography	
14.				%		4.Size/Shape	
15.				%		5.Access	
				%		6.Restriction	
				%		7.Right of Way	
Square Foot		Square Feet				8.View/Environ	
	16.Regular Lot			%		9.Fract Share	
	17.Secondary Lot			%		Acres	
	18.Excess Land			%			
	19.Condominium			%			
	20.Miscellaneous			%			
				%			
				%		30.Frontage 1	
				%		31.Frontage 2	
			%		32.Tillable		
			%		33.Tillable		
			%		34.Softwood F&O		
Fract. Acre		Acreage/Sites				35.Mixed Wood F&O	
	21.Houselot (Frac	21	0.50	100	%	0	36.Hardwood F&O
22.Baselot(Fract)	30	0.75	100	%	0	37.Softwood TG	
23.	26	2.85	100	%	0	38.Mixed Wood TG	
Acres	40	14.30	100	%	0	39.Hardwood TG	
	24.Houselot	44	1.00	100	%	0	40.Wasteland
25.Baselot					%		41.Gravel Pit
26.Rear 1					%		42.Mobile Home Si
27.Rear 2					%		43.Camp Site
28.Rear 3					%		44.Lot Improvement
29.Rear 4					%		45.Access Right
		Total Acreage		18.40			

Litchfield

Map Lot U26-004

Account 1096

Location 11 LEBLANC DRIVE

Card 1

Of 1

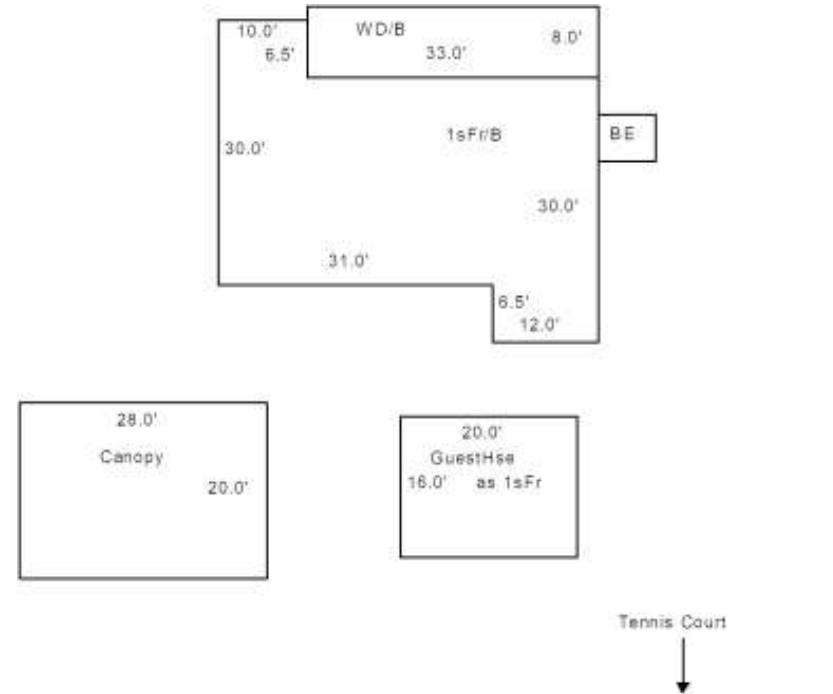
01/07/2026

Building Style 2 Ranch	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 7 Electric	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 14 Log Siding	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1154
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1985	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 4 Note left to Insp.
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 09/06/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck/s	0	264	0 0	0	0	0 %	0 %	1.One Story Fram
27 Unfin Basement	0	264	0 0	0	0	0 %	0 %	2.Two Story Fram
1 One Story Frame	1950	320	3 100	4	0	100 %	100 %	3.Three Story Fr
61 Canopy/s	1960	560	2 100	3	0	100 %	100 %	4.1 & 1/2 Story
64 Tennis Court/00	1960	75	2 100	3	0	50 %	50 %	5.1 & 3/4 Story
						%	%	6.2 & 1/2 Story
						%	%	21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic



Map Lot U26-005

Account 1263

Location 30 SIMARD DRIVE

Card 1 Of 1 1/07/2026

MULLEN STEVE P
MULLEN MARYLEE T
166 BROOK ROAD
FALMOUTH ME 04105 2216

B3715P32 B9141P39

Previous Owner
MULLEN, JEANNE
6 COACHLIGHT LANE

PORTLAND ME 04102
Sale Date: 10/28/2006

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record				
Neighborhood 194 Simard Drive			Year	Land	Buildings	Exempt	Total
			2012	213,350	49,818	0	263,168
Tree Growth Year 0			2013	213,350	49,707	0	263,057
X Coordinate 0			2014	213,350	49,707	0	263,057
Y Coordinate 0			2015	213,350	49,596	0	262,946
Zone/Land Use 17 Woodbury Pond			2016	213,350	49,596	0	262,946
			2017	213,350	49,484	0	262,834
Secondary Zone			2018	213,350	49,484	0	262,834
Topography 2 Rolling			2019	222,100	75,400	0	297,500
			2020	222,100	75,400	0	297,500
1.Level	4.Below St	7.ResProtect	2021	222,100	75,400	0	297,500
2.Rolling	5.Low	8.	2022	222,100	75,400	0	297,500
3.Above St	6.Swampy	9.	2023	266,600	90,400	0	357,000
Utilities 4 Drilled Well 6 Septic System			2024	266,600	90,400	0	357,000
			2025	359,800	122,200	0	482,000
1.Public			Land Data				
2.Water							
3.Sewer							
Street 3 Gravel							
1.Paved							
2.Semi Imp							
3.Gravel							
Open 1 0							
Open 2 0							
Sale Data							
Sale Date 10/28/2006							
Price 250,000							
Sale Type 2 Land & Buildings							
1.Land							
2.L & B							
3.Building							
Financing 1 Conventional							
1.Convent							
2.FHA/VA							
3.Assumed							
Validity 2 Related Parties							
1.Valid							
2.Related							
3.Distress							
Verified 5 Public Record							
1.Buyer							
2.Seller							
3.Lender							

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
				%		
				%		
				%		
				%		
				%		
				%		
				%		
				%		
				%		
				%		
				%		
				%		
		Square Foot		Square Feet		
Fract. Acre				Acreage/Sites		
		Acres				

Litchfield

Map Lot U26-005

Account 1263

Location 30 SIMARD DRIVE

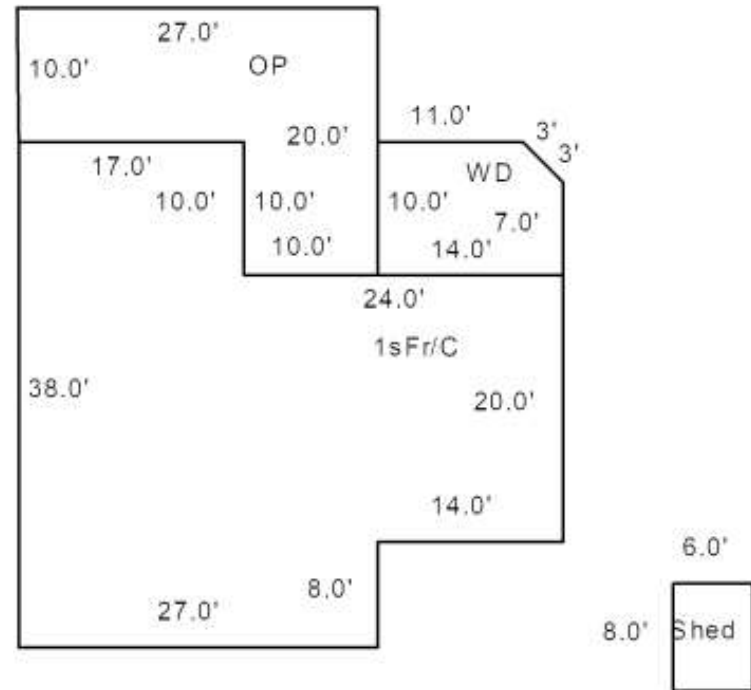
Card 1

Of 1

01/07/2026

Building Style 15 Cottage	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 8 Floor/Wall Unit	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 5 Partial
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 110%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1206
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1995	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 4 Note left to Insp.
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 09/06/2018



Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	1995	370	2 100	4	0 %	100 %		1.One Story Fram
68 Wood Deck/s	1995	136	3 100	4	0 %	100 %		2.Two Story Fram
24 Frame Shed	0				%	%	300	3.Three Story Fr
					%	%		4.1 & 1/2 Story
					%	%		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

FOURNIER, ANITA SIMARD 10 HEATHWOOD LANE LEWISTON ME 04240			Property Data			Assessment Record						
			Neighborhood 194 Simard Drive			Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2012	106,563	42,708	0	149,271		
			X Coordinate 0			2013	106,563	42,524	0	149,087		
			Y Coordinate 0			2014	106,563	41,846	0	148,409		
B2574P200 B15073P46			Zone/Land Use 17 Woodbury Pond			2015	106,563	41,662	0	148,225		
			Secondary Zone			2016	106,563	41,145	0	147,708		
						2017	106,563	40,972	0	147,535		
			Topography 2 Rolling			2018	106,563	40,285	0	146,848		
						2019	167,000	51,800	0	218,800		
			1.Level 4.Below St 7.ResProtect 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2020	167,000	51,800	0	218,800		
			Utilities 8 Lake/Pond 6 Septic System			2021	167,000	51,800	0	218,800		
			1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8.Lake/Pond 3.Sewer 6.Septic 9.None			2022	167,000	51,800	0	218,800		
						2023	200,400	62,100	0	262,500		
						2024	200,400	62,100	0	262,500		
			Street 3 Gravel			2025	270,600	83,800	0	354,400		
			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									
			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.												
Inspection Witnessed By:						Land Data						
			Front Foot 11.1-100 12.101-200 13.201+ 14. 15.			Type	Effective		Influence		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	
							Frontage	Depth	Factor	Code		
									%			
									%			
									%			
									%			
									%			
									%			
			Square Foot 16.Regular Lot 17.Secondary Lot 18.Excess Land 19.Condominium 20.Miscellaneous				Square Feet					
									%			
									%			
		%										
Notes:			Fract. Acre 21.Houselot (Frac 22.Baselot(Fract) 23. Acres 24.Houselot 25.Baselot 26.Rear 1 27.Rear 2 28.Rear 3 29.Rear 4				Acreage/Sites					
							21	0.43	100	%	0	
							44	1.00	70	%	0	
										%		
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Litchfield

Map Lot U26-006

Account 1591

Location 25 SIMARD DRIVE

Card 1

Of 1

01/07/2026

Building Style 15 Cottage			SF Bsmt Living 0			Layout 1 Typical		
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
1.Conv	5.Garrison	9.Other	OPEN-5-CUSTOMIZE 0			2.Inadeq 5. 8.		
2.Ranch	6.Split	10.Tri-Level	Heat Type 0% 9 Not Heated			3. 6. 9.		
3.R Ranch	7.Contemp	11.Earth One	0.Uncoded	4.Steam	8.Fl/Wall	Attic 9 None		
Dwelling Units 1			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin	4.Full Fin	7.
Other Units 0			2.HWCI	6.GravWA	10.Radiant Ho	2.1/2 Fin	5.Fl/Stair	8.
Stories 2 Two Story			3.H Pump	7.Electric	11.Radiant	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 9 None		
2.2	5.1.75	8.3.5	1.Refrig	4.W&C Air	7.RadHW	1.Full	4.Minimal	7.
3.3	6.2.5	9.4	2.Evapor	5.Monitor-oi	8.	2.Heavy	5.Partial	8.
Exterior Walls 2 Vinyl			3.H Pump	6.Monitor-Ga	9.None	3.Capped	6.	9.None
0.Uncoded	4.Asbestos	8.Concrete	Kitchen Style 2 Typical			Unfinished % 5%		
1.Wd Clapbo.	5.Stucco	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 2 Fair 100%		
2.Vinyl	6.Brick	10.Wd shingl	2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grade
3.Compos	7.Stone	11.T1-11	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.M&S
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.Rolled Roo	1.Modern	4.Obsolete	7.	SQFT (Footprint) 480		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 4 Average		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V.G
SF Masonry Trim 0			# Rooms 7			2.Fair	5.Avg+	8.Exc
OPEN-3- 0			# Bedrooms 5			3.Avg-	6.Good	9.Same
OPEN-4- 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1958			# Half Baths 1			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 6 Piers			# Fireplaces 0			1.Incomp	4.Delap	7.No Power
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.LongTerm
2.C.Block	5.Slab	8.				3.Damage	6.Common	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good 100%		
Basement 9 No Basement						Economic Code 9 None		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.No Power 9.None		
2.1/2 Bmt	5.Crawl Spac	8.				1.Location 4.Generate		
3.3/4 Bmt	6.	9.None				2.Encroach 5.Multi-Fami		
Bsmt Gar # Cars 0						Entrance Code 4 Note left to Insp.		
Wet Basement 9 No Basement						1.Interior 4.Vacant 7.		
1.Dry	4.Dirt Flr	7.				2.Refusal 5.Estimate 8.		
2.Damp	5.	8.				3.Informed 6.Existing R 9.		
3.Wet	6.	9.				Information Code 5 Estimate		
						1.Owner 4.Agent 7.Vacant		
						2.Relative 5.Estimate 8.		
			3.Tenant 6.Other 9.					
Date Inspected 09/06/2018								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	1.One Story Fram
22 Encl Frame	0	640	0 0	3	0	% 100	%	2.Two Story Fram
24 Frame Shed	0					%	600	3.Three Story Fr
						%		4.1 & 1/2 Story
						%		5.1 & 3/4 Story
						%		6.2 & 1/2 Story
						%		21.Open Frame Por
						%		22.Encl Frame Por
						%		23.Frame Garage
						%		24.Frame Shed
						%		25.Frame Bay Wind
						%		26.1SFr Overhang
						%		27.Unfin Basement
						%		28.Unfinished Att
						%		29.Finished Attic

1/07/2026

LEWISTON ME 04240
Sale Date: 08/18/2022

Property Data			Assessment Record						
Neighborhood 194 Simard Drive			Year	Land		Buildings		Exempt	Total
			2012	86,374		12,808		0	99,182
Tree Growth Year 0			2013	86,374		12,808		0	99,182
X Coordinate 0			2014	86,374	12,789	0	99,163		
Y Coordinate 0									
Zone/Land Use 17 Woodbury Pond			2015	86,374		12,789		0	99,163
			2016	86,374		12,770		0	99,144
Secondary Zone				2017	86,374		12,770		0
			2018	86,374		12,751		0	99,125
Topography 2 Rolling			2019	159,700		18,700		0	178,400
			2020	159,700		18,700		0	178,400
1.Level 4.Below St 7.ResProtect 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2021	159,700		18,700		0	178,400
			2022	159,700		28,300		0	188,000
Utilities 8 Lake/Pond 7 Cesspool/Holding Tank 1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8.Lake/Pond 3.Sewer 6.Septic 9.None			2023	191,700		33,600		0	225,300
			2024	191,700		33,600		0	225,300
Street 3 Gravel			2025	258,800		44,900		0	303,700
1.Paved 4.Proposed 7. 2.Semi Imp 5.R/O/W 8. 3.Gravel 6. 9.None			Land Data						
			Front Foot		Type	Effective		Influence	
Open 1 0			11.1-100 12.101-200 13.201+ 14. 15.	Type	Frontage	Depth	Factor	Code	
Open 2 0							%	1.Unimproved	
Sale Data							%	2.Excess Frtg	
							%	3.Topography	
Sale Date 08/18/2022							%	4.Size/Shape	
Price							%	5.Access	
Sale Type 2 Land & Buildings							%	6.Restriction	
1.Land 4.MFGUNIT 7.					Square Foot	Square Feet			7.Right of Way
2.L & B 5.Other 8.								%	8.View/Environ
3.Building 6. 9.								%	9.Fract Share
Financing 9 Unknown						%	Acres		
1.Convent 4.Seller 7.						%		30.Frontage 1	
2.FHA/VA 5.Private 8.						%	31.Frontage 2		
3.Assumed 6.Cash 9.Unknown						%	32.Tillable		
Validity 2 Related Parties						%	33.Tillable		
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreage/Sites			34.Softwood F&O		
2.Related 5.Partial 8.Other				21		0.39	100 %	0	35.Mixed Wood F&O
3.Distress 6.Exempt 9.				44	1.00	70 %	0	36.Hardwood F&O	
Verified 5 Public Record						%		37.Softwood TG	
						%		38.Mixed Wood TG	
1.Buyer 4.Agent 7.Family						%		39.Hardwood TG	
2.Seller 5.Pub Rec 8.Other						%		40.Wasteland	
3.Lender 6.MLS 9.						%		41.Gravel Pit	
						%		42.Mobile Home Si	
						%		43.Camp Site	
			Total Acreage 0.39				44.Lot Improvemen		
							45.Access Right		

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

5/9/22 VAC WD TO OP, REPLACE SHED, ADJ SIDING AND
COND FOR REMOD.
'Remove Michael(deceased).

Litchfield

Litchfield

Map Lot U26-007

Account 1106

Location 23 SIMARD DRIVE

Card 1

Of 1

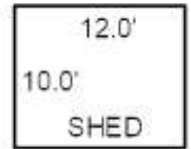
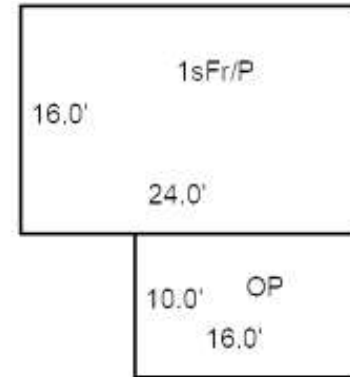
01/07/2026

Building Style 15 Cottage	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 0% 9 Not Heated	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fl/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fl/Stair 8.
Stories 1 One Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 9 None
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 90%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 384
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 2	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1950	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 6 Piers	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 9 No Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 4 Note left to Insp.
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 09/06/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	2021	160	9 100	4	0 %	100 %		1.One Story Fram
24 Frame Shed	0				%	%	1,600	2.Two Story Fram
					%	%		3.Three Story Fr
					%	%		4.1 & 1/2 Story
					%	%		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



NV
Shed

Map Lot U26-008

Account 372

Location 19 SIMARD DRIVE

Card 1

Of 1

1/07/2026

COTE, BERTRAND
COTE LINDA
P O BOX 2002
LEWISTON ME 04241

B3574P112

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

10/9/2012: Currently under foreclosure-see assessing file.

Litchfield

Property Data			Assessment Record								
Neighborhood 194 Simard Drive			Year	Land	Buildings	Exempt	Total				
			2012	167,232	227,824	0	395,056				
Tree Growth Year 0			2013	167,232	227,735	0	394,967				
X Coordinate 0			2014	167,232	225,328	0	392,560				
Y Coordinate 0			2015	167,232	225,290	0	392,522				
Zone/Land Use 17 Woodbury Pond			2016	167,232	222,875	0	390,107				
Secondary Zone			2017	167,232	222,801	0	390,033				
			2018	167,232	220,374	0	387,606				
Topography 2 Rolling			2019	196,100	207,900	0	404,000				
1.Level	4.Below St	7.ResProtect	2020	196,100	207,900	0	404,000				
2.Rolling	5.Low	8.	2021	196,100	207,900	0	404,000				
3.Above St	6.Swampy	9.	2022	196,100	207,900	0	404,000				
Utilities	4 Drilled Well	6 Septic System	2023	235,400	249,300	0	484,700				
1.Public	4.Dr Well	7.Cesspool	2024	235,400	249,300	0	484,700				
2.Water	5.Dug Well	8.Lake/Pond	2025	317,700	337,000	0	654,700				
3.Sewer	6.Septic	9.None	Land Data								
Sale Data			Front Foot	Type	Effective		Influence		Influence Codes		
					Frontage	Depth	Factor	Code			
					11.1-100			%			1.Unimproved
					12.101-200			%			2.Excess Frtg
					13.201+			%			3.Topography
					14.			%			4.Size/Shape
					15.			%			5.Access
								%			6.Restriction
			Square Foot	Square Feet					7.Right of Way		
						%			8.View/Environ		
						%			9.Fract Share		
						%			Acres		
						%			30.Frontage 1		
						%			31.Frontage 2		
						%			32.Tillable		
Fract. Acre	Acreage/Sites					33.Tillable					
		21	0.50	100	%	0	34.Softwood F&O				
		30	0.27	100	%	0	35.Mixed Wood F&O				
		44	1.00	100	%	0	36.Hardwood F&O				
					%		37.Softwood TG				
					%		38.Mixed Wood TG				
					%		39.Hardwood TG				
					%		40.Wasteland				
Acres	Total Acreage	24.Houselot					41.Gravel Pit				
		25.Baselot					42.Mobile Home Si				
		26.Rear 1					43.Camp Site				
		27.Rear 2					44.Lot Improvemen				
		28.Rear 3	0.77				45.Access Right				
		29.Rear 4									

Litchfield

Map Lot U26-008

Account 372

Location 19 SIMARD DRIVE

Card 1

Of 1

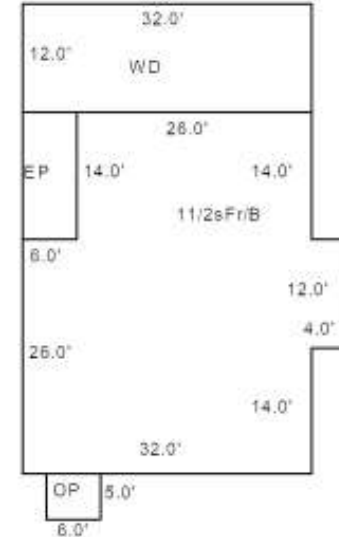
01/07/2026

Building Style 1 Conventional	SF Bsmt Living 622	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 2 100	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 100% 1 Hot Water BB	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 4 One & 1/2 Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 110%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1244
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 3	Phys. % Good 0%
Year Built 2006	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 1 Owner
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 09/06/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	30	0 0	0	0	%0	%	1.One Story Fram
22 Encl Frame	0	84	0 0	0	0	%0	%	2.Two Story Fram
68 Wood Deck/s	0	384	0 0	0	0	%0	%	3.Three Story Fr
68 Wood Deck/s	0	120	1 100	4	0	%100	%	4.1 & 1/2 Story
24 Frame Shed	0					%	%800	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 U26-009

Account 225

Location 15 SIMARD DRIVE

Card 1 Of 1

1/07/2026

BROWN, EMILY J
29 HIDDEN BAY DRIVE
SOUTH DARTMOUTH MA 02748

B13395P324 B13817P74

Previous Owner
BROWN, RICHARD A
29 HIDDEN BAY DR

DARTMOUTH MA 02748
Sale Date: 11/30/2020

Previous Owner
LUBAS, KRISTOFFER D
LUBAS, DEBORAH G
11 COLBY CIRCLE
NEWINGTON CT 06111
Sale Date: 11/06/2019

Previous Owner
BROWN, RICHARD
29 HIDDEN BAY DRIVE

N. DARTMOUTH MA 02748
Sale Date: 01/03/2012

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Litchfield

Property Data			Assessment Record							
Neighborhood 194 Simard Drive			Year	Land	Buildings	Exempt	Total			
			2012	126,125	114,395	0	240,520			
Tree Growth Year 0			2013	126,125	113,384	0	239,509			
X Coordinate 0			2014	126,125	113,119	0	239,244			
Y Coordinate 0			2015	126,125	112,108	0	238,233			
Zone/Land Use 17 Woodbury Pond			2016	126,125	112,108	0	238,233			
Secondary Zone			2017	126,125	111,097	0	237,222			
			2018	126,125	110,831	0	236,956			
Topography 2 Rolling			2019	186,500	125,300	0	311,800			
1.Level	4.Below St	7.ResProtect	2020	186,500	125,300	0	311,800			
2.Rolling	5.Low	8.	2021	186,500	125,300	0	311,800			
3.Above St	6.Swampy	9.	2022	186,500	125,300	0	311,800			
Utilities 4 Drilled Well 6 Septic System			2023	223,800	150,300	0	374,100			
1.Public	4.Dr Well	7.Cesspool	2024	223,800	150,300	0	374,100			
2.Water	5.Dug Well	8.Lake/Pond	2025	302,200	203,400	0	505,600			
3.Sewer	6.Septic	9.None	Land Data							
Street 3 Gravel			Front Foot	Type	Effective		Influence		Influence Codes	
					Frontage	Depth	Factor	Code		
				11.1-100			%		1.Unimproved	
				12.101-200			%		2.Excess Frtg	
				13.201+			%		3.Topography	
				14.			%		4.Size/Shape	
				15.			%		5.Access	
							%		6.Restriction	
			Square Foot	Square Feet				7.Right of Way		
						%		8.View/Environ		
						%		9.Fract Share		
						%		Acres		
Financing 9 Unknown			Fract. Acre		Acreage/Sites				30.Frontage 1	
									31.Frontage 2	
				21	0.50	100 %	0	32.Tillable		
				26	0.51	100 %	0	33.Tillable		
				44	1.00	100 %	0	34.Softwood F&O		
						%		35.Mixed Wood F&O		
						%		36.Hardwood F&O		
						%		37.Softwood TG		
			Acres			%		38.Mixed Wood TG		
						%		39.Hardwood TG		
						%		40.Wasteland		
						%		41.Gravel Pit		
Verified 5 Public Record			Total Acreage	1.01				42.Mobile Home Si		
								43.Camp Site		
								44.Lot Improvemen		
								45.Access Right		
			1.Buyer	4.Agent	7.Family					
				2.Seller	5.Pub Rec	8.Other				
				3.Lender	6.MLS	9.				

Litchfield

Map Lot U26-009

Account 225

Location 15 SIMARD DRIVE

Card 1 Of 1 01/07/2026

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
0.Uncoded 4.Cape 8.Log	Fin Bsmt Grade 0 0	1.Typical 4. 7.
1.Conv 5.Garrison 9.Other	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
2.Ranch 6.Split 10.Tri-Level	Heat Type 0% 9 Not Heated	3. 6. 9.
3.R Ranch 7.Contemp 11.Earth One	0.Uncoded 4.Steam 8.Fi/Wall	Attic 9 None
Dwelling Units 1	1.HWBB 5.FWA 9.No Heat	1.1/4 Fin 4.Full Fin 7.
Other Units 0	2.HWCI 6.GravWA 10.Radiant Ho	2.1/2 Fin 5.Fi/Stair 8.
Stories 4 One & 1/2 Story	3.H Pump 7.Electric 11.Radiant	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.1.25	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.3.5	1.Refrig 4.W&C Air 7.RadHW	1.Full 4.Minimal 7.
3.3 6.2.5 9.4	2.Evapor 5.Monitor-oi 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl	3.H Pump 6.Monitor-Ga 9.None	3.Capped 6. 9.None
0.Uncoded 4.Asbestos 8.Concrete	Kitchen Style 2 Typical	Unfinished % 0%
1.Wd Clapbo. 5.Stucco 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
2.Vinyl 6.Brick 10.Wd shingl	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grade
3.Compos 7.Stone 11.T1-11	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.M&S
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled Roo	1.Modern 4.Obsolete 7.	SQFT (Footprint) 960
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V.G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1999	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C.Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code 9 None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl Spac 8.		1.Location 4.Generate
3.3/4 Bmt 6. 9.None		2.Encroach 5.Multi-Fami
Bsmt Gar # Cars 0		Entrance Code 4 Note left to Insp.
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt Flr 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6.Existing R 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 09/06/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	20	0 0	0	0	% 0	%	1.One Story Fram
68 Wood Deck/s	0	200	0 0	0	0	% 0	%	2.Two Story Fram
21 Open Frame	0	520	0 0	0	0	% 0	%	3.Three Story Fr
						%	%	4.1 & 1/2 Story
						%	%	5.1 & 3/4 Story
						%	%	6.2 & 1/2 Story
						%	%	21.Open Frame Por
						%	%	22.Encl Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic

