

BUCKSPORT

Valuation Report

07/09/2019

Name: GRASS, DANA C

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GRASS, CORALEE H

Map/Lot:

40-01

Account: 354 Card: 1 of 1

Location:

410 RIVER RD

Neighborhood 22 Neighborhood 22

Sale Data	
Sale Date	03/12/2012
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Assemblage

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL LIMITED
 Topography Level-slightly sloping-Gently sloping-rolling-
 Utilities Septic System-Well-
 Street Paved
 0 810

Reference 1 sold with 39-06 for \$100k
 Reference 2 estate sale. 12-18 cut 10 ac.
 Bldg Codes 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 11 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	65,000.00	65,000	75%	Access/Loc	48,750
1.00	ACRES-Road Frontage	11,250.00	11,250	85%	Topography	9,563
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	90%	Size/Shape	8,775
4.03	ACRES-Rear land: 6-10ac.	975.00	3,929	100%		3,929
Total Acres 11.03			Land Total			71,017

Dwelling Description

Replacement Cost New

Conventional	Two Story	560 Sqft	Grade C 100	Base	71,912
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	50% Hot Water	Cooling	50% Heat pump	Heat	437
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,808
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1947	0	Typical	Typical	Above Average	Inadeq.	75,157			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		66%	96%	100%	47,619		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story, wd. fr.	1947	364	C 100	15,951	Avq+	66%	95%	100%	10,002
Basement, Unfin.	1947	364	C 100	3,188	Avq+	66%	95%	100%	1,999
Porch(es) encl. wd. fr.	1947	120	C 110	5,197	Avq+	66%	96%	100%	3,293
1 Story, wd. fr.	1990	224	C 100	10,865	Avq.	79%	95%	100%	8,154
Basement, Unfin.	1990	224	C 100	2,171	Avq.	79%	95%	100%	1,629
2S Garage, wd. fr.	1955	1008	C 100	21,960	Avq-	45%	90%	100%	8,894
Deck(s) wd. fr.	2011	164	C 110	1,807	Avq.	91%	100%	100%	1,644
Shed(s) wd. fr.	1947			- - - - S O U N D V A L U E - - - -					600
Res Greenhouse	2017			- - - - S O U N D V A L U E - - - -					300
1,708 SFLA				Outbuilding Total					36,515

Acpt Land

71,020

Accepted Bldg

84,130 Total

155,150

BUCKSPORT

Valuation Report

07/09/2019

Name: HARRIMAN, GARY F

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HARRIMAN, KATHRYN A

Map/Lot:

40-02

Account: 1316 Card: 1 of 1

Location:

422 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Level-slightly sloping-Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 844

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
0.50	ACRES-Secondary ac.	5,625.00	2,813	100%		2,813
Total Acres 1.50					Land Total	46,813

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	528 Sqft	Grade C 115	Base	71,341
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-474
Foundation	Conc. Block Walls	Basement	Damp Bm Full Bsmnt	Basement	-395
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator2	.....	1,072
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,229
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1926	1987	Typical	Typical	Above Average	Typical	74,773			
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
Basement	None	60%	96%	100%		43,069			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1926	594	C 115	27,950	Avq+	60%	96%	100%	16,099
Porch(es) encl. wd. fr.	2001	64	C 100	3,528	Avq.	85%	100%	100%	2,999
1 Story, wd. fr.	1926	264	C 115	14,167	Avq+	60%	96%	100%	8,160
Basement, Unfin.	1926	264	C 100	2,462	Avq.	50%	90%	100%	1,108
Garage, wd. fr.	2001	624	C 100	12,308	Avq.	85%	90%	100%	9,416
Attic, Unfinished	2001	624	C 100	1,804	Avq.	85%	100%	100%	1,533
Deck(s) wd. fr.	2001	232	C 100	2,322	Avq.	85%	100%	100%	1,974
Porch(es) open wd. fr.	2001	48	C 100	1,521	Avq.	85%	80%	100%	1,034
1,650 SFLA									
Outbuilding Total									42,323

Acpt Land

46,810

Accepted Bldg

85,390

Total

132,200

BUCKSPORT

Valuation Report

07/09/2019

Name: LIEBOW, PAUL A

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LIEBOW, EVELYN

Map/Lot:

40-03

Account: 1676 Card: 1 of 1

Location:

450 RIVER RD

Neighborhood 22 Neighborhood 22

Sale Data	
Sale Date	10/24/1978
Sale Price	130,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL LIMITED
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	717

Reference 1	HS f5		
Reference 2	SP = \$481k in '18		
Bldg Codes	91		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	65,000.00	65,000	100%		65,000
1.00	ACRES-Road Frontage	11,250.00	11,250	100%		11,250
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
8.00	ACRES-Rear-remaining	500.00	4,000	100%		4,000
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
1.00	Acres-Water Frontage	17,250.00	17,250	100%		17,250
Total Acres 21.00						Land Total 112,125

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,294 Sqft	Grade C 130	Base	140,946
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-1,312
Foundation	Brick/Stone Walls	Basement	Damp Bm 1/2 Bsmnt	Basement	-6,648
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,936
Rooms	9	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,084
Attic	None, no access/use			Attic	0
FirePlaces	3			Fireplace	13,520
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1987	Typical	Typical	Above Average	Typical	156,526
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	60%	99%	100%	92,976	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story, wd. fr.	1800	858	C 130	44,062	Avq+	60%	100%	100%	26,437
Sunroom	2010	344	C 110	22,823	Avq.	91%	95%	100%	19,731
Porch(es) open wd. fr.	1800	120	C 110	2,959	Avq+	60%	100%	100%	1,775
Deck(s) wd. fr.	2010	715	C 100	7,158	Avq.	91%	100%	100%	6,514
1 Story, wd. fr.	1995	180	C 130	12,048	Avq.	82%	100%	100%	9,879
Barn, 1.5s wd. fr.	1940	1020	C 100	23,546	Avq.	51%	100%	100%	12,008
Garage, wd. fr.	1960	528	C 100	10,811	Avq.	62%	100%	100%	6,703
Hot Tub	2010	1	C 100	3,900	Avq.	91%	50%	100%	1,774
Shed(s) wd. fr.	1800	176	C 100	2,114	Avq.	50%	100%	100%	1,057
Canopy, wd. fr.	2017	160	C 100	962	Avq.	94%	100%	100%	904
3,323 SFLA									86,782

Outbuilding Total

Acpt Land

112,130

Accepted Bldg

179,760 Total

291,890

Name: OVERLOCK, ROBERT

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OVERLOCK, BRENDA

Map/Lot:

40-04

Account: 2029 Card: 1 of 1

Location:

474 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 753

Sale Data
 Sale Date 03/22/1983
 Sale Price 0
 Sale Type Land & Buildings
 Financing
 Verified Public Record
 Validity Related Parties

Reference 1

Reference 2

Bldg Codes 56

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
0.51	ACRES-Secondary ac.	5,625.00	2,869	80%	Size/Shape	2,295
Total Acres 1.51					Land Total	46,295

Dwelling Description**Replacement Cost New**

Ranch	One Story	1,196 Sqft	Grade C 120	Base	89,769
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-933
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,239
Rooms	6	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Above Average	Typical	91,075
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	71%	100%	100%	64,663	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1995	128	C 120	5,876	Avq.	82%	100%	100%	4,818
Deck(s) wd. fr.	1998	231	C 110	2,543	Avq.	84%	100%	100%	2,136
Porch(es) encl. wd. fr.	1998	144	C 130	6,812	Avq.	84%	100%	100%	5,722
Hot Tub	1998			---- SOUND VALUE ----				1,000	
Swimming Pool	1960			---- SOUND VALUE ----				2,000	
Shed(s) wd. fr.	1960			---- SOUND VALUE ----				200	
1,196 SFLA				Outbuilding Total				15,876	

Accpt Land

46,300

Accepted Bldg80,540 **Total**

126,840

BUCKSPORT

Valuation Report

07/09/2019

Name: OVERLOCK, ROBERT

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Map/Lot:

40-04-on

Account: 2030 Card: 1 of 1

Location:

478 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved

Reference 1

Reference 2

Bldg Codes 25

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Garage, wd. fr.	1976	1672	C 100	28,657	Avg.	71%	100%	100%	20,346
Basement, Unfin.	1978	672	C 100	5,421	Avg.	73%	100%	100%	3,957
Shed(s) wd. fr.	2000	720	C 100	8,648	Avg.	85%	100%	100%	7,351
Shed(s) wd. fr.	2002	432	C 100	5,190	Avg.	86%	90%	100%	4,017
Shed(s) wd. fr.	2016	288	D 105	2,434	Avg.	94%	95%	100%	2,174
Outbuilding Total									37,845
Accpt Land			0	Accepted Bldg			37,850	Total	37,850

BUCKSPORT

Valuation Report

07/09/2019

Name: CHASSE, JOHN F

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CHASSE, MAYLEE

Map/Lot:

40-05

Account: 619 Card: 1 of 1

Location:

486 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 722

Reference 1

Reference 2 227 rf after 35' to Overlook 100' short?

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
1.73	ACRES-Rear land: 1st 5ac.	1,950.00	3,374	100%		3,374
Total Acres 3.73					Land Total	52,999

Dwelling Description

Replacement Cost New

Conventional	One Story	1,080 Sqft	Grade C 112	Base	78,042
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-786
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,887
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-912
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1927	0	Typical	Typical	Good	Typical	78,231	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	100%	100%	54,762

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1927	96	C 112	4,716	Good	70%	100%	100%	3,301
Porch(es) encl. wd. fr.	1927	84	C 112	4,430	Good	70%	100%	100%	3,101
Garage, wd. fr.	1976	728	C 110	15,324	Avq.	71%	100%	100%	10,880
Shed(s) wd. fr.	1980	224	D 100	1,802	Avq.	74%	100%	100%	1,333
Shed(s) wd. fr.	1980	80	D 100	645	Avq.	74%	100%	100%	477
Outbuilding Total									19,092

1,080 SFLA

Acpt Land

53,000

Accepted Bldg

73,850 Total

126,850

Valuation Report

07/09/2019

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Map/Lot:

40-06

Account: 78 Card: 1 of 1

Location:

496 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 730

Sale Data
Sale Date 06/08/2009
Sale Price 45,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Liquidation

Reference 1 12/12: Mailing address = NG per PO
Reference 2 Trying physical
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	ACRES-Dev. Lot (Fract.)	44,000.00	24,498	90%	Multi-Fact	22,048
Total Acres 0.31					Land Total	22,048

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	750 Sqft	Grade C 95	Base	75,369
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm 3/4 Bsmnt	Basement	-1,167
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-940
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	0	Typical	Typical	Above Average	Typical	73,262
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		66%	100%	100%
						48,353

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1946	160	C 100	5,582	Good	75%	100%	100%	4,186
Deck(s) wd. fr.	2007	324	C 110	3,567	Avq.	89%	100%	100%	3,175
Garage, wd. fr.	2017	480	C 110	11,068	Avq.	94%	100%	100%	10,404
Deck(s) wd. fr.	2017	100	C 110	1,102	Avq.	94%	100%	100%	1,036
1,312 SFLA	Outbuilding Total								18,801

Acpt Land

22,050

Accepted Bldg

67,150

Total

89,200

Name: DRINKWATER, WAYNE L

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Map/Lot:

40-07

Account: 169

Card: 1 of 1

Location:

8 Bartley Lane

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 12/03/2018
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Level-slightly sloping-
 Utilities Well-Septic System-
 Street Paved
 0 721

Reference 1 Merged all land from x40-08

Reference 2 Fam release deed precedes 2018 deed.

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%	Size/Shape	44,000
0.05	ACRES-Secondary ac.	5,625.00	281	100%		281
Total Acres 1.05				Land Total		44,281

Dwelling Description**Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 110	Base	73,147
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Typical	Typical	Above Average	Typical	73,147
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		77%	100%	100%
						56,323
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Garage, wd. fr.	2006	672	C 110	14,362	Avq.	88%
Shed(s) wd. fr.	2006					95%
1,008 SFLA						100%
----- S O U N D V A L U E -----						500
Outbuilding Total						12,507

Acpt Land

44,280

Accepted Bldg

68,830

Total

113,110

Neighborhood 22 Neighborhood 22

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL LIMITED
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Gravel
0 698

Reference 1 f5
Reference 2 5/13: sent widows app
Bldg Codes 91
X Coordinate 0 Y Coordinate 0
Exemption(s) 5 11 0 Land Schedule 22

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	65,000.00	65,000	95%	Unimproved	61,750
0.43	ACRES-Secondary ac.	7,000.00	3,010	50%	Unimproved	1,505
Total Acres 1.43				Land Total		63,255

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,008 Sqft	Grade C 117	Base	77,802
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	864 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,536
Heating	100% Hot Water	Cooling	100% None	Heat	1,840
Rooms	7	Extras	Generator2	.....	1,222
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated	Kitchens	Baths	Condition		Layout			Total
1971		0	Typical	Typical	Above Average		Typical			89,400
Functional Obsolescence			Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)	
None			None			76%	100%	100%	67,944	
Outbuildings/Additions/Improvements						Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Garage, wd. fr.	1993	616	C 100	12,184	Avq.	81%	100%	100%	9,869	
Deck(s) wd. fr.	2010	480	C 110	5,286	Avq.	91%	100%	100%	4,810	
1,008 SFLA						Outbuilding Total			14,679	

Acpt Land	63,260	Accepted Bldg	82,620	Total	145,880
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BUCKSPORT

Valuation Report

07/09/2019

Name: LOW, CHARLES M

Page 10

LOW, PRISCILLA A

Map/Lot:

40-10

Account: 888 Card: 1 of 1

Location:

15 Bartley Lane

Neighborhood 22 Neighborhood 22

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL LIMITED
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Gravel
 0 678

Sale Data
 Sale Date 05/31/2000
 Sale Price 185,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Estate Sale

Reference 1

Reference 2

Bldg Codes 91

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	65,000.00	65,000	100%		65,000
1.00	Acres-Water Frontage	17,250.00	17,250	100%		17,250
0.26	ACRES-Rear land: 1st 5ac.	1,950.00	507	100%		507
Total Acres 2.26					Land Total	82,757

Dwelling Description

Replacement Cost New

Cape Cod/Salt Box	One & 3/4 Story	888 Sqft	Grade C 130	Base		114,554
Exterior	Other	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof		0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor		0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement		0
Fin. Basement Area	888 Sqft, Grade C	Basement Gar	None	Fin Bsmnt		8,773
Heating	100% Hot Water	Cooling	0% None	Heat		3,152
Rooms	0	Extras	Generator2			
Bedrooms	0	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,650
Attic	None, no access/use			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Typical	Typical	Above Average	Typical	130,129
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		77%	100%	100%
						Value(Rcnld)
						100,199

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Hot Tub	1991	1	C 100	3,900	Avq+	85%	100%	100%	3,315
1.5 Story, wd. fr.	1989	480	C 130	38,017	Avq+	84%	100%	100%	31,934
Porch(es) open wd. fr.	1991	210	C 120	4,984	Avq+	85%	100%	100%	4,236
Garage, wd. fr.	1974	624	C 110	13,538	Avq+	77%	100%	100%	10,424
Shed(s) wd. fr.	1974	192	C 100	2,306	Avq+	77%	100%	100%	1,776
SOLARIUM	1991	232	B 100	32,341	Avq+	84%	90%	100%	24,449
Basement, Unfin.	1989	480	C 100	4,027	Avq+	84%	100%	100%	3,383
Bunkhouse	2001	192	B 126	4,852	Avq+	89%	100%	100%	4,318
Deck(s) wd. fr.	2001	77	C 100	770	Avq+	89%	100%	100%	685
2,274 SFLA									
Outbuilding Total									84,520

Acpt Land

82,760

Accepted Bldg

184,720

Total

267,480

BUCKSPORT

Valuation Report

07/09/2019

Name: GALE, HENRY A

Page 11

GALE, CAROLE A JT

Map/Lot:

40-11

Account: 765 Card: 1 of 1

Location:

7 Bartley Lane

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	07/07/2004
Sale Price	135,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Gravel
0	694

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 2 11 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Dev. Lot (Fract.)	44,000.00	31,113	95%	Size/Shape	29,557
Total Acres 0.50				Land Total		29,557

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 120	Base	92,527
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	624 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	7,759
Heating	100% Hot Water	Cooling	0% None	Heat	2,336
Rooms	0	Extras	Generator2	.....	1,403
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,246
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	Typical	Typical	Good	Typical	106,271			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	83%	100%	100%	88,205				
Outbuildings/Additions/Improvements					Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Screen Porch	2000	196	C 120	5,210	Avq+	88%	100%	100%	4,585
Shed(s) wd. fr.	2000	160	D 126	1,622	Avq+	88%	100%	100%	1,427
1,248 SFLA						Outbuilding Total			6,012
Acpt Land		29,560	Accepted Bldg		94,220	Total		123,780	

Neighborhood 22 Neighborhood 22

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 663

Reference 1

Reference 2

Bldg Codes 91

X Coordinate 0 Y Coordinate 0

Exemption(s) 2 11 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	65,000.00	65,000	100%		65,000
1.00	Acres-Water Frontage	17,250.00	17,250	100%		17,250
0.45	ACRES-Rear land: 1st 5ac.	1,950.00	878	100%		878
Total Acres 2.45			Land Total			83,128

Dwelling Description

Replacement Cost New

Ranch	One Story	1,190 Sqft	Grade C 127	Base	94,668
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	1092 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,623
Heating	100% Electrical	Cooling	50% Heat pump	Heat	-393
Rooms	6	Extras	Generator2	.....	1,446
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,566
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,604
Insulation	Heavy			Insulation	2,279
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Typical	Typical	Above Average	Typical	120,793
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		79%	100%	100%
						Value(Rcnld)
						95,426

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Sunroom	2004	162	C 115	12,977	Avq+	79%	100%	100%	10,252
Garage, wd. fr.	1979	760	C 115	16,593	Avq+	79%	95%	100%	12,453
Shed(s) wd. fr.	1979	200	C 130	3,123	Avq+	79%	95%	100%	2,344
1,352 SFLA									
Outbuilding Total									25,049

Acpt Land

83,130

Accepted Bldg

120,480

Total

203,610

BUCKSPORT

Valuation Report

07/09/2019

Name: DEBECK, RITA M

Page 13

Map/Lot:

40-13

Account: 845 Card: 1 of 1

Location:

00000 RIVER RD

Neighborhood 22 Neighborhood 22

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP

Topography

Utilities Unknown-Unknown-

Street 0

0 635

Reference 1 Rita died 3/13/19

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	44,200.00	44,200	100%		44,200
1.00	ACRES-Road Frontage	11,250.00	11,250	70%	Topography	7,875
0.80	ACRES-Rear land: 1st 5ac.	1,950.00	1,560	100%		1,560
Total Acres 2.80					Land Total	53,635

Accpt Land

53,640

Accepted Bldg

0 Total

53,640

Neighborhood 22 Neighborhood 22

Sale Data
Sale Date 10/13/2000
Sale Price 70,000
Sale Type Land & Buildings
Financing
Verified None
Validity Distressed Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL LIMITED
Topography Level-slightly sloping-Severely Sloping-
Utilities Well-Septic System-
Street Paved
0 586

Reference 1

Reference 2

Bldg Codes 91

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	ACRES-Developed Lot	65,000.00	97,500	90%	Topography	87,750
2.00	ACRES-Road Frontage	11,250.00	22,500	70%	Topography	15,750
1.64	ACRES-Rear land: 1st 5ac.	1,950.00	3,198	100%		3,198
1.00	Acres-Water Frontage	17,250.00	17,250	100%		17,250
Total Acres 6.14						Land Total 123,948

Dwelling Description

Replacement Cost New

Ranch	One Story	1,242 Sqft	Grade C 115	Base		88,366
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof		0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor		0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	0	Extras	Generator2			
Bedrooms	0	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None, no access/use			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	2013	Typical	Typical	Above Average	Typical	
Functional Obsolescence				Phys. %	Func. %	Econ. %
None				63%	100%	100%
						Value(Rcnld)
						55,671

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1940	400	C 110	18,985	Avq+	63%	100%	100%	11,961
Basement, Unfin.	1940	400	C 100	3,448	Avq.	51%	100%	100%	1,758
Deck(s) wd. fr.	2005	96	C 110	1,058	Avq.	88%	100%	100%	931
Shed(s) wd. fr.	2010	96	D 120	926	Avq.	91%	100%	100%	843
Shed(s) wd. fr.	2014	120	C 95	1,370	Avq.	93%	100%	100%	1,274
Deck(s) wd. fr.	2014	120	C 115	1,381	Avq.	93%	95%	100%	1,220
Entry Enclosure(s)	2017	20	C 90	702	Avq.	94%	95%	100%	627
Deck(s) wd. fr.	2018	256	C 110	2,818	Avq+	63%	100%	100%	1,775
1,642 SFLA									
Outbuilding Total									20,389

Acpt Land

123,950

Accepted Bldg

76,060

Total

200,010

BUCKSPORT
Name: NICHOLS, TODD J

Valuation Report

07/09/2019

Page 15

Map/Lot:

40-14-on

Account: 2278 Card: 1 of 1

Location:

530 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL LIMITED
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved

Sale Data
Sale Date 10/13/2000
Sale Price 70,000
Sale Type Land & Buildings
Financing
Verified None
Validity Distressed Sale

Reference 1

Reference 2

Bldg Codes 91

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,200 Sqft	Grade C 115	Base	86,232
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,153
Rooms	4	Extras	Generator2		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,200	Insulation	2,081
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built 2001	Renovated 0	Kitchens Typical	Baths Typical	Condition Above Average	Layout Typical		90,466
Functional Obsolescence None		Economic Obsolescence None		Phys. % 89%	Func. % 99%	Econ. % 100%	Value(Rcnld) 79,710
Acpt Land			0	Accepted Bldg		79,710	Total 79,710

BUCKSPORT

Valuation Report

07/09/2019

Name: Sanchez, Darryl

Page 16

Kelley, Jay JT

Map/Lot:

40-15

Account: 2196

Card: 1 of 1

Location:

558 RIVER RD

Neighborhood 22 Neighborhood 22

Sale Data

Sale Date 06/05/2018
 Sale Price 146,800
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
 Topography Gently sloping-rolling-Severely Sloping-
 Utilities Well-Septic System-
 Street Paved
 0 572

Reference 1

Reference 2 '09 151k SP = 172k in '18

Bldg Codes 2

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	65,000.00	65,000	90%	Topography	58,500
0.60	ACRES-Secondary ac.	7,000.00	4,200	40%		1,680
					Land Total	60,180

Dwelling Description**Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade C 122	Base	95,883
Exterior	Logs	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	1120 Sqft, Grade D	Basement Gar	None	Fin Bsmt	7,414
Heating	100% Hot Water	Cooling	0% None	Heat	2,132
Rooms	9	Extras	Generator2	.....	1,345
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,710
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,344
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	Typical	Typical	Above Average	Typical	118,828
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						89,121

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1969	672	C 110	14,362	Avq+	75%	95%	100%	10,233
Basement, Unfin.	1969	672	C 120	6,505	Avq+	75%	95%	100%	4,635
Garage, wd. fr.	1969	576	C 100	11,560	Avq+	75%	100%	100%	8,670
Deck(s) wd. fr.	1969	320	C 110	3,523	Avq+	75%	100%	100%	2,642
Porch(es) open wd. fr.	1969	60	C 110	1,888	Avq.	67%	100%	100%	1,265
1,120 SFLA									
Outbuilding Total									27,445

Acpt Land

60,180

Accepted Bldg

116,570

Total

176,750

BUCKSPORT
Name: CHIPMAN, LISA L

Valuation Report

07/09/2019

Page 17

Map/Lot:

40-16

Location:

RIVER RD

Account: 628 Card: 1 of 1

Neighborhood 22 Neighborhood 22

Sale Data	
Sale Date	10/19/2006
Sale Price	0
Sale Type	Land only
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
Topography Gently sloping-rolling-Severely Sloping-
Utilities Public Sewer-Unknown-
Street Paved
0 541

Reference 1

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	44,200.00	44,200	35%	Topography	15,470
Total Acres 1.00				Land Total		15,470
Acpt Land		15,470	Accepted Bldg	0	Total	15,470

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-Above Street-
Utilities Well-Septic System-
Street Paved
0 532

Sale Data
Sale Date 10/19/2006
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Related Parties

Reference 1

Reference 2 591 RIVER RD=MOHO "on"

Bldg Codes 94

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	ACRES-Developed Lot	44,000.00	66,000	90%	Multi-Fact	59,400
2.00	ACRES-Rear land: 1st 5ac.	1,950.00	3,900	100%		3,900
Total Acres 3.50						Land Total 63,300

Dwelling Description

Replacement Cost New

Ranch	One Story	1,075 Sqft	Grade C 105	Base	72,932
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	100% None	Heat	0
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,460
Insulation	Capped only			Insulation	-851
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	0	Typical	Typical	Above Average	Typical	77,541
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		67%	100%	100%
						Value(Rcnld) 51,952

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1949	264	C 105	12,935	Avq+	67%	95%	100%	8,233
Garage, wd. fr.	1949	264	C 100	6,692	Avq-	41%	95%	100%	2,607
Garage, wd. fr.	1949	672	C 100	13,057	Fair	30%	100%	100%	3,917
Shed(s) wd. fr.	1999	96	D 100	772	Avq-	76%	100%	100%	587
VINDALE Moho	1964	12X56	D 100	26,189	Avq-	35%	100%	100%	9,166
Shed(s) wd. fr.	1999	120	D 100	965	Poor	57%	100%	100%	550
2,011 SFLA									Outbuilding Total 25,060

Acpt Land

63,300

Accepted Bldg

77,010 **Total**

140,310

BUCKSPORT
Name: NICHOLS, TODD J

Valuation Report

07/09/2019

Page 19

Map/Lot:

40-18

Account: 2279 Card: 1 of 1

Location:

0 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	10/13/2000
Sale Price	70,000
Sale Type	Land & Buildings
Financing	
Verified	None
Validity	Distressed Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Unknown-Unknown-
Street Paved
0 5323

Reference 1 cut 3.6ac 9/09

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	90%	Multi-Fact	19,350
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
1.69	ACRES-Rear land: 1st 5ac.	1,950.00	3,296	100%		3,296
Total Acres 3.69				Land Total		25,459

Accpt Land	25,460	Accepted Bldg	0	Total	25,460
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Neighborhood 15	Neighborhood 15		Sale Data
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL	Sale Date	10/29/2016
Topography	Level-slightly sloping-Severely Sloping-	Sale Price	0
Utilities	Well-Septic System-	Sale Type	Land & Buildings
Street	Paved	Financing	Private Finance
0	645	Verified	Public Record
		Validity	Other

Reference 1	
Reference 2	esmt f5
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Access/Loc	39,600
0.46	ACRES-Rear land: 1st 5ac.	1,950.00	897	80%	Proq/Restr	718
Total Acres 1.46					Land Total	40,318

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,410 Sqft	Grade C 120	Base	101,119
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Damp Bm 1/2 Bsmnt	Basement	-5,587
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	7	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,246
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated	Kitchens		Baths		Condition		Layout			Total
1922		2002	Typical		Typical		Good		Typical			97,778
Functional Obsolescence			Economic Obsolescence			Phys. %		Func. %	Econ. %		Value(Rcnld)	
None			None			70%		99%	100%		67,760	
Outbuildings/Additions/Improvements											Value	
Description		Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Shed(s) wd. fr.		1922	1050	D 110	9,295	Avq.	50%	100%	100%	4,648		
Porch(es) encl. wd. fr.		2007	48	C 110	3,505	Avq.	89%	100%	100%	3,119		
1,410 SFLA											7,767	
Outbuilding Total											7,767	

Acpt Land	40,320	Accepted Bldg	75,530	Total	115,850
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Map/Lot:

40-20

Account: 2813 Card: 1 of 1

Location:

8 Willins Orchard Rd

Neighborhood 15	Neighborhood 15	Sale Data	
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL	Sale Date	12/26/2002
Topography	Gently sloping-rolling-Severely Sloping-	Sale Price	4,700
Utilities	Well-Septic System-	Sale Type	Land & Buildings
Street	Paved	Financing	Private Finance
0	655	Verified	Public Record
		Validity	Other

Reference 1			
Reference 2	esmt f5		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	44,000.00	22,000	85%	Multi-Fact	18,700
Total Acres	0.25				Land Total	18,700

Dwelling Description

Conventional	One Story	525 Sqft	Grade D 130	Base	39,325
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Very close 2			St. Setback	-1,011
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	BWetx Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall	Cooling	100% None	Heat	-1,159
Rooms	4	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,631
Attic	1/2 Finished			Attic	2,913
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition		Layout	Total
1922	2012	Typical	Typical	Average		Typical	41,699
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(RcInId)
Incomplete			None	50%	93%	100%	19,390

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story, wd. fr.	1922	315	D 130	12,345	Avq.	50%	93%	100%	5,740
Porch(es) encl. wd. fr.	1922	36	D 130	2,548	Avq.	50%	93%	100%	1,185
Porch(es) open wd. fr.	2015	160	C 100	3,341	Avq.	93%	100%	100%	3,107
Porch(es) encl. wd. fr.	2004	80	D 100	2,592	Avq.	87%	70%	100%	1,578
Shed(s) wd. fr.	2019	384	C 100	4,612	Avq.	95%	15%	100%	657
840 SFLA						Outbuilding Total			12,267
Accpt Land		18,700	Accepted Bldg			31,660	Total		50,360

Neighborhood 15	Neighborhood 15		Sale Data
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL	Sale Date	07/14/1995
Topography	Gently sloping-rolling-	Sale Price	38,000
Utilities	Well-Septic System-	Sale Type	Land & Buildings
Street	Paved	Financing	
0	661	Verified	Public Record
		Validity	

Reference 1	
Reference 2	
Bldg Codes	1
X Coordinate	0
Y Coordinate	0
Exemption(s)	11 0 0
Land Schedule	15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	ACRES-Dev. Lot (Fract.)	44,000.00	21,556	85%	Multi-Fact	18,322
Total Acres 0.24				Land Total		18,322

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,200 Sqft	Grade C 115	Base	86,232
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated	Kitchens	Baths	Condition		Layout			Total
1962		0	Typical	Typical	Above Average		Typical			86,232
Functional Obsolescence			Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None			None		72%	100%	100%	62,087		
Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Deck(s) wd. fr.	2002	440	C 112	4,932	Avg.	86%	100%	100%	4,242	
Shed(s) wd. fr.	2005	96	D 100	772	Poor	64%	50%	100%	247	
1,200 SFLA					Outbuilding Total					4,489
Acpt Land			18,320	Accepted Bldg		66,580	Total		84,900	

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-Above Street-
Utilities Well-Septic System-
Street Paved
0 666

Sale Data
Sale Date 03/07/2011
Sale Price 94,500
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1
Reference 2
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Road Frontage	11,250.00	11,250	55%	Topography	6,188
0.76	ACRES-Rear land: 1st 5ac.	1,950.00	1,482	100%		1,482
Total Acres 2.76					Land Total	51,670

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 120	Base	77,251
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	546
Heating	100% Hot Water	Cooling	100% None	Heat	1,797
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	Typical	Typical	Average	Typical	79,594
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		64%	100%	50,940
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
Deck(s) wd. fr.	2018	140	C 110	1,542 Avq.	95%	1,465
960 SFLA					Outbuilding Total	1,465

Acpt Land	51,670	Accepted Bldg	52,410	Total	104,080
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Name: Eurovia Atlantic Coast, LLC

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Map/Lot:

40-23

Account: 2683 Card: 1 of 1

Location: 0 WILLINS ORCHARD RD (off)

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 12/05/2018
 Sale Price 12,085
 Sale Type Land only
 Financing Unknown
 Verified Public Record
 Validity Assemblage

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL

Topography Gently sloping-rolling-

Utilities

Street Right-of-way

0 693

Reference 1 *HCRD Bk 1, p85, Instr#100

Reference 2 1/13: Harvest 2 ac.

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.52	ACRES-Rear land: 1st 5ac.	1,950.00	4,914	100%		4,914
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%		2,813
Total Acres 3.52				Land Total		7,727

Acpt Land

7,730

Accepted Bldg0 **Total**

7,730

BUCKSPORT

Valuation Report

07/09/2019

Name: Eurovia Atlantic Coast, LLC

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Map/Lot:

40-24

Account: 2197 Card: 1 of 1

Location:

0 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 12/05/2018

Sale Price 32,409

Sale Type Land only

Financing Unknown

Verified Public Record

Validity Assemblage

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL

Topography Gently sloping-rolling-

Utilities Electricity at lot-

Street Paved

0 695

Reference 1 *HCRD Bk 1, p85, Instr#100

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	ACRES-Base Lot (Fract.)	21,500.00	20,734	100%		20,734
Total Acres 0.93				Land Total		20,734

Accpt Land

20,730

Accepted Bldg0 **Total**

20,730

BUCKSPORT

Valuation Report

07/09/2019

Name: STOVALL, MARK L

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STOVALL, KATHERINE L

Map/Lot:

40-25

Account: 1786 Card: 1 of 1

Location:

6 McKinnon Rd

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-Above Street-
 Utilities Well-Septic System-
 Street Paved
 0 781

Sale Data
 Sale Date 10/02/2008
 Sale Price 135,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 phone f5

Reference 2

Bldg Codes 44

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
0.36	ACRES-Rear land: 1st 5ac.	1,950.00	702	100%		702
Total Acres 2.36					Land Total	50,327

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	Two Story	936 Sqft	Grade C 114	Base	121,049
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-3,523
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-3,607
Rooms	7	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	13,594
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Typical	Typical	Average	Typical	127,513
Functional Obsolescence						Value(Rcnld)
Multiple Factors						79,581
Economic Obsolescence						
None						
Phys. %						79%
Func. %						79%
Econ. %						100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1990	432	C 113	5,863	Avq.	79%	95%	100%	4,400
Deck(s) wd. fr.	1990	210	C 113	2,376	Avq.	79%	50%	100%	938
Shed(s) wd. fr.	2010	96	C 100	1,154	Avq.	91%	95%	100%	998
1,872 SFLA									
Outbuilding Total									6,336

Acpt Land

50,330

Accepted Bldg

85,920

Total

136,250

BUCKSPORT

Valuation Report

07/09/2019

Name: BUCKSPORT CONG OF JEHOVAH'S WITNESS

Page 27

C/O TOM BROUILLETTE

Map/Lot:

40-26

Account: 3106 Card: 1 of 1

Location:

439 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 12/04/2002

Sale Price 30,000

Sale Type Land only

Financing

Verified Public Record

Validity

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Level-slightly sloping-Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved

Reference 1 -40-25C

Reference 2

Bldg Codes 71

X Coordinate 0 Y Coordinate 0

Exemption(s) 8 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Road Frontage	11,250.00	11,250	100%		11,250
0.87	ACRES-Rear land: 1st 5ac.	1,950.00	1,697	100%		1,697
Total Acres 2.87					Land Total	56,947

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Shed(s) wd. fr.	2003	144	C 100	1,729	Avq.	87%	100%	100%		1,504
Porch(es) open wd. fr.	2003	432	C 100	7,761	Avq.	87%	100%	100%		6,752
Other	2003									316,500
----- S O U N D V A L U E -----										
Outbuilding Total										324,756

Acpt Land

56,950

Accepted Bldg

324,760

Total

381,710

BUCKSPORT

Valuation Report

07/09/2019

Name: Morin, Carl Lee

Page 28

Morin, Mary Louise E. JT

Map/Lot:

40-27

Account: 2313 Card: 1 of 1

Location:

455 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 05/12/2015
 Sale Price 165,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved

Reference 1 -40-25B
 Reference 2 450' rd frontage total, 2 parcels
 Bldg Codes 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Road Frontage	11,250.00	11,250	90%	Topography	10,125
2.34	ACRES-Rear land: 1st 5ac.	1,950.00	4,563	100%		4,563
Total Acres 4.34						Land Total 56,488

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Cape Cod/Salt Box	One & 3/4 Story	1,008 Sqft	Grade C 117	Base	112,035
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,220
Rooms	8	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,285
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Typical	Typical	Average	Typical	118,540
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	98,388	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	2000	728	C 110	15,324	Avq.	85%	100%	100%	13,025
Deck(s) wd. fr.	1998	160	C 110	1,763	Avq.	84%	100%	100%	1,481
Deck(s) wd. fr.	2003	230	C 110	2,532	Avq.	87%	100%	100%	2,203
1 Story, wd. fr.	2009	200	C 117	11,692	Avq.	90%	100%	100%	10,523
Shed(s) wd. fr.	2006	192	C 95	2,192	Avq.	88%	100%	100%	1,929
Screen Porch	2018	60	C 100	1,869	Avq.	95%	100%	100%	1,776
1,964 SFLA									30,937

Acpt Land

56,490

Accepted Bldg129,330 **Total**

185,820

BUCKSPORT

Valuation Report

07/09/2019

Name: OVERLOCK, ROBERT

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OVERLOCK, BRENDA

Map/Lot:

40-28

Account: 263 Card: 1 of 1

Location:

475 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 05/13/2005
 Sale Price 40,000
 Sale Type Land & Mo-Ho
 Financing Unknown
 Verified
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 695

Reference 1 -40-25A

Reference 2

Bldg Codes 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	75%		33,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
0.81	ACRES-Rear land: 1st 5ac.	1,950.00	1,580	100%		1,580
Total Acres 2.81					Land Total	40,205

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
ASTRO Moho	1990	14X72	C 90	37,219	Avg.	40%	100%	100%		14,888
Deck(s) wd. fr.	2012	96	C 110	1,058	Avg.	92%	100%	100%		973
1,008 SFLA							Outbuilding Total			15,861

Accpt Land

40,210

Accepted Bldg

15,860

Total

56,070

BUCKSPORT

Valuation Report

07/09/2019

Name: MELANSON, PHILIP J

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MELANSON, SHARON E

Map/Lot:

40-29

Account: 2803 Card: 1 of 1

Location:

495 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 695

Sale Data
 Sale Date 11/10/2003
 Sale Price 74,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Liquidation

Reference 1

Reference 2 over 400' road frontage

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	92%	Size/Shape	40,480
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
0.57	ACRES-Rear land: 1st 5ac.	1,950.00	1,112	100%		1,112
Total Acres 2.57					Land Total	47,217

Dwelling Description

Replacement Cost New

Split Level	One Story	976 Sqft	Grade C 120	Base	78,100
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Damp Bm 1/2 Bsmnt	Basement	-4,629
Fin. Basement Area	280 Sqft, Grade D	Basement Gar	None	Fin Bsmnt	2,410
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,246
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1993	Typical	Typical	Above Average	Typical	78,127
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	71%	99%	100%	54,915	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
Porch(es) encl. wd. fr.	1960	264	C 120	9,370 Avq+	71% 99% 100%	6,586
Deck(s) wd. fr.	1980	168	C 120	2,018 Avq+	80% 100% 100%	1,614
Deck(s) wd. fr.	1980	88	C 110	970 Avq+	80% 100% 100%	776
Garage, wd. fr.	1993	768	C 110	16,011 Avq.	81% 100% 100%	12,969
976 SFLA					Outbuilding Total	21,945

Acpt Land

47,220

Accepted Bldg

76,860

Total

124,080

BUCKSPORT
Name: CHIPMAN, LISA L

Valuation Report

07/09/2019

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Map/Lot:

40-30

Location:

RIVER RD (off)

Account: 629 Card: 1 of 1

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	10/19/2006
Sale Price	0
Sale Type	Land only
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography
Utilities Unknown-Unknown-
Street 0
0 537

Reference 1 -40-17A

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	ACRES-Rear land: 1st 5ac.	1,950.00	5,850	50%	Access/Loc	2,925
Total Acres 3.00				Land Total		2,925

Accpt Land	2,930	Accepted Bldg	0	Total	2,930
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Account: 460 Card: 1 of 1

Neighborhood 22 Neighborhood 22

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
Topography Gently sloping-rolling-Above Street-
Utilities Well-Septic System-
Street Paved
0 495

Reference 1 GIS: Over 1000' road and 1200' shore f5
Reference 2 Green tax card says RB is WWII widow f5
Bldg Codes 91
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 22

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	65,000.00	65,000	95%	Unimproved	61,750
1.00	ACRES-Road Frontage	11,250.00	11,250	85%	Topoqraphy	9,563
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	50%	Topoqraphy	4,875
5.50	ACRES-Rear-remaining	500.00	2,750	90%	Topoqraphy	2,475
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
Total Acres 17.50			Land Total			83,538

Dwelling Description				Replacement Cost New	
Colonial/Traditional	Two Story	572 Sqft	Grade C 100	Base	72,729
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Very close 2			St. Setback	-1,264
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-372
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-1,933
Rooms	6	Extras	Alt. Energy 2	.....	1,115
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	936
Attic	Floor & Stairs			Attic	1,724
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-863
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1900	0	Typical	Typical	Above Average	Typical		72,072
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	100%	100%	43,243

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story, wd. fr.	1900	224	C 100	10,865	Avq+	60%	100%	100%	6,519
Porch(es) encl. wd. fr.	1900	70	C 100	3,656	Avq-	40%	90%	100%	1,316
Garage, wd. fr.	1900	256	C 100	6,568	Avq.	50%	90%	100%	2,956
Shed(s) wd. fr.	1900	80	C 100	962	Avq+	60%	100%	100%	577
Shed(s) wd. fr.	1900			- - - - S O U N D V A L U E - - - -					300
Basement, Unfin.	1900	224	C 100	2,171	Avq+	60%	100%	100%	1,303
Attic, Unfinished	1900	224	C 100	1,180	Avq+	60%	100%	100%	708
Gazebo	2004	0	D 126	218	Avq.	87%	100%	100%	190
Shed(s) wd. fr.	2007			- - - - S O U N D V A L U E - - - -					800
1,368 SFLA									
Outbuilding Total									14,669

Accpt Land 83,540 Accepted Bldg 57,910 Total 141,450

BUCKSPORT
Name: BOWDEN, BRENDA J

Valuation Report

07/09/2019

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Map/Lot:

41-02

Account: 1036 Card: 1 of 1

Location:

0 Kenney Drive

Neighborhood 22 Neighborhood 22

Sale Data	
Sale Date	10/12/2010
Sale Price	31,800
Sale Type	Land only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL LIMITED
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-
Street	Paved

Reference 1

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	44,200.00	44,200	50%	Topography	22,100
1.00	ACRES-Secondary ac.	7,000.00	7,000	100%		7,000
3.00	ACRES-Rear land: 1st 5ac.	1,950.00	5,850	50%	Topography	2,925
Total Acres 5.00					Land Total	32,025

Accpt Land	32,030	Accepted Bldg	0	Total	32,030
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BUCKSPORT
Name: MERCER, JOAN C

Valuation Report

07/09/2019

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Map/Lot:

41-03

Account: 1863 Card: 1 of 1

Location:

0 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Electricity at lot-
Street Paved
0 1127

Sale Data	
Sale Date	04/25/1985
Sale Price	500
Sale Type	Land only
Financing	
Verified	Public Record
Validity	

Reference 1 -41-03A
Reference 2 Very long, narrow triangle between roads
Bldg Codes 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	ACRES-Base Lot (Fract.)	21,500.00	9,615	22%	Size/Shape	2,115
Total Acres 0.20				Land Total		2,115
Acpt Land		2,120	Accepted Bldg		0	Total
						2,120

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-Below Street-
Utilities Well-Septic System-
Street Paved
0 455

Sale Data
Sale Date 08/25/1978
Sale Price 0
Sale Type Land & Buildings
Financing
Verified Public Record
Validity

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	ACRES-Dev. Lot (Fract.)	44,000.00	34,082	85%	Multi-Fact	28,970
Total Acres 0.60				Land Total		28,970

Dwelling Description

Replacement Cost New

Conventional	One Story	748 Sqft	Grade C 105	Base	57,756
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-511
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,327
Rooms	5	Extras	Alt. Energy 2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	10,006
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-592
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	65,332
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	99%	100%	32,339	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1900	400	C 105	18,122	Avq.	50%	99%	100%	8,970
1 Story, wd. fr.	1900	170	C 100	8,905	Good	70%	90%	100%	5,611
2S Garage, wd. fr.	1986	864	C 95	18,299	Avq.	77%	100%	100%	14,090
Deck(s) wd. fr.	1986	64	C 100	640	Avq.	77%	100%	100%	493
Shed(s) wd. fr.	1991	216	C 90	2,335	Avq.	80%	100%	100%	1,868
Deck(s) wd. fr.	2007	80	C 100	801	Avq.	89%	100%	100%	713
1,318 SFLA									
Outbuilding Total									31,745

Acct Land

28,970

Accepted Bldg

64,080 **Total**

93,050

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 420

Sale Data
Sale Date 04/03/2000
Sale Price 87,900
Sale Type Land & Buildings
Financing
Verified Public Record
Validity

Reference 1

Reference 2 Last deed changes name of owner

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Road Frontage	11,250.00	11,250	75%	Topography	8,438
0.65	ACRES-Rear land: 1st 5ac.	1,950.00	1,268	100%		1,268
Total Acres 2.65					Land Total	53,706

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	One Story	750 Sqft	Grade C 114	Base	62,807
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-556
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Alt. Energy 2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	10,893
FirePlaces	1			Fireplace	5,928
Insulation	Capped only			Insulation	-645
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1890	0	Typical	Typical	Above Average	Typical	78,427		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		60%	100%	100%		
						47,056		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Porch(es) encl. wd. fr.	1890	175	C 114	6,729	Avq+	60%	100%	100%
Porch(es) encl. wd. fr.	1890	66	C 114	4,069	Avq+	60%	100%	100%
Garage, wd. fr.	1966	954	C 120	20,948	Avq+	74%	100%	100%
Deck(s) wd. fr.	2012	144	C 120	1,729	Avq.	92%	100%	100%
750 SFLA	Outbuilding Total						23,571	

Acpt Land

53,710

Accepted Bldg

70,630

Total

124,340

BUCKSPORT
Name: TRACY, DAVID

Valuation Report

07/09/2019

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Map/Lot:

41-06

Account: 2599 Card: 1 of 1

Location:

RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Electricity at lot-
Street Paved
0 365

Reference 1

Reference 2 long, shallow lot

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Base Lot (Fract.)	21,500.00	11,776	52%	Size/Shape	6,124
Total Acres 0.30				Land Total		6,124
Acpt Land		6,120	Accepted Bldg	0	Total	6,120

BUCKSPORT

Valuation Report

07/09/2019

Name: CROWE, DAVID MARK

Page 38

Map/Lot:

41-07

Account: 2317 Card: 1 of 1

Location:

728 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 06/09/2005
 Sale Price 45,000
 Sale Type Land only
 Financing Unknown
 Verified
 Validity Related Parties

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-Below Street-
 Utilities Well-Septic System-
 Street Paved
 0 365

Reference 1 1

Reference 2

Bldg Codes 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
1.00	ACRES-Rear-remaining	500.00	500	100%		500
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
Total Acres 13.00						Land Total 64,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
14' Mobile Home	1975	14X66	C 100	38.564	Avg.	40%	100%	100%	15,426
Deck(s) wd. fr.	1975	256	C 100	2.564	Avg.	71%	100%	100%	1,820
12' Mobile Home	1970	12X60	D 100	27.626	Poor	20%	40%	100%	2,210
1,644 SFLA							Outbuilding Total		19,456

Acpt Land

64,750

Accepted Bldg

19,460

Total

84,210

BUCKSPORT

Valuation Report

07/09/2019

Name: CROWE, DAVID MARK

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Map/Lot:

41-08

Account: 2318 Card: 1 of 1

Location:

Kenney Drive (off)

Neighborhood 22 Neighborhood 22

Sale Data	
Sale Date	06/09/2005
Sale Price	25,000
Sale Type	Land only
Financing	Unknown
Verified	
Validity	Related Parties

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
 Topography Gently sloping-rolling-
 Utilities Unknown-Unknown-
 Street Right-of-way
 0 268

Reference 1 Has ROW thru 41-34. see survey.

Reference 2 CLAIMS FL ACCESS & TUNNEL RE OLD

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
8.00	ACRES-Rear-remaining	500.00	4,000	100%	Proq/Restr	4,000
1.00	ACRES-Base Lot	44,200.00	44,200	80%	Access/Loc	35,360
3.00	Acres-Water Frontage	17,250.00	51,750	50%	Unimproved	25,875
Total Acres 22.00					Land Total	79,860

Accpt Land

79,860

Accepted Bldg

0 Total

79,860

Name: GREY, DORTHA BROUTY L TRUST (Heirs)

Page 40

Map/Lot:

41-09

Account: 1228 Card: 1 of 1

Location:

732 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 286

Reference 1 To trust in 1998. DBG died 10-18, HS off.

Reference 2 F5 DEED HISTORY

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
0.38	ACRES-Secondary ac.	5,625.00	2,138	100%		2,138
Total Acres 1.38					Land Total	46,138

Dwelling Description**Replacement Cost New**

Cape Cod/Salt Box	One Story	840 Sqft	Grade C 125	Base	73,840
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Various Roofing	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-682
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,638
Rooms	11	Extras	Generator2	.....	1,196
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	13,377
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-792
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	Typical	Typical	Good	Typical	88,577
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
						Value(Rcnld)
						62,004

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1820	336	C 125	18,668	Good	70%	100%	100%	13,068
Porch(es) encl. wd. fr.	1820	126	C 125	6,068	Good	70%	100%	100%	4,248
Deck(s) wd. fr.	1980	280	B 100	3,728	Avq.	74%	100%	100%	2,759
Garage, wd. fr.	1980	576	C 100	11,560	Avq.	74%	100%	100%	8,554
1,176 SFLA									
Outbuilding Total									28,629

Acpt Land

46,140

Accepted Bldg

90,630

Total

136,770

BUCKSPORT

Valuation Report

07/09/2019

Name: SANDELLI, ALFRED J JR

Page 41

Map/Lot:

41-10

Account: 154 Card: 1 of 1

Location:

River Rd

Neighborhood 15	Neighborhood 15	Sale Data
Tree Growth	2013	Sale Date 07/14/2004
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL	Sale Price 0
Topography	Gently sloping-rolling-	Sale Type Land only
Utilities	Electricity at lot-	Financing Unknown
Street	Paved	Verified Public Record
0	324	Validity Arms Length Sale

Reference 1 CUT 15 ac from lots 10&11 1/09
 Reference 2 tg appn returned w numerous errors-no reapp
 Bldg Codes 0
 X Coordinate 2013 Y Coordinate 2023
 Exemption(s) Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	50%	Access/Loc	10,750
0.38	ACRES-Secondary ac.	5,625.00	2,138	80%	Access/Loc	1,710
0.00	ACRES-TG Softwood	500.00	4,000	100%		0
0.00	ACRES-TG Mixed	44,200.00	44,200	100%		0
21.00	ACRES-TG Hardwood	124.00	2,604	100%		2,604
Total Acres 22.38			Land Total			15,064

Accpt Land	15,060	Accepted Bldg	0	Total	15,060
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BUCKSPORT

Valuation Report

07/09/2019

Name: SANDELLI, ALFRED J JR

Page 42

Map/Lot:

41-11

Account: 155 Card: 1 of 1

Location:

River Road (off)

Neighborhood 15 Neighborhood 15
 Tree Growth 2013
 Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL LIMITED
 Topography Gently sloping-rolling-
 Utilities
 Street Right-of-way
 0 305

Sale Data	
Sale Date	07/14/2004
Sale Price	76,667
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 cut 15 ac from lots 10+11 1/09

Reference 2 9/07 from rp to limited resid

Bldg Codes 0

X Coordinate 2013 Y Coordinate 2023

Exemption(s) Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	95%	Access/Loc	20,425
4.00	ACRES-Rear land: 1st 5ac.	1,950.00	7,800	100%		7,800
0.00	ACRES-TG Softwood	500.00	4,000	100%		0
0.00	ACRES-TG Mixed	44,200.00	44,200	100%		0
11.00	ACRES-TG Hardwood	124.00	1,364	100%		1,364
Total Acres 16.00					Land Total	29,589

Accpt Land

29,590

Accepted Bldg0 **Total**

29,590

BUCKSPORT

Valuation Report

07/09/2019

Name: Sandelli, Alfred J., Jr.

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Map/Lot:

41-11-1

Account: 1661 Card: 1 of 1

Location:

Kenney Drive (off)

Neighborhood 22 Neighborhood 22
 Tree Growth 2012
 Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL LIMITED
 Topography Gently sloping-rolling-
 Utilities
 Street Right-of-way

Sale Data
 Sale Date 04/13/2018
 Sale Price 0
 Sale Type Land only
 Financing Cash Sale
 Verified Public Record
 Validity Related Parties

Reference 1 ROW access via Kenney Dr.

Reference 2

Bldg Codes 0

X Coordinate 2012 Y Coordinate 2022

Exemption(s) Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.00	ACRES-TG Hardwood	124.00	1,364	100%		1,364
Total Acres 11.00				Land Total		1,364

Accpt Land

1,360

Accepted Bldg

0

Total

1,360

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 367

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	80%		4,500
1.71	ACRES-Rear land: 1st 5ac.	1,950.00	3,335	100%		3,335
Total Acres 3.71			Land Total			49,635

Dwelling Description

Replacement Cost New

Conventional	One Story	792 Sqft	Grade C 108	Base	61,506
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-556
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	80% Hot Water	Cooling	0% None	Heat	489
Rooms	5	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	10,897
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	Typical	Typical	Above Average	Typical	72,336			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		60%	100%	100%	43,402		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Shed(s) wd. fr.	1880	252	C 100	3,026	Avq+	60%	95%	100%	1,725
1 Story, wd. fr.	1880	252	C 100	11,882	Avq+	60%	95%	100%	6,773
1,044 SFLA				Outbuilding Total			8,498		

Acpt Land

49,640

Accepted Bldg

51,900

Total

101,540

BUCKSPORT

Valuation Report

07/09/2019

Name: BIRES, MICHAEL

Page 45

BIRES, KATHERINE

Map/Lot:

41-13

Account: 246 Card: 1 of 1

Location:

768 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 11/17/1977
 Sale Price 0
 Sale Type Land only
 Financing
 Verified Public Record
 Validity

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 372

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
0.41	ACRES-Secondary ac.	5,625.00	2,306	100%		2,306
Total Acres 1.41			Land Total			44,106

Dwelling Description**Replacement Cost New**

Ranch	One Story	1,066 Sqft	Grade C 112	Base	77,349
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Electrical	Cooling	0% None	Heat	-1,863
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,048
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Typical	Typical	Above Average	Typical	76,534
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	79%	100%	100%	60,462	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1991	390	C 110	18,585	Avq.	80%	100%	100%	14,868
Deck(s) wd. fr.	1991	98	C 110	1,079	Avq.	80%	100%	100%	863
1.75S Garage	1991	616	C 110	15,605	Avq.	80%	100%	100%	12,484
Deck(s) wd. fr.	2007	168	C 110	1,849	Avq.	89%	100%	100%	1,646
Deck(s) wd. fr.	2007	80	C 110	881	Avq.	89%	100%	100%	784
Deck(s) wd. fr.	1991	48	C 110	528	Avq.	80%	100%	100%	422
1,456 SFLA									31,067

Accpt Land

44,110

Accepted Bldg91,530 **Total**

135,640

Name: St. Charles, Kathleen S

Page 46

Map/Lot:

41-14

Account: 1281 Card: 1 of 1

Location:

772 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	02/24/2015
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	315

Reference 1 cut 10 ac 5/06

Reference 2 formerly 41-14 & 42-1

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
4.12	ACRES-Waste-wet	180.00	742	100%		742
5.50	ACRES-Rear land: 6-10ac.	975.00	5,363	100%		5,363
Total Acres 16.62 Land Total						65,480

Dwelling Description

Replacement Cost New

Conventional	One Story	432 Sqft	Grade C 126	Base	51,708
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Very close 2			St. Setback	-1,203
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-354
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,538
Attic	Floor & Stairs			Attic	1,897
FirePlaces	0			Fireplace	0
Insulation	Mostly			Insulation	-142
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	1986	Typical	Typical	Above Average	Typical	55,444
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	100%	100%
Value(Rcnld)						33,266

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story, wd. fr.	1910	616	C 126	45,874	Avq+	60%	95%	100%	26,148
Basement, Unfin.	1910	616	C 126	6,321	Avq+	60%	100%	100%	3,793
Porch(es) encl. wd. fr.	1920	262	C 126	9,781	Avq+	60%	100%	100%	5,869
1.5S Garage, wd. fr.	1930	540	C 126	15,634	Avq+	60%	100%	100%	9,380
Porch(es) encl. wd. fr.	1996	248	C 126	9,404	Avq+	60%	100%	100%	5,642
Barn, 1s wd. fr.	1980	690	D 100	10,330	Avq-	63%	100%	100%	6,508
Barn, 1s wd. fr.	2001	1548	C 110	34,138	Avq.	85%	100%	100%	29,017
Hot Tub	2001	1	C 100	3,900	Avq.	85%	100%	100%	3,315
Shed(s) wd. fr.	2012	120	C 100	1,440	Avq.	92%	100%	100%	1,325
Porch Roof	1920	100	D 100	697	Avq+	60%	100%	100%	418
1,356 SFLA									
Outbuilding Total									91,415

Acpt Land

65,480

Accepted Bldg

124,680

Total

190,160

BUCKSPORT

Valuation Report

07/09/2019

Name: GOURLEY, ASHTON P

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Gourley, Kathleen A JT

Map/Lot:

41-15

Account: 1443 Card: 1 of 1

Location:

781 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Level-slightly sloping-Above Street-
 Utilities Well-Septic System-
 Street Paved
 0 346

Sale Data
 Sale Date 09/26/2014
 Sale Price 158,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
0.80	ACRES-Secondary ac.	5,625.00	4,500	100%		4,500
Total Acres 1.80					Land Total	48,500

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Raised Ranch	One Story	1,008 Sqft	Grade C 120	Base	82,191
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	525 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,706
Heating	100% Hot Water	Cooling	0% None	Heat	1,887
Rooms	7	Extras	Generator2		
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,123
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Above Average	Typical	90,907
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	77%	100%	100%	69,998	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
1S Overhang, wd. fr.	1973	42	C 120	2,228 Avq+	77% 100% 100%	1,716
Garage, wd. fr.	1973	624	C 120	14,771 Avq+	77% 100% 100%	11,374
Deck(s) wd. fr.	1980	128	C 120	1,539 Avq+	77% 100% 100%	1,185
Shed(s) wd. fr.	1999	80	D 120	772 Avq.	84% 100% 100%	648
Patio	2018	256	C 100	1,537 Avq.	95% 100% 100%	1,460
SwimPool, Above Grnd	2018	314	D 120	361 Avq.	95% 100% 100%	343
Deck(s) wd. fr.	2018	144	C 100	1,440 Avq.	95% 100% 100%	1,368
1,050 SFLA					Outbuilding Total	18,094
Acpt Land		48,500	Accepted Bldg		88,090 Total	136,590

Name: PETERS, VANCE L

Page 48

PETERS, CHERYL B

Map/Lot:

41-16

Account: 2095 Card: 1 of 1

Location:

25 Beech Lane

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Gravel
 0 369

Reference 1

Reference 2

Bldg Codes 56

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
0.10	ACRES-Secondary ac.	5,625.00	563	100%		563
Total Acres 1.10			Land Total			44,563

Dwelling Description**Replacement Cost New**

Raised Ranch	One Story	1,012 Sqft	Grade C 110	Base	75,542
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	678 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,369
Heating	100% Hot Water	Cooling	0% None	Heat	1,737
Rooms	8	Extras	Generator2	.....	1,151
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,679
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	2003	Typical	Typical	Above Average	Typical				
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %			
Incomplete	None	None	None	79%	100%	100%			
Value(Rcnld)						87,478			
Outbuildings/Additions/Improvements						69,108			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Entry Enclosure(s)	1978	40	C 110	1,144	Avq+	79%	100%	100%	904
Shed(s) wd. fr.	1987	240	D 100	1,932	Fair	57%	100%	100%	1,101
Deck(s) wd. fr.	2000	250	C 100	2,501	Fair	69%	100%	100%	1,726
1.75S Garage	1990	1008	C 110	23,452	Avq.	79%	100%	100%	18,527
1S Overhang, wd. fr.	1978	44	C 110	2,140	Avq+	79%	100%	100%	1,691
Shed(s) wd. fr.	2002	288	C 110	3,806	Avq.	86%	95%	100%	3,109
Deck(s) wd. fr.	2007	24	C 100	239	Avq.	89%	100%	100%	213
1,056 SFLA						Outbuilding Total			27,271
Acpt Land		44,560	Accepted Bldg		96,380	Total			140,940

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Level-slightly sloping-
Utilities Well-Septic System-
Street Paved
0 385

Reference 1 16: Combined with 41-18 per owner
Reference 2 use both b/p's
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Road Frontage	11,250.00	11,250	100%		11,250
2.75	ACRES-Rear land: 1st 5ac.	1,950.00	5,363	100%		5,363
1.00	ACRES-Secondary ac.	5,625.00	5,625	80%	Unimproved	4,500
Total Acres 5.75			Land Total			65,113

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,008 Sqft	Grade C 100	Base	65,833
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator2		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	9,645
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Unimproved Living Area			Dwelling Condition			Unimproved			0
Built	Renovated	Kitchens	Baths	Condition		Layout		Total	
1986	0	Typical	Typical	Above Average		Typical		75,478	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		82%	100%	100%	61,892		
Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Deck(s) wd. fr.	1991	96	C 100	962	Avq.	80%	100%	100%	770
Garage, wd. fr.	1998	784	C 95	14,063	Avq.	84%	100%	100%	11,813
Deck(s) wd. fr.	1991	96	C 110	1,058	Avq.	80%	100%	100%	846
Shed(s) wd. fr.	1995	720	D 100	5,793	Avq-	74%	90%	100%	3,858
1,008 SFLA				Outbuilding Total					17,287
Acpt Land			65,110	Accepted Bldg		79,180	Total		144,290

BUCKSPORT
Name: PERRY, VICTORIA L

Valuation Report

07/09/2019

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Map/Lot:

41-19

Account: 2091 Card: 1 of 1

Location:

731 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 399

Reference 1

Reference 2

Bldg Codes 10

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.89	ACRES-Dev. Lot (Fract.)	44,000.00	41,510	95%	Unimproved	39,434
Total Acres 0.89					Land Total	39,434

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Garage, wd. fr.	2000	1080	D 136	17,698	Avg.	85%	100%	100%		15,043
Sunroom	2014	244	C 110	17,103	Avg.	85%	95%	100%		13,811
Slab/Crawl Sp.	2014	1008	C 100	5,112	Avg.	93%	100%	100%		4,754
Double Wide Moho	2014	24X42	C 115	54,591	Avg.	93%	100%	100%		50,770
1,252 SFLA							Outbuilding Total			84,378

Accpt Land	39,430	Accepted Bldg	84,380	Total	123,810
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BUCKSPORT

Valuation Report

07/09/2019

Name: Caston, Bonita Lynn

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Doughty, Robert (Life Lease)

Map/Lot:

41-20

Account: 887 Card: 1 of 1

Location:

729 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	09/03/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Septic System-
Street	Paved
0	404

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
0.11	ACRES-Secondary ac.	5,625.00	619	100%		619
Total Acres 1.11				Land Total		44,619

Dwelling Description

Replacement Cost New

Ranch	One Story	924 Sqft	Grade C 113	Base	70,947
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	514
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-787
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	Typical	Typical	Above Average	Typical	70,674
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	71%	100%	100%	50,179	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
Garage, wd. fr.	1987	576	D 140	10,842 Avq.	78% 90% 100%	7,611
Shed(s) wd. fr.	1993	192	D 120	1,854 Avq.	81% 50% 100%	751
Shed(s) wd. fr.	1958			----- S O U N D V A L U E -----		400
924 SFLA					Outbuilding Total	8,762

Acpt Land

44,620

Accepted Bldg

58,940

Total

103,560

Account: 2600 Card: 1 of 1

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 406

Reference 1 corrective deed 2004. Long time fam.
Reference 2 03/01 CUT 25 ,9/10 CUT 25 AC
Bldg Codes 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
13.00	ACRES-Rear-remaining	500.00	6,500	100%		6,500
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
Total Acres 25.00			Land Total			65,738

Dwelling Description				Replacement Cost New	
Split Level	One Story	726 Sqft	Grade C 114	Base	67,758
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	519
Heating	100% Forced Warm	Cooling	50% Heat pump	Heat	1,076
Rooms	8	Extras	Generator2		
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,335
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,928
Insulation	Partial			Insulation	-430
Unfin. Living Area	NONE			Unfinished	0

Unimpr. Living Area			Dwelling Condition			Unimpr. Living Area		
Built 1964	Renovated 2007	Kitchens Typical	Baths Typical	Condition Good	Layout Typical	Total 80,186		
Functional Obsolescence			Economic Obsolescence			Phys. %	Func. %	Econ. %
None			None			81%	100%	100%
						Value(Rcnld) 64,951		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1960	448	D 120	4,326	Avq.	62%	95%	100%	2,548
Garage, wd. fr.	1972	480	C 95	9,558	Avq.	69%	100%	100%	6,595
Barn, 1s wd. fr.	1980	620	D 120	11,372	Avq.	74%	90%	100%	7,574
Deck(s) wd. fr.	2007	340	C 110	3,744	Avq.	89%	100%	100%	3,332
1S Overhang, wd. fr.	2007	168	C 110	8,169	Avq.	89%	100%	100%	7,270
2 Story, wd. fr.	2007	744	C 120	62,486	Avq.	89%	95%	100%	52,832
Basement, Unfin.	1964	684	C 110	6,058	Avq.	65%	100%	100%	3,938
Deck(s) wd. fr.	2007	100	C 110	1,102	Avq.	89%	100%	100%	981
Storage Trailer	2004	208	D 100	1,812	Avq-	81%	100%	100%	1,468
2,382 SFLA									
Outbuilding Total									86,538

Acpt Land 65,740 Accepted Bldg 151,490 Total 217,230

BUCKSPORT

Valuation Report

07/09/2019

Name: JELLISON, NATHAN A

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JELLISON, HARMONY

Map/Lot:

41-22

Account: 30 Card: 1 of 1

Location:

715 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 06/27/2006
 Sale Price 99,500
 Sale Type
 Financing
 Verified
 Validity

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 4177

Reference 1 new value for 2017-18.

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
0.80	ACRES-Secondary ac.	5,625.00	4,500	100%		4,500
Total Acres 1.80						Land Total 48,500

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Cape Cod/Salt Box	One Story	1,016 Sqft	Grade C 115	Base	76,879
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,823
Rooms	8	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,153
Attic	Full finished			Attic	14,885
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	2016	Modern	Modern	Above Average	Typical	95,740
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	71%	103%	100%	70,015	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1960	25	C 115	1,318	Avq+	71%	103%	100%	964
1 Story, wd. fr.	1985	144	C 115	9,155	Avq.	76%	100%	100%	6,958
Garage, wd. fr.	1985	576	C 110	12,717	Avq.	76%	100%	100%	9,665
Shed(s) wd. fr.	1985			----- S O U N D V A L U E -----					500
Slab/Crawl Sp.	1985	144	C 100	731	Avq+	71%	103%	100%	535
Deck(s) wd. fr.	2014	96	C 110	1,058	Avq.	93%	100%	100%	984
Deck(s) wd. fr.	2016	120	C 100	1,201	Avq.	94%	100%	100%	1,129
1,160 SFLA									20,735

Acpt Land

48,500

Accepted Bldg

90,750

Total

139,250

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-Above Street-
Utilities Well-Septic System-
Street Paved
0 425

Reference 1

Reference 2 ADAMS, ANNE E died 2/24/15

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 2 11 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
Total Acres 1.00				Land Total		44,000

Dwelling Description

Replacement Cost New

Cape Cod/Salt Box	One Story	1,097 Sqft	Grade C 118	Base	83,109
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electrical	Cooling	0% None	Heat	-2,019
Rooms	7	Extras	Generator2	.....	1,287
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,209
Attic	Full finished			Attic	16,491
FirePlaces	1			Fireplace	6,136
Insulation	Capped only			Insulation	-976
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1961	0	Typical	Typical	Above Average	Typical	106,237
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	72%	100%	100%	76,491	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Swimming Pool	1970	648	D 100	10,421	Avq-	56%	100%	100%	5,836
Shed(s) wd. fr.	1980	120	C 100	1,440	Avq-	63%	100%	100%	907
Garage, wd. fr.	1987	672	C 100	13,057	Avq.	78%	100%	100%	10,184
Porch(es) open wd. fr.	2012	72	C 100	1,911	Avq.	92%	100%	100%	1,758
1,097 SFLA									
									Outbuilding Total
									18,685

Acpt Land

44,000

Accepted Bldg

95,180

Total

139,180

BUCKSPORT

Valuation Report

07/09/2019

Name: DOUCETTE, STEPHEN

Page 55

Map/Lot:

41-24

Account: 453 Card: 1 of 1

Location:

683 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 12/11/2015
 Sale Price 62,000
 Sale Type Land & Mo-Ho
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-Above Street-
 Utilities Well-Septic System-
 Street Paved
 0 441

Reference 1

Reference 2

Bldg Codes 10

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	ACRES-Developed Lot	44,000.00	40,480	75%	Multi-Fact	30,360
Total Acres 0.92						Land Total 30,360

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Slab/Crawl Sp.	2004	1377	C 100	6.981	Avg.	80%	100%	100%	5,585
Double Wide Moho	2004	28X52	C 130	81.748	Avg.	56%	100%	100%	46,188
Shed(s) wd. fr.	2004			- - - - S O U N D V A L U E - - - -					400
Deck(s) wd. fr.	2006	170	C 110	1.872	Avg.	88%	100%	100%	1,647
1,456 SFLA									53,820
Accpt Land		30,360	Accepted Bldg		53,820	Total			84,180

BUCKSPORT
Name: DORR, TINA M

Valuation Report

07/09/2019

Page 56

Map/Lot:

41-25

Account: 35 Card: 1 of 1

Location:

679 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	04/12/2010
Sale Price	50,000
Sale Type	Land & Mo-Ho
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-Above Street-
Utilities Well-Septic System-
Street Paved
0 453

Reference 1

Reference 2 TinaMDorr/679River/Town buyingafter 4/1/10

Bldg Codes 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	65%	Multi-Fact	28,600
Total Acres 1.00						28,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
OXFORD Moho	1982	14X72	C 90	37,219	Avq.	40%	100%	100%	14,888
Deck(s) wd. fr.	1983	840	D 110	6,196	Avq.	75%	100%	100%	4,647
Basement, Unfin.	1983	1008	C 100	7,857	Avq.	75%	100%	100%	5,893
1,008 SFLA									25,428

Acpt Land	28,600	Accepted Bldg	25,430	Total	54,030
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Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 459

Reference 1

Reference 2 '17 see pending file for new owner

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Road Frontage	11,250.00	11,250	100%		11,250
3.00	ACRES-Rear land: 1st 5ac.	1,950.00	5,850	100%		5,850
Total Acres 5.00						Land Total 61,100

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,056 Sqft	Grade C 120	Base	84,813
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	5,486
Heating	100% Electrical	Cooling	0% None	Heat	-1,977
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,370
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,911
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Typical	Typical	Above Average	Typical	93,603
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	100%	100%
						Value(Rcnld) 73,010

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	1976	44	C 120	2,335	Avq+	78%	100%	100%	1,821
Deck(s) wd. fr.	1976	90	C 120	1,079	Avq+	78%	100%	100%	842
Garage, wd. fr.	1976	280	C 110	7,636	Avq.	71%	100%	100%	5,422
1,100 SFLA									Outbuilding Total 8,085

Acpt Land

61,100

Accepted Bldg

81,100

Total

142,200

BUCKSPORT

Valuation Report

07/09/2019

Name: Schiller, Stephanie Warner

Page 58

Map/Lot:

41-27

Account: 1864 Card: 1 of 1

Location:

River Road

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 10/01/2014

Sale Price 0

Sale Type Land only

Financing Unknown

Verified Buyer

Validity Other

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL

Topography Gently sloping-rolling-

Utilities Electricity at lot-

Street STREET SURFACE

0 475

Reference 1 GIS: about 400' on rd.

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	100%		21,500
1.00	ACRES-Road Frontage	11,250.00	11,250	100%		11,250
4.70	ACRES-Rear land: 1st 5ac.	1,950.00	9,165	100%		9,165
Total Acres 6.70					Land Total	41,915

Accpt Land

41,920

Accepted Bldg

0

Total

41,920

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 500

Sale Data
Sale Date 06/29/2015
Sale Price 125,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 see f5

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 2 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
0.50	ACRES-Secondary ac.	5,625.00	2,813	50%	Unimproved	1,406
Total Acres 1.50			Land Total			45,406

Dwelling Description

Replacement Cost New

Ranch	One Story	1,170 Sqft	Grade C 115	Base	84,707
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% Heat pump	Heat	5,597
Rooms	7	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	2014	Typical	Typical	Good	Typical	90,304
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		82%	100%	100%
						74,049

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1992	160	C 110	6,139	Avq.	80%	100%	100%	4,911
Shed(s) wd. fr.	1980	144	D 100	1,160	Avq.	74%	100%	100%	858
Deck(s) wd. fr.	2015	288	C 110	3,172	Avq.	93%	100%	100%	2,950
1,170 SFLA									8,719

Acpt Land

45,410

Accepted Bldg

82,770 **Total**

128,180

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-Above Street-
Utilities Well-Septic System-
Street Paved

Sale Data
Sale Date 05/27/2009
Sale Price 69,200
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Liquidation

Reference 1
Reference 2 f5
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	44,000.00	22,000	80%	Multi-Fact	17,600
Total Acres 0.25						Land Total 17,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,328 Sqft	Grade C 120	Base	96,770
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
St. Setback	A little too close			St. Setback	-3,936
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	676 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,679
Heating	100% Forced Warm	Cooling	50% Heat pump	Heat	2,072
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	Typical	Typical	Above Average	Typical	101,585
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		73%	100%	100%
						Value(Rcnld) 74,157

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1964	144	C 120	3,697	Avq+	73%	100%	100%	2,699
Garage, wd. fr.	1964	832	C 110	17,108	Avq+	73%	100%	100%	12,489
Swimming Pool	1978	648	C 100	15,553	Avq.	73%	70%	100%	7,948
Shed(s) wd. fr.	2008			---- S O U N D V A L U E ----				800	
Shed(s) wd. fr.	2005			---- S O U N D V A L U E ----				400	
1,328 SFLA				Outbuilding Total				24,336	

Acpt Land	17,600	Accepted Bldg	98,490	Total	116,090
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Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-Above Street-
Utilities Well-Septic System-
Street Paved

Sale Data
Sale Date 05/25/2010
Sale Price 190,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 -41-15A
Reference 2 30'rw to Rte 15 -sold after 4/1 190k
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	80%	Access/Loc	35,200
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
0.20	ACRES-Rear land: 6-10ac.	975.00	195	100%		195
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
Total Acres 7.20			Land Total			47,958

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,512 Sqft	Grade C 130	Base	115,407
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	3,066
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,650
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition			Layout			Total			
Built	Renovated	Kitchens	Baths	Condition	Typical	Value(Rcnld)			
2002	0	Typical	Typical	Average	100%	122,123			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		86%	100%	100%	105,026		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2002	288	C 110	3,172	Avq.	86%	100%	100%	2,728
1.5S Garage, wd. fr.	2002	1152	C 110	25,550	Avq.	86%	100%	100%	21,973
Shed(s) wd. fr.	2005	168	C 110	2,220	Avq.	88%	100%	100%	1,954
Shed(s) wd. fr.	2010	252	D 130	2,636	Avq.	91%	100%	100%	2,399
1,512 SFLA									29,054
Acpt Land		47,960		Accepted Bldg		134,080		Total	182,040

Name: Bouchard, Jonathan

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Map/Lot:

41-31

Account: 2221 Card: 1 of 1

Location:

17 Beech Lane

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	06/24/2016
Sale Price	94,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Gravel
0	371

Reference 1 -41-16A

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
0.01	ACRES-Secondary ac.	5,625.00	56	100%		56
Total Acres 1.01				Land Total		41,856

Dwelling Description

Replacement Cost New

Ranch	One Story	912 Sqft	Grade C 105	Base	65,367
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,494
Rooms	4	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,444
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	2015	Typical	Typical	Above Average	Typical	68,305			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	79%	100%	100%	53,961				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1996	576	C 110	12,717	Avq.	83%	100%	100%	10,555
912 SFLA						Outbuilding Total			10,555

Acpt Land

41,860

Accepted Bldg

64,520

Total

106,380

BUCKSPORT

Valuation Report

07/09/2019

Name: GREY, DORTHA BROUTY L TRUST (Heirs)

Page 63

Map/Lot:

41-32

Account: 1229 Card: 1 of 1

Location:

0 River Rd

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography

Utilities Unknown-Unknown-

Street 0
0 324

Reference 1 -41-10A

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	100%		21,500
1.42	ACRES-Rear land: 1st 5ac.	1,950.00	2,769	100%		2,769
Total Acres 2.42					Land Total	24,269
Accpt Land	24,270	Accepted Bldg	0	Total		24,270

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-Above Street-
Utilities Well-Septic System-
Street Paved

Sale Data
Sale Date 05/20/2014
Sale Price 100,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2 Homestead off at sale
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	ACRES-Dev. Lot (Fract.)	44,000.00	42,203	100%		42,203
Total Acres 0.92			Land Total			42,203

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,380 Sqft	Grade C 110	Base	91,234
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,940
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	4,341
Rooms	8	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,089
Attic	Floor & Stairs			Attic	3,283
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Unimproved Living Area			Dwelling Condition			Unimproved		Total	
Built	Renovated	Kitchens	Baths	Condition	Layout				
1962	1986	Typical	Typical	Above Average	Typical	106,887			
Functional Obsolescence			Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcrid)	
None			None		72%	100%	100%	76,959	

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
1 Story, wd. fr.	1986	324	C 100	14,498	Avq.	77%
Garage, wd. fr.	1962	576	C 110	12,717	Avq.	64%
Shed(s) wd. fr.	1995					
----- S O U N D V A L U E -----						200
1,704 SFLA	Outbuilding Total					19,502

Acpt Land 42,200 Accepted Bldg 96,460 Total 138,660

Neighborhood 22 Neighborhood 22

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL LIMITED
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 426

Sale Data
Sale Date 03/01/2006
Sale Price 229,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 nice view from house -41-003W
Reference 2 inc 100' exclusive esmt to river
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 11 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	65,000.00	65,000	100%	Improvement	65,000
0.20	ACRES-Secondary ac.	7,000.00	1,400	50%	Proq/Restr	700
Total Acres 1.20						Land Total 65,700

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	960 Sqft	Grade B 105	Base	129,458
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-4,427
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,660
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,921
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	7,262
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	1991	Typical	Typical	Good	Typical	139,874
Functional Obsolescence				Phys. %	Func. %	Econ. %
None		None		85%	100%	100%
						Value(Rcnld)
						118,893

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1983	864	C 115	18,460	Avq.	75%	90%	100%	12,460
Attic, Finished	1983	864	C 115	12,659	Avq.	75%	50%	100%	4,747
1S Overhang, wd. fr.	1978	72	B 105	4,443	Good	85%	100%	100%	3,777
2,184 SFLA						Outbuilding Total			20,984

Acpt Land	65,700	Accepted Bldg	139,880	Total	205,580
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BUCKSPORT

Valuation Report

07/09/2019

Name: SANDELLI, ALFRED J JR

Page 66

Map/Lot:

41-34-1

Account: 3250 Card: 1 of 1

Location:

0 Kenney Drive

Neighborhood 22 Neighborhood 22

Sale Data

Sale Date 07/21/2005

Sale Price 0

Sale Type Land only

Financing

Verified Public Record

Validity

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL LIMITED

Topography Gently sloping-rolling-

Utilities Electricity at lot-

Street Right-of-way

Reference 1 Roberta Sandelli released in 2010.

Reference 2 See M-L files for 2015 subdiv of this lot.

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	44,200.00	44,200	105%	Multi-Fact	46,410
1.00	Acres-Water Frontage	17,250.00	17,250	97%	Access/Loc	16,733
1.30	ACRES-Rear land: 1st 5ac.	1,950.00	2,535	45%	Proq/Restr	1,141
Total Acres 3.30					Land Total	64,284

Accpt Land

64,280

Accepted Bldg0 **Total**

64,280

BUCKSPORT

Valuation Report

07/09/2019

Name: FRECKER, BARRY L

Page 67

FRECKER, JOANNE A

Map/Lot:

41-35

Account: 1052 Card: 1 of 1

Location:

62 Kenney Drive

Neighborhood 22 Neighborhood 22

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL LIMITED
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 449

Reference 1 -41-03X
 Reference 2 150' x 640' deep +/- lot
 Bldg Codes 91
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 11 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	65,000.00	65,000	100%		65,000
1.00	ACRES-Secondary ac.	7,000.00	7,000	100%		7,000
Total Acres 2.00				Land Total		72,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 115	Base	82,165
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,009
Rooms	5	Extras	Generator2	.....	1,268
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,942
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Typical	Typical	Above Average	Typical	87,384
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	100%	100%
						Value(Rcnld)
						69,907

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1985	576	C 110	12,717	Avq.	76%	100%	100%	9,665
Deck(s) wd. fr.	1985	168	C 110	1,849	Avq.	76%	100%	100%	1,405
Shed(s) wd. fr.	2000	112	D 126	1,136	Avq.	85%	100%	100%	966
1,120 SFLA									
									Outbuilding Total
									12,036

Acpt Land

72,000

Accepted Bldg

81,940 Total

153,940

BUCKSPORT

Valuation Report

07/09/2019

Name: FRECKER, BARRY L

Page 68

FRECKER, JOANNE A

Map/Lot:

41-35-1

Account: 3248 Card: 1 of 1

Location:

0 KENNEY DRIVE

Neighborhood 22 Neighborhood 22

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL LIMITED
Topography

Utilities

Street STREET SURFACE

Reference 1 150' x 640' deep +/- lot

Reference 2 CUT 2 AC 1/11

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 22

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	44,200.00	44,200	100%		44,200
1.03	ACRES-Secondary ac.	7,000.00	7,210	100%		7,210
Total Acres 2.03				Land Total		51,410
Acpt Land		51,410	Accepted Bldg	0	Total	51,410

Neighborhood 22 Neighborhood 22

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL LIMITED
Topography Gently sloping-rolling-Below Street-
Utilities Well-Septic System-
Street Paved
0 460

Sale Data
Sale Date 08/13/2003
Sale Price 160,000
Sale Type Land & Buildings
Financing
Verified Public Record
Validity Arms Length Sale

Reference 1 -41-03Y
Reference 2 4.4 ac per 2017 survey
Bldg Codes 91
X Coordinate 0 Y Coordinate 0
Exemption(s) 5 11 0 Land Schedule 22

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	65,000.00	65,000	100%		65,000
1.00	Acres-Water Frontage	17,250.00	17,250	80%	Topoqraphy	13,800
2.40	ACRES-Rear land: 1st 5ac.	1,950.00	4,680	50%	Topoqraphy	2,340
Total Acres 4.40			Land Total			81,140

Dwelling Description				Replacement Cost New	
Cape Cod/Salt Box	One & 1/2 Story	1,188 Sqft	Grade C 113	Base	115,262
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,141
Rooms	0	Extras	Generator1	.....	817
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,231
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Unimproved Living Area			Dwelling Condition			Unimproved		0	
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	0	Typical	Typical	Above Average	Typical	123,451			
Functional Obsolescence			Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcld)
None			None			84%	100%	100%	103,699

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1990	120	C 113	8,008	Avq+	84%	100%	100%	6,727
Basement, Unfin.	1990	120	C 113	1,602	Avq+	84%	100%	100%	1,346
Garage, wd. fr.	1990	624	C 113	13,907	Avq+	84%	100%	100%	11,682
Attic, Unfinished	1990	624	C 113	2,038	Avq+	84%	100%	100%	1,712
Deck(s) wd. fr.	2007	48	C 110	528	Avq.	89%	100%	100%	470
Deck(s) wd. fr.	2007	48	C 110	528	Avq.	89%	100%	100%	470
Gazebo	2014			- - - - S O U N D V A L U E - - - -					1,500
1,902 SFLA				Outbuilding Total					23,907

Acpt Land 81,140 Accepted Bldg 127,610 Total 208,750

Neighborhood 22 Neighborhood 22

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL LIMITED
Topography Gently sloping-rolling-Below Street-
Utilities Well-Septic System-
Street Paved
0 474

Reference 1 -41-03Z
Reference 2 JK died 7/24/14
Bldg Codes 91
X Coordinate 0 Y Coordinate 0
Exemption(s) 5 11 0 Land Schedule 22

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	65,000.00	65,000	90%	Topoqrph	58,500
1.00	Acres-Water Frontage	17,250.00	17,250	90%	Topoqrph	15,525
2.70	ACRES-Rear land: 1st 5ac.	1,950.00	5,265	60%	Topoqrph	3,159
Total Acres 4.70			Land Total		77,184	

Dwelling Description				Replacement Cost New	
Raised Ranch	One Story	1,144 Sqft	Grade C 110	Base	82,152
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	900 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,003
Heating	100% Hot Water	Cooling	0% None	Heat	1,963
Rooms	5	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,059
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,720
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Unfinished				0	
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1978	0	Typical	Typical	Above Average	Typical			99,897	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		79%	100%	100%	78,919		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Garage, wd. fr.	1978	952	C 110	19,167	Avq.	73%	100%	100%	13,992
1,144 SFLA		Outbuilding Total							13,992

Acpt Land 77,180 Accepted Bldg 92,910 Total 170,090

BUCKSPORT

Valuation Report

07/09/2019

Name: BOWDEN, DAVID S

Page 71

BOWDEN, BRENDA J

Map/Lot:

41-38

Account: 311 Card: 1 of 1

Location:

22 Kenney Drive

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-Below Street-
 Utilities Well-Septic System-
 Street Paved

Reference 1 No river frontage -41-02A

Reference 2 SZ CORR TO DEED FOR 4/2009

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	97%	Unimproved	42,680
Total Acres 1.00				Land Total		42,680

Dwelling Description

Replacement Cost New

Colonial/Traditional	Two Story	1,008 Sqft	Grade C 113	Base	115,719
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	269 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,923
Heating	100% Hot Water	Cooling	100% None	Heat	3,554
Rooms	7	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,115
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	1995	Typical	Typical	Above Average	Typical	124,311
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	82%	100%	100%	101,935	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1995	273	C 128	28,327	Avq.	82%	100%	100%	23,228
1 Story, wd. fr.	1995	252	C 113	13,426	Avq+	82%	100%	100%	11,009
Hot Tub	1995	1	C 100	3,900	Avq.	82%	50%	100%	1,599
Deck(s) wd. fr.	2017	288	C 100	2,883	Avq.	94%	100%	100%	2,710
Shed(s) wd. fr.	1986			----	S O U N D	V A L U E	----		600
Slab/Crawl Sp.	1995	273	C 100	1,383	Avq.	82%	100%	100%	1,134
2,814 SFLA									
								Outbuilding Total	40,280

Acpt Land

42,680

Accepted Bldg

142,220

Total

184,900

BUCKSPORT
Name: BROWN, LYNN

Valuation Report

07/09/2019

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Map/Lot:

41-39

Account: 1547 Card: 1 of 1

Location:

692 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	03/10/2004
Sale Price	45,000
Sale Type	Land & Mo-Ho
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Level-slightly sloping-Severely Sloping-
Utilities Well-Septic System-
Street Paved
0 442

Reference 1 -41-05A

Reference 2

Bldg Codes 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	42%	Multi-Fact	18,480
Total Acres 1.00						Land Total 18,480

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
OXFORD Moho	1981	14X66	C 95	36,636	Avg.	40%	100%	100%	14,654
Basement, Unfin.	1981	924	C 100	7,249	Avg.	74%	100%	100%	5,364
Deck(s) wd. fr.	1981	528	C 100	5,286	Avg.	64%	100%	100%	3,383
Garaqe, wd. fr.	1978	484	C 100	10,124	Avg.	73%	100%	100%	7,391
924 SFLA									
Outbuilding Total									30,792

Accpt Land	18,480	Accepted Bldg	30,790	Total	49,270
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BUCKSPORT

Valuation Report

07/09/2019

Name: DOBSON, BRIAN JOSEPH

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TOUSIGNANT, KIM

Map/Lot:

42-03

Account: 45 Card: 1 of 1

Location:

788 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 11/18/2010
 Sale Price 191,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 Kim added 9-2018

Reference 2 formerly lots 2 and 3

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 2 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
4.50	ACRES-Rear-remaining	500.00	2,250	100%		2,250
Total Acres 16.50			Land Total			63,688

Dwelling Description**Replacement Cost New**

Conventional	One Story	936 Sqft	Grade C 120	Base		75,978
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof		0
St. Setback	Standard 1 Setbac			St. Setback		0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor		0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt		0
Heating	100% Hot Water	Cooling	0% None	Heat		1,752
Rooms	8	Extras	Generator1			
Bedrooms	4	Add Fixtures	2			
Baths	2	Half Baths	0	Plumbing		5,616
Attic	Full finished			Attic		14,310
FirePlaces	0			Fireplace		0
Insulation	Capped only			Insulation		-847
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1804	2003	Typical	Typical	Good	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	67,766	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	2003	336	C 117	17,472	Avq.	87%	90%	100%	13,681
Basement, Unfin.	2003	336	C 110	3,281	Avq.	87%	90%	100%	2,569
Attic, Unfinished	2003	336	C 107	1,451	Avq.	87%	90%	100%	1,136
1.5 Story, wd. fr.	2003	392	C 117	28,792	Avq.	87%	100%	100%	25,049
Porch(es) open wd. fr.	2003	192	C 117	4,516	Avq.	87%	100%	100%	3,929
Garage, wd. fr.	2003	840	C 110	17,246	Avq.	87%	100%	100%	15,004
Attic, Finished	2003	840	C 117	12,522	Avq.	87%	100%	100%	10,894
Hot Tub	2003	1	C 100	3,900	Avq.	87%	100%	100%	3,393
Deck(s) wd. fr.	2012	416	C 100	4,165	Avq.	92%	100%	100%	3,832
Shed(s) wd. fr.	2008	64	D 100	515	Avq-	83%	90%	100%	384
2,280 SFLA									
Outbuilding Total									79,871

Acpt Land

63,690

Accepted Bldg

147,640

Total

211,330

BUCKSPORT

Valuation Report

07/09/2019

Name: FRAZIER, SCOTT A

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FRAZIER, PATRICIA A

Map/Lot:

42-04

Account: 1050 Card: 1 of 1

Location:

812 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 301

Reference 1

Reference 2 cut 4 ac 2/08

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	80%	Unimproved	4,500
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
4.00	ACRES-Rear-remaining	500.00	2,000	100%		2,000
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
Total Acres 16.00			Land Total			62,925

Dwelling Description

Replacement Cost New

Conventional	Two Story	832 Sqft	Grade C 115	Base	103,990
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-622
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,985
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	1996	Typical	Typical	Above Average	Typical	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	63,812	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1993	320	C 115	10,358	Avq.	81%	100%	100%	8,390
Garage, wd. fr.	1995	768	C 110	16,011	Avq.	82%	100%	100%	13,129
Shed(s) wd. fr.	1995	210	D 100	1,690	Avq.	82%	100%	100%	1,386
1 Story, wd. fr.	1996	340	C 115	17,342	Avq.	83%	95%	100%	13,674
Basement, Unfin.	1996	340	C 115	3,466	Avq.	83%	95%	100%	2,733
Shed(s) wd. fr.	2017	280	C 95	3,195	Avq.	94%	100%	100%	3,003
Shed(s) wd. fr.	2014	1232	B 120	23,618	Avq.	93%	100%	100%	21,965
1.5S Garage, wd. fr.	2018	1840	C 105	37,162	Avq.	95%	100%	100%	35,304
Deck(s) wd. fr.	2016	160	C 110	1,763	Avq.	94%	100%	100%	1,657
Deck(s) wd. fr.	2018	80	C 115	920	Avq.	95%	100%	100%	874
2,004 SFLA									
Outbuilding Total									102,115

Acpt Land

62,930

Accepted Bldg

165,930

Total

228,860

BUCKSPORT

Valuation Report

07/09/2019

Name: FRAZIER, SCOTT A

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FRAZIER, PATRICIA A

Map/Lot:

42-05

Account: 1051 Card: 1 of 1

Location: 0 RIVER RD at Penobscor R.

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
 Topography Gently sloping-rolling-
 Utilities Unknown-Unknown-
 Street 0
 0 287

Reference 1

Reference 2 camp on lot beyond tracks

Bldg Codes 12

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

			Land Description							
Units	Method - Description		Price/Unit	Total	Fctr	Influence			Value	
1.00	ACRES-Developed Lot		44,000.00	44,000	25%	Access/Loc			11,000	
1.00	ACRES-Secondary ac.		5,625.00	5,625	50%	Unimproved			2,813	
5.00	ACRES-Rear land: 1st 5ac.		1,950.00	9,750	90%				8,775	
2.00	ACRES-Rear land: 6-10ac.		975.00	1,950	100%				1,950	
Total Acres 9.00					Land Total				24,538	
Outbuildings/Additions/Improvements						Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Seasonal Camp	1983	196	C 115	4,407	Avq.	75%	90%	100%	2,974	
Deck(s) wd. fr.	1983	168	D 100	1,126	Poor	38%	0%	100%	0	
196 SFLA						Outbuilding Total				2,974
Accpt Land		24,540		Accepted Bldg		2,970		Total	27,510	

BUCKSPORT

Valuation Report

07/09/2019

Name: FRAZIER, SCOTT A

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FRAZIER, PATRICIA A

Map/Lot:

42-06

Account: 1049 Card: 1 of 1

Location:

820 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	07/18/2007
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	319

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
Total Acres 1.00				Land Total		44,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,088 Sqft	Grade C 120	Base	84,040
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Damp Bm 3/4 Bsmnt	Basement	-2,987
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-984
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Above Average	Typical	80,069
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	69%	99%	100%	54,695	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1980	280	C 110	3,084	Avq.	74%	100%	100%	2,282
Garage, wd. fr.	1955	864	C 110	17,657	Avq.	60%	100%	100%	10,594
Porch Roof	1999	24	C 130	452	Avq.	84%	100%	100%	380
Deck(s) wd. fr.	2011	48	C 110	528	Avq.	91%	100%	100%	480
1,088 SFLA									
								Outbuilding Total	13,736

Acpt Land

44,000

Accepted Bldg

68,430 Total

112,430

BUCKSPORT

Valuation Report

07/09/2019

Name: MCALLIAN, HAROLD

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MCALLIAN, LORRAINE JT

Map/Lot:

42-07

Account: 1796 Card: 1 of 1

Location:

826 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 298

Reference 1

Reference 2 See 42-07-1 & 2 for out lots

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	ACRES-Dev. Lot (Fract.)	44,000.00	34,082	105%	Improvement	35,786
Total Acres 0.60				Land Total		35,786

Dwelling Description

Replacement Cost New

Conventional	One Story	1,156 Sqft	Grade C 128	Base	93,490
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,308
Rooms	5	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	Typical	Typical	Average	Typical	95,798
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	76%	100%	100%	72,806	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1984	300	C 100	5,616	Avq.	76%	100%	100%	4,268
Garage, wd. fr.	1984	768	C 105	15,283	Avq.	76%	100%	100%	11,615
Swimming Pool	1984	512	D 100	9,103	Avq.	76%	50%	100%	3,459
Entry Enclosure(s)	1984	12	C 128	866	Avq.	76%	100%	100%	658
1,156 SFLA									
									Outbuilding Total
									20,000

Acpt Land

35,790

Accepted Bldg

92,810

Total

128,600

BUCKSPORT
Name: MALLIAN, HAROLD

Valuation Report

07/09/2019

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Map/Lot:

42-07-1

Account: 1345 Card: 1 of 1

Location:

Waterside Rd

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Unknown-Unknown-
Street 0

Sale Data	
Sale Date	06/22/2004
Sale Price	15,000
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2 land=loc of wtr for 7-2, swr for lot 9

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	ACRES-Developed Lot	44,000.00	15,400	65%	Proq/Restr	10,010
Total Acres 0.35				Land Total		10,010
Acpt Land		10,010	Accepted Bldg	0	Total	10,010

BUCKSPORT

Valuation Report

07/09/2019

Name: STEWART, DARRYL

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BRIDGES, MELISSA S JT

Map/Lot:

42-07-2

Account: 1344 Card: 1 of 1

Location:

12 Waterside Rd

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 08/16/2007
 Sale Price 106,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Liquidation

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved

Reference 1 -42-007-4

Reference 2 wtr on lot 7-1-swr on this lot 4/08

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Unimproved	39,600
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
2.00	ACRES-Rear land: 6-10ac.	975.00	1,950	100%		1,950
Total Acres 9.00						Land Total 56,925

Dwelling Description**Replacement Cost New**

Ranch	One Story	1,248 Sqft	Grade C 110	Base	84,816
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-2,320
Rooms	5	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,089
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Typical	Typical	Average	Typical	85,585
Functional Obsolescence						Value(Rcnld)
None						74,459

Outbuildings/Additions/Improvements		Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
Porch(es) open wd. fr.	2005	400	C 100	7,241	Avq.	88%
1,248 SFLA						100%
Outbuilding Total						6,372

Acpt Land

56,930

Accepted Bldg80,830 **Total**

137,760

BUCKSPORT

Valuation Report

07/09/2019

Name: WHITE, GREGORY E

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WHITE, DIANNE O

Map/Lot:

42-09

Account: 1797 Card: 1 of 1

Location:

832 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 06/19/2008
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 312

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	ACRES-Dev. Lot (Fract.)	44,000.00	29,842	80%	Multi-Fact	23,874
Total Acres 0.46						23,874

Dwelling Description				Replacement Cost New	
Ranch	One Story	720 Sqft	Grade D 130	Base	46,832
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-4,142
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,060
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1942	0	Typical	Typical	Average	Typical	41,630
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		52%	100%	100%
Value(Rcnld)						21,648
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Shed(s) wd. fr.	1942			----	SOUND	VALUE----
Shed(s) wd. fr.	1942			----	SOUND	VALUE----
720 SFLA						Outbuilding Total
						600

Acpt Land

23,870

Accepted Bldg

22,250

Total

46,120

BUCKSPORT

Valuation Report

07/09/2019

Name: WHITE, GREGORY E

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WHITE, DIANNE O

Map/Lot:

42-10

Account: 2754 Card: 1 of 1

Location:

836 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	11/02/1984
Sale Price	33,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 303

Reference 1 Diane White 469-7639 9/6/18

Reference 2 sp=77k in '18

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 2 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
0.81	ACRES-Secondary ac.	5,625.00	4,556	70%	Unimproved	3,189
Total Acres 1.81			Land Total			44,989

Dwelling Description

Replacement Cost New

Cape Cod/Salt Box	One Story	1,080 Sqft	Grade C 117	Base	81,526
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-821
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	12,090
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	Typical	Typical	Above Average	Typical	92,795
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		69%	100%	100%
						Value(Rcnld)
						64,029

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1998	160	C 115	6,419	Avq.	84%	100%	100%	5,392
1 Story, wd. fr.	2004	290	C 115	15,252	Avq.	87%	95%	100%	12,606
Shed(s) wd. fr.	1999	128	D 120	1,238	Avq.	84%	100%	100%	1,040
SwimPool, Above Grnd	2005	314	A 100	746	Avq.	88%	100%	100%	656
Shed(s) wd. fr.	1999	96	D 100	772	Avq.	84%	100%	100%	648
1,370 SFLA									
Outbuilding Total									20,342

Acpt Land

44,990

Accepted Bldg

84,370

Total

129,360

Name: Tonini, Stephanie

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C/O RICHARD TONINI

Map/Lot:

42-11

Account: 2128 Card: 1 of 1

Location:

840 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	02/16/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	296

Reference 1

Reference 2 long time fam, no SP

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	ACRES-Dev. Lot (Fract.)	44,000.00	31,422	95%	Unimproved	29,851
Total Acres 0.51					Land Total	29,851

Dwelling Description

Replacement Cost New

Cape Cod/Salt Box	One & 1/2 Story	672 Sqft	Grade C 100	Base	70,756
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	A little too close			St. Setback	-1,660
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,704
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-760
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1990	Typical	Typical	Average	Typical	66,632
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Delapidation		None		51%	97%	100%
						32,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Entry Enclosure(s)	2012	96	D 100	1,186	Avq.	92%	95%	100%	1,036
Shed(s) wd. fr.	2017	80	D 100	645	Avq.	94%	100%	100%	606
Entry Enclosure(s)	2012	48	D 100	767	Avq.	92%	95%	100%	671
1,008 SFLA									
Outbuilding Total									2,313

Acpt Land

29,850

Accepted Bldg

35,280

Total

65,130

Account: 92 Card: 1 of 1

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 294

Sale Data
Sale Date 07/23/2007
Sale Price 190,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1
Reference 2 sp=224k in '18
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
1.65	ACRES-Rear land: 1st 5ac.	1,950.00	3,218	100%		3,218
Total Acres 3.65						Land Total 52,843

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,200 Sqft	Grade C 120	Base	89,981
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	9,173
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Uniminished Living Area		NONE		Dwelling Condition			Uniminished		0	
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1982	0	Typical	Typical	Average	Typical	99,154				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		75%	100%	100%	74,366			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1988	178	C 100	1,781	Avq.	78%	95%	100%	1,320
Garage, wd. fr.	1990	1456	C 110	27,817	Avq.	79%	90%	100%	19,778
Shed(s) wd. fr.	1990	144	D 100	1,160	Avq.	79%	95%	100%	870
Swimming Pool	1996	648	C 100	15,553	Avq.	83%	25%	100%	3,227
Porch(es) open wd. fr.	2007	696	C 90	10,847	Avq.	89%	100%	100%	9,654
1 Story, wd. fr.	2000	560	C 126	29,068	Avq.	85%	95%	100%	23,473
Basement, Unfin.	2000	560	C 100	4,607	Avq.	85%	95%	100%	3,720
Porch(es) open wd. fr.	2003	700	C 110	13,328	Avq.	87%	95%	100%	11,015
Shed(s) wd. fr.	2004	96	D 100	772	Avq.	87%	95%	100%	638
Hot Tub	2017	1	C 100	3,900	Avq.	94%	100%	100%	3,666
1,760 SFLA									
Outbuilding Total									77,361

Acpt Land 52,840 Accepted Bldg 151,730 Total 204,570

BUCKSPORT
Name: MURCH, SUSAN

Valuation Report

07/09/2019

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Map/Lot:

42-13

Account: 1931 Card: 1 of 1

Location:

854 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	02/15/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Private Finance
Verified	Public Record
Validity	Related Parties

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	292

Reference 1 sold to Blake 4/5/19

Reference 2 acct = 42-13 & old 42-14

Bldg Codes 10

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Unimproved	39,600
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
4.25	ACRES-Rear land: 6-10ac.	975.00	4,144	100%		4,144
Total Acres 11.25			Land Total			56,307

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Double Wide Moho	1975	24X40	C 100	45,859	Avq.	40%	100%	100%		18,344
Deck(s) wd. fr.	2002	140	C 100	1,401	Avq.	86%	100%	100%		1,205
Slab/Crawl Sp.	1975	960	C 100	4,867	Avq.	71%	100%	100%		3,456
Shed(s) wd. fr.	1975	256	D 100	2,062	Poor	28%	75%	100%		433
Shed(s) wd. fr.	2017	100	D 100	806	Avq.	94%	100%	100%		758
Deck(s) wd. fr.	2017	32	C 110	354	Avq.	94%	100%	100%		333
960 SFLA							Outbuilding Total			24,529

Accpt Land	56,310	Accepted Bldg	24,530	Total	80,840
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BUCKSPORT

Valuation Report

07/09/2019

Name: SPARKS, RICHARD R

Page 85

SPARKS, SHARON L JT

Map/Lot:

42-15

Account: 1686 Card: 1 of 1

Location:

868 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 06/16/2004
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 288

Reference 1

Reference 2 sp = 104k in '18

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	ACRES-Developed Lot	44,000.00	66,000	90%	Unimproved	59,400
2.31	ACRES-Rear land: 1st 5ac.	1,950.00	4,505	100%		4,505
Total Acres 3.81						Land Total 63,905

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,072 Sqft	Grade C 100	Base	69,326
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	A little too close			St. Setback	-2,648
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-697
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,672
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,808
Attic	Full finished			Attic	13,657
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-808
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Above Average	Typical	83,310
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	49,986	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1910	154	C 100	5,452	Avq+	60%	100%	100%	3,271
1.5S Garage, wd. fr.	1910	506	C 100	11,807	Avq.	50%	95%	100%	5,609
Porch(es) encl. wd. fr.	2009	406	C 100	10,845	Avq.	90%	100%	100%	9,760
Slab/Crawl Sp.	1999	1008	C 100	5,112	Avq.	84%	100%	100%	4,294
Deck(s) wd. fr.	2010	168	C 110	1,849	Avq.	91%	100%	100%	1,683
Shed(s) wd. fr.	2016	64	C 115	884	Avq.	94%	100%	100%	831
Shed(s) wd. fr.	2013	80	D 120	772	Avq.	92%	100%	100%	710
1,072 SFLA									26,158

Accpt Land

63,910

Accepted Bldg76,140 **Total**

140,050

BUCKSPORT

Valuation Report

07/09/2019

Name: SPARKS, RICHARD R

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SPARKS, SHARON

Map/Lot:

42-15-on

Account: 3110 Card: 1 of 1

Location:

866 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 12/03/2011
 Sale Price 7,800
 Sale Type Mo-Ho only
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved

Reference 1

Reference 2

Bldg Codes 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
BURLINGTON Moho	1984	14X68	C 80	31,595	Avq.	40%	100%	100%	12,638
Shed(s) wd. fr.	2005	48	C 95	549	Avq.	88%	100%	100%	483
952 SFLA									13,121
Accpt Land			0	Accepted Bldg		13,120	Total		13,120

BUCKSPORT

Valuation Report

07/09/2019

Name: ROBINSON, DANIEL

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ROBINSON, CYNTHIA

Map/Lot:

42-17

Account: 2226 Card: 1 of 1

Location:

890 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	11/09/1993
Sale Price	26,500
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Liquidation

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	284

Reference 1	Land swap f5		
Reference 2	14: \$3569 CDBG f5		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.98	ACRES-Dev. Lot (Fract.)	44,000.00	43,558	70%	Multi-Fact	30,490
Total Acres 0.98				Land Total		30,490

Dwelling Description

Replacement Cost New

Conventional	One Story	976 Sqft	Grade C 90	Base	58,575
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-685
Foundation	Brick/Stone Walls	Basement	Damp Bm 1/2 Bsmnt	Basement	-3,471
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	11,191
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1843	2005	Typical	Typical	Above Average	Typical	65,610
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	99%	100%	38,972	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1950			----	SOUND	VALUE----				200
Deck(s) wd. fr.	2002			----	SOUND	VALUE----				800
976 SFLA							Outbuilding Total			1,000

Acpt Land

30,490

Accepted Bldg

39,970

Total

70,460

BUCKSPORT
Name: KAE LIN, JEFFREY H

Valuation Report

07/09/2019

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Map/Lot:

42-18

Account: 500 Card: 1 of 1

Location:

0 RIVER RD OFF

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	11/21/2007
Sale Price	3,000
Sale Type	Land only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
Topography Gently sloping-rolling-
Utilities
Street 0
0 258

Reference 1 MAY DEV WTR ACCESS-WATCH

Reference 2 SALE INCLUDES 42-36

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Rear land: 6-10ac.	975.00	975	50%	Access/Loc	488
3.50	ACRES-Rear land: 1st 5ac.	1,950.00	6,825	50%		3,413
Total Acres 4.50					Land Total	3,901

Acpt Land

3,900

Accepted Bldg

0 **Total**

3,900

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 273

Sale Data
Sale Date 03/28/1980
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity

Reference 1
Reference 2 No SP
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
0.50	ACRES-Secondary ac.	5,625.00	2,813	100%		2,813
Total Acres 1.50						Land Total 44,613

Dwelling Description

Replacement Cost New

Ranch	One Story	1,044 Sqft	Grade C 120	Base	81,707
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,954
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	Typical	Typical	Above Average	Typical	83,661
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						Value(Rcnld) 62,746

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1968	96	C 120	7,459	Avq+	75%	100%	100%	5,594
Deck(s) wd. fr.	1999	380	C 110	4,183	Avq.	84%	100%	100%	3,514
Shed(s) wd. fr.	1968			----- SOUND VALUE -----					200
1,140 SFLA				Outbuilding Total					9,308

Acpt Land	44,610	Accepted Bldg	72,050	Total	116,660
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BUCKSPORT

Valuation Report

07/09/2019

Name: CHASSE, ROBERT

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CHASSE, EARLENE

Map/Lot:

42-20

Account: 912 Card: 1 of 1

Location:

RIVER RD OFF

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP

Topography

Utilities Unknown-Unknown-

Street 0

0 255

Reference 1

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Rear land: 6-10ac.	975.00	975	50%	Access/Loc	488
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	50%	Access/Loc	4,875
Total Acres 6.00					Land Total	5,363

Accpt Land

5,360

Accepted Bldg0 **Total**

5,360

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 269

Sale Data
Sale Date 07/27/2004
Sale Price 91,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other

Reference 1
Reference 2 foreclosure cert. 5/10/13
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
4.50	ACRES-Rear land: 1st 5ac.	1,950.00	8,775	100%		8,775
Total Acres 6.50						Land Total 58,400

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 110	Base	74,703
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,952
Heating	100% Hot Water	Cooling	0% None	Heat	1,785
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,059
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Unfinished				0	
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1962	0	Typical	Typical	Above Average	Typical			82,499	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		72%	100%	100%	59,399		
Outbuildings/Additions/Improvements				Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story, wd. fr.	1962	32	C 110	4,282	Avq+	72%	95%	100%	2,929
Garage, wd. fr.	1962	528	C 110	11,892	Avq+	72%	100%	100%	8,562
Barn, 1.5s wd. fr.	1962	864	D 130	17,753	Avq.	64%	100%	100%	11,362
Shelter(s)	2017	64	D 100	382	Avq.	94%	100%	100%	359
Shelter(s)	2017	160	E 100	471	Fair	84%	50%	100%	198
1,072 SFLA								Outbuilding Total	23,410
Acpt Land		58,400		Accepted Bldg		82,810		Total	141,210

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 266

Sale Data
Sale Date 04/05/1983
Sale Price 45,000
Sale Type Land & Buildings
Financing
Verified Public Record
Validity

Reference 1 Gerald Carl Hill JT Died 3/18/19

Reference 2

Bldg Codes 56

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
4.50	ACRES-Rear land: 1st 5ac.	1,950.00	8,775	100%		8,775
Total Acres 6.50					Land Total	58,400

Dwelling Description

Dwelling Description				Replacement Cost New	
Conventional	Two Story	825 Sqft	Grade C 123	Base	110,638
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-792
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,166
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,756
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1985	Typical	Typical	Good	Typical	118,108
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	99%	100%	81,849	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1920	561	C 135	31,195	Good	70%	100%	100%	21,836
Res Greenhouse	2006	96	C 100	1,921	Avq.	88%	100%	100%	1,690
Porch(es) open wd. fr.	1920	264	C 123	6,188	Good	70%	99%	100%	4,289
Porch(es) open wd. fr.	1920	144	C 123	3,791	Good	70%	99%	100%	2,627
Garage, wd. fr.	1920	550	C 123	13,720	Good	70%	99%	100%	9,508
Deck(s) wd. fr.	2000	300	C 123	3,695	Good	70%	99%	100%	2,560
Shed(s) wd. fr.	2000	1416	C 130	22,110	Avq+	88%	100%	100%	19,457
Swimming Pool	2000	960	C 100	20,064	Avq.	85%	75%	100%	12,790
1 Story, wd. fr.	1996	336	C 120	17,922	Avq+	87%	100%	100%	15,592
Shed(s) wd. fr.	2012				----	S O U N D	V A L U E	----	2,400
2,547 SFLA									92,749

Acpt Land	58,400	Accepted Bldg	174,600	Total	233,000
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BUCKSPORT

Valuation Report

07/09/2019

Name: CARR, LAWRENCE I

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CARR, PEGGY L JT

Map/Lot:

42-25

Account: 513 Card: 1 of 1

Location:

0 River Road

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 04/11/2013

Sale Price 0

Sale Type Land only

Financing Unknown

Verified Public Record

Validity Related Parties

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP

Topography Gently sloping-rolling-

Utilities Electricity at lot-Unknown-

Street Paved

0 256

Reference 1

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	75%	Topography	16,125
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
1.48	ACRES-Rear land: 6-10ac.	975.00	1,443	100%		1,443
Total Acres 7.48					Land Total	27,318

Accpt Land

27,320

Accepted Bldg

0

Total

27,320

Name: Pierce, Everett C

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Cyr, Tammy S JT

Map/Lot:

42-27

Account: 2844 Card: 1 of 1

Location:

905 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
 Topography Gently sloping-rolling-Above Street-
 Utilities Well-Septic System-
 Street Paved
 0 283

Sale Data
 Sale Date 05/08/2015
 Sale Price 115,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Buyer
 Validity Distressed Sale

Reference 1 Gunsmith. was 116 Grant Lane

Reference 2 4/16: owner says 350' rd frontage

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Road Frontage	11,250.00	11,250	85%	Size/Shape	9,563
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
1.00	ACRES-Rear land: 6-10ac.	975.00	975	100%		975
Total Acres 8.00			Land Total			64,288

Dwelling Description**Replacement Cost New**

Cape Cod/Salt Box	One Story	936 Sqft	Grade C 110	Base	69,647
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-669
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmnt	501
Heating	100% Forced Warm	Cooling	50% Heat pump	Heat	1,338
Rooms	9	Extras	Generator1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,089
Attic	Full finished			Attic	13,117
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-776
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Above Average	Typical	86,247
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	51,748	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
1 Story, wd. fr.	1985	484	C 100	20,309 Avq.	76% 95% 100%	
1 Story, wd. fr.	1987	676	C 120	32,739 Avq.	78% 98% 100%	
Basement, Unfin.	1987	676	C 100	5,450 Avq.	78% 100% 100%	
Deck(s) wd. fr.	2017	60	C 110	660 Avq.	94% 100% 100%	
Deck(s) wd. fr.	1987	308	C 110	3,390 Avq.	78% 100% 100%	
1.5S Garage, wd. fr.	1965	572	D 126	10,951 Avq.	65% 100% 100%	
2,096 SFLA					Outbuilding Total	

Acpt Land

64,290

Accepted Bldg

106,070

Total

170,360

BUCKSPORT
Name: LOCKE, RACHAEL

Valuation Report

07/09/2019

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Map/Lot:

42-28

Account: 1689 Card: 1 of 1

Location:

899 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 10/25/1999
Sale Price 0
Sale Type
Financing
Verified
Validity

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-Above Street-
Utilities Well-Septic System-
Street Paved
0 289

Reference 1 190' on road, 455' deep

Reference 2 released in B6671, P224

Bldg Codes 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	55%	Multi-Fact	24,200
1.00	ACRES-Secondary ac.	5,625.00	5,625	40%	Unimproved	2,250
Total Acres 2.00						26,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
FLEETWOOD Moho	1999	14X76	B 105	53,579	Avq.	43%	100%	100%	22,905
Deck(s) wd. fr.	2012	60	C 100	601	Avq.	92%	100%	100%	553
Shed(s) wd. fr.	1999	96	D 100	772	Avq-	76%	100%	100%	587
1,064 SFLA									24,045

Accpt Land	26,450	Accepted Bldg	24,050	Total	50,500
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Neighborhood 15	Neighborhood 15	Sale Data	
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL	Sale Date	12/09/1975
Topography	Gently sloping-rolling-	Sale Price	0
Utilities	Well-Septic System-	Sale Type	Land & Buildings
Street	Paved	Financing	
0	291	Verified	
		Validity	
Reference 1	158.5' on road, 120'+/- deep		
Reference 2			
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Dev. Lot (Fract.)	44,000.00	31,113	90%	Multi-Fact	28,001
Total Acres 0.50				Land Total		28,001

Dwelling Description				Replacement Cost New	
Cape Cod/Salt Box	One Story	850 Sqft	Grade C 125	Base	74,393
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,658
Rooms	6	Extras	Generator1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	13,536
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	10%			Unfinished	-2,210

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	2012	Typical	Typical	Good	Typical	87,377
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	61,164	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1980	278	C 110	3,060	Avq.	74%	100%	100%	2,264
Garage, wd. fr.	1989	896	C 110	18,208	Avq.	79%	100%	100%	14,384
Attic, Unfinished	1989	896	C 100	2,231	Avq.	79%	100%	100%	1,762
Canopy, wd. fr.	1989	256	C 100	1,537	Avq.	79%	100%	100%	1,214
Porch(es) open wd. fr.	1990	224	D 100	2,935	Avq.	79%	90%	100%	2,087
Deck(s) wd. fr.	2007	160	C 100	1,602	Avq.	82%	100%	100%	1,314
Shed(s) wd. fr.	1910								400
----- S O U N D V A L U E -----									
765 SFLA									
Outbuilding Total									23,425

Accpt Land	28,000	Accepted Bldg	84,590	Total	112,590
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BUCKSPORT

Valuation Report

07/09/2019

Name: FRAZIER, SHAUN M

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FRAZIER, KIMBERLY A JT

Map/Lot:

42-30

Account: 2910 Card: 1 of 1

Location:

792 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 02/11/2009

Sale Price 0

Sale Type

Financing

Verified

Validity

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-Below Street-
 Utilities Well-Septic System-
 Street Paved

Reference 1 -42-04A

Reference 2

Bldg Codes 10

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	85%	Unimproved	4,781
Total Acres 2.00					Land Total	46,581

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Double Wide Moho	2004	28X48	B 105	73,650	Avq.	56%	100%	100%	41,612
Porch(es) encl. wd. fr.	2004	64	C 100	3,528	Avq.	87%	100%	100%	3,069
Deck(s) wd. fr.	2002	165	C 100	1,651	Avq.	86%	100%	100%	1,420
Garage, wd. fr.	2002	1120	C 113	22,651	Avq.	86%	100%	100%	19,480
Slab/Crawl Sp.	2004	1296	C 100	6,570	Avq.	87%	100%	100%	5,716
Shed(s) wd. fr.	2006	444	C 100	5,333	Avq.	88%	80%	100%	3,754
Garage, wd. fr.	2011	616	C 110	13,403	Avq.	91%	100%	100%	12,197
1 Story, wd. fr.	2016	80	D 120	4,532	Avq.	94%	90%	100%	3,834
1,424 SFLA									91,082

Acpt Land

46,580

Accepted Bldg

91,080

Total

137,660

BUCKSPORT

Valuation Report

07/09/2019

Name: Prescott, Robert F., Jr.

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Prescott, Nichole M JT

Map/Lot:

42-31

Account: 283 Card: 1 of 1

Location:

448 TOWN FARM RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 06/26/2015
 Sale Price 156,500
 Sale Type Land & Buildings
 Financing Other
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 304

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
Total Acres 1.00						44,000

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 120	Base	81,494
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,947
Rooms	6	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,370
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	1986	Typical	Typical	Good	Typical	86,811
Functional Obsolescence						Value(Rcnld)
None						72,921

Outbuildings/Additions/Improvements				Condition			Layout			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Garage, wd. fr.	1976	780	C 110	16,216	Avq.	71%	100%	100%	11,513	
Shed(s) wd. fr.	1976	144	C 100	1,729	Avq.	71%	100%	100%	1,228	
1 Story, wd. fr.	1986	364	C 110	17,547	Avq.	77%	100%	100%	13,511	
Slab/Crawl Sp.	1986	364	C 100	1,846	Avq.	77%	100%	100%	1,421	
Shed(s) wd. fr.	1986	25	D 100	203	Avq.	77%	100%	100%	156	
Deck(s) wd. fr.	2012	240	C 100	2,402	Avq.	92%	100%	100%	2,210	
Outbuilding Total									30,039	

Acct Land

44,000

Accepted Bldg102,960 **Total**

146,960

BUCKSPORT

Valuation Report

07/09/2019

Name: KOPPES, WAYNE W

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KOPPES, CARLA A

Map/Lot:

42-32

Account: 1581 Card: 1 of 1

Location:

843 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	06/19/2000
Sale Price	49,800
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Estate Sale

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	307

Reference 1

Reference 2 1/13: Homestead added from 33-27

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 2 11 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	70%	Unimproved	3,938
Total Acres 2.00					Land Total	47,938

Dwelling Description

Replacement Cost New

Conventional	One Story	704 Sqft	Grade C 110	Base	58,367
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-503
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,720
Insulation	Capped only			Insulation	-584
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Good	Typical	63,000
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	100%	100%	46,620	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1940	114	C 110	5,057	Good	74%	100%	100%	3,742
Garage, wd. fr.	1940	420	C 110	10,039	Good	74%	95%	100%	7,058
Shed(s) wd. fr.	2010	160	D 100	1,287	Avq.	91%	100%	100%	1,171
Deck(s) wd. fr.	2010	120	C 100	1,201	Avq.	91%	100%	100%	1,093
Deck(s) wd. fr.	2018	143	C 100	1,433	Avq.	95%	100%	100%	1,361
704 SFLA									
Outbuilding Total									14,425

Acpt Land

47,940

Accepted Bldg

61,050

Total

108,990

BUCKSPORT

Valuation Report

07/09/2019

Name: WOOD, RAYMOND W JR

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WOOD, INGRID A

Map/Lot:

42-33

Account: 819 Card: 1 of 1

Location:

827 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 01/21/2003
 Sale Price 82,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 311

Reference 1 7/17 Foreclosure complaint f5

Reference 2 sp=109k in '18

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
1.75	ACRES-Rear land: 1st 5ac.	1,950.00	3,413	100%		3,413
Total Acres 3.75						Land Total 48,026

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Conventional	Two Story	875 Sqft	Grade C 100	Base	93,353
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-682
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-569
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,730
Rooms	8	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,197
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,319
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Average	Typical	95,710
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	99%	100%
						47,376

Outbuildings/Additions/Improvements				Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story, wd. fr.	1910	912	C 110	39,442	Avq.	50%	95%	100%	18,735
Porch(es) encl. wd. fr.	1910	72	C 100	3,700	Avq.	50%	100%	100%	1,850
Attic, Unfinished	1910	912	C 110	2,480	Avq.	50%	100%	100%	1,240
2,662 SFLA									21,825
Outbuilding Total									21,825

Acpt Land

48,030

Accepted Bldg

69,200

Total

117,230

BUCKSPORT
Name: ALLARD, PAULA K

Valuation Report

07/09/2019

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Map/Lot:

42-34

Account: 2154 Card: 1 of 1

Location:

864 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 290

Reference 1 Titan Moho -42-13A

Reference 2 div f5 (was P. Proulx)

Bldg Codes 10

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
0.57	ACRES-Secondary ac.	5,625.00	3,206	100%		3,206
Total Acres 1.57						Land Total 47,206

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Double Wide Moho	1997	24X60	C 130	80,563	Good	50%	100%	100%	40,282
Deck(s) wd. fr.	2017	192	C 110	2,114	Avq.	94%	100%	100%	1,987
Slab/Crawl Sp.	1997	1440	C 100	7,301	Avq.	83%	100%	100%	6,060
Attic, Unfinished	1992	576	C 100	1,732	Avq.	80%	100%	100%	1,386
Garage, wd. fr.	1992	576	C 100	11,560	Avq.	80%	100%	100%	9,248
1,440 SFLA									Outbuilding Total 58,963
Acpt Land		47,210	Accepted Bldg		58,960	Total			106,170

BUCKSPORT

Valuation Report

07/09/2019

Name: FISHER, SUSAN T (TRUSTEE)

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HAMILTON, CAROL A (TRUSTEE)

Map/Lot:

42-35

Account: 2075 Card: 1 of 1

Location:

817 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 09/29/2000
 Sale Price 98,000
 Sale Type Other
 Financing
 Verified None
 Validity

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Level-slightly sloping-
 Utilities Well-Septic System-
 Street Paved
 0 323

Reference 1 hs moved to 813 after 2011 billing.

Reference 2 815 RIVER RD = GYM Bldg

Bldg Codes 94

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.15	ACRES-Developed Lot	44,000.00	50,600	100%		50,600
Total Acres 1.15				Land Total		50,600

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	One Story	368 Sqft	Grade C 100	Base	38,210
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-287
Foundation	Concrete Walls	Basement	Damp Bm CrawlSp	Basement	-1,521
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,406
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-277
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	37,531
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	99%	100%	22,293	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1930	636	C 100	25,831	Avq+	60%	99%	100%	15,344
Porch(es) encl. wd. fr.	1930	128	C 100	4,896	Avq+	60%	99%	100%	2,909
Porch(es) encl. wd. fr.	1930	112	C 100	4,555	Avq+	60%	99%	100%	2,706
Garage, wd. fr.	1989	1008	C 117	21,408	Avq.	79%	100%	100%	16,912
Attic, Unfinished	1989	1008	C 117	2,813	Avq.	79%	100%	100%	2,222
Shed(s) wd. fr.	2012	480	C 110	6,341	Avq.	92%	100%	100%	5,834
Deck(s) wd. fr.	2017	128	C 115	1,474	Avq.	94%	100%	100%	1,386
1,004 SFLA									47,313

Acpt Land

50,600

Accepted Bldg

69,610 Total

120,210

BUCKSPORT

Valuation Report

07/09/2019

Name: FISHER, SUSAN T (TRUSTEE)

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HAMILTON, CAROL A (TRUSTEE)

Map/Lot:

42-35-on

Account: 2074 Card: 1 of 1

Location:

813 RIVER RD

Neighborhood 11 Neighborhood 11

Sale Data

Sale Date 09/29/2000
 Sale Price 98,000
 Sale Type Other
 Financing
 Verified
 Validity

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Level-slightly sloping-
 Utilities Well-Septic System-
 Street Paved

Reference 1 *2011- to C.H. & S.T.F. LIVING TRUST

Reference 2 Susan & Carol live here.

Bldg Codes 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 11

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Shed(s) wd. fr.	1990	120	C 100	1,440	Avg.	79%	100%	100%	1,138
Swimming Pool	1990	648	C 100	15,553	Avg.	79%	50%	100%	6,144
Conc. Slab	2006	1076	C 100	4,196	Avg.	88%	20%	100%	738
Slab/Crawl Sp.	2016	1620	C 100	8,213	Avg.	94%	100%	100%	7,720
Gazebo	1990	1	C 100	278	Avg.	79%	100%	100%	220
Double Wide Moho	2016	28X60	A 110	115,119	Avg+	91%	100%	100%	104,643
Deck(s) wd. fr.	2017	128	C 110	1,409	Avg.	94%	100%	100%	1,324
1,680 SFLA									
Outbuilding Total									121,927

Acpt Land

0

Accepted Bldg121,930 **Total**

121,930

BUCKSPORT
Name: KAE LIN, JEFFREY H

Valuation Report

07/09/2019

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Map/Lot:

42-36

Location:

0 RIVER RD

Account: 502 Card: 1 of 1

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	11/21/2007
Sale Price	3,000
Sale Type	Land only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Level-slightly sloping-Below Street-
Utilities Electricity at lot-
Street Paved
0 279

Reference 1 land swap f5 -42-17A
Reference 2 BROOK RUNS THRU CENTER OF LAND
Bldg Codes 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	ACRES-Base Lot	21,500.00	11,180	30%	Topoqrphry	3,354
Total Acres 0.52				Land Total		3,354
Acpt Land		3,350	Accepted Bldg	0	Total	3,350

BUCKSPORT

Valuation Report

07/09/2019

Name: MCDIARMID, MICHAEL

Page 105

MCDIARMID, MARGARET JT

Map/Lot:

42-37

Account: 1214 Card: 1 of 1

Location:

RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 11/02/2004
 Sale Price 42,000
 Sale Type Land only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Unknown-Unknown-
 Street Paved
 0 288

Reference 1 -42-15A

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	ACRES-Base Lot (Fract.)	21,500.00	16,792	100%	Unimproved	16,792
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%		2,813
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
0.50	ACRES-Rear-remaining	500.00	250	100%		250
Total Acres 12.11			Land Total			34,480

Acpt Land

34,480

Accepted Bldg0 **Total**

34,480

BUCKSPORT

Valuation Report

07/09/2019

Name: HASENBANK, THOMAS J

Page 106

HASENBANK, MARY T

Map/Lot:

42-38

Account: 1333 Card: 1 of 1

Location:

948 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved

Sale Data
 Sale Date 09/06/1994
 Sale Price 45,000
 Sale Type Land & Buildings
 Financing
 Verified Public Record
 Validity

Reference 1 -42-25A

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
0.52	ACRES-Secondary ac.	5,625.00	2,925	80%	Unimproved	2,340
Total Acres 1.52					Land Total	44,140

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	One Story	870 Sqft	Grade C 100	Base	60,398
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-2,873
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,470
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1977	2013	Typical	Typical	Above Average	Typical				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	79%	100%	100%	44,283				
Outbuildings/Additions/Improvements						Total			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1996	64	D 126	4,269	Avq+	79%	100%	100%	3,373
Garage, wd. fr.	2000	676	D 126	11,076	Avq.	85%	100%	100%	9,415
Deck(s) wd. fr.	2000	144	C 100	1,440	Avq.	85%	100%	100%	1,224
1 Story, wd. fr.	2007	754	C 100	30,116	Avq.	89%	95%	100%	25,463
Shed(s) wd. fr.	2008	300	D 100	2,415	Avq.	89%	100%	100%	2,149
1,688 SFLA									41,624
Outbuilding Total									
Acpt Land		44,140	Accepted Bldg		85,910	Total			130,050

BUCKSPORT

Valuation Report

07/09/2019

Name: BOUCHARD, JOSEPH PAUL

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BOUCHARD, DEBRA L JT

Map/Lot:

43-01

Account: 722 Card: 1 of 1

Location:

974 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 03/13/2009
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 248

Reference 1 Long time fam. No SP.

Reference 2 18: observed ext rehab underway

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
0.50	ACRES-Secondary ac.	5,625.00	2,813	50%	Unimproved	1,406
Total Acres 1.50						Land Total 43,206

Dwelling Description**Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 110	Base	70,814
Exterior	Various	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,647
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	2001	Typical	Typical	Average	Typical	72,461			
Functional Obsolescence				Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		69%	95%	100%	47,498		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1982	460	C 100	19,438	Avq.	75%	95%	100%	13,849
2S Shed, wd. fr.	1972	576	C 100	10,109	Avq.	57%	90%	100%	5,186
Deck(s) wd. fr.	2002	32	C 100	320	Avq.	86%	100%	100%	275
Deck(s) wd. fr.	2002	96	C 100	962	Avq.	86%	100%	100%	827
Canopy, wd. fr.	2007	192	D 100	772	Avq.	89%	100%	100%	687
1,420 SFLA						Outbuilding Total			20,824

Acpt Land

43,210

Accepted Bldg

68,320

Total

111,530

Name: JOHNSON, AUDREY (Heirs of) TIP

Page 108

Johnson, Frank A. III PR

Map/Lot:

43-02

Account: 1506 Card: 1 of 1

Location:

980 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 238

Reference 1 AJ passed 6/9/14, exempts off, f5

Reference 2 982 RIVER RD = fmr STORE

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
1.94	ACRES-Rear-remaining	500.00	970	100%		970
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
Total Acres 13.94			Land Total			60,208

Dwelling Description				Replacement Cost New	
Cape Cod/Salt Box	One Story	891 Sqft	Grade C 100	Base	61,326
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Hot Water	Cooling	0% None	Heat	290
Rooms	9	Extras	Generator1		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	11,351
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-927
Unfin. Living Area	NONE			Unfinished	0

Unfin. Living Area		NONE		Dwelling Condition				Unfinished		0	
Built	Renovated	Kitchens	Baths		Condition		Layout		Total		
1800	0	Typical	Typical		Above Average		Typical		72,040		
Functional Obsolescence		Economic Obsolescence		Phys. %		Func. %		Econ. %		Value(Rcnld)	
Basement		None		60%		98%		100%		42,360	
Outbuildings/Additions/Improvements								Percent Good		Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ			
Shed(s) wd. fr.	1990	400	B 100	6,391	Avq-	70%	100%	100%	4,474		
Shed(s) wd. fr.	1990			----- S O U N D V A L U E -----					400		
Shed(s) wd. fr.	1980	200	D 100	1,609	Avq.	74%	100%	100%	1,191		
Porch(es) open wd. fr.	1800	198	C 100	3,957	Avq-	40%	100%	100%	1,583		
Porch(es) encl. wd. fr.	1800	190	C 100	6,224	Avq.	50%	95%	100%	2,956		
1 Story, wd. fr.	1800	450	C 100	19,074	Avq.	50%	95%	100%	9,060		
Basement, Unfin.	1800	450	C 100	3,812	Avq.	50%	100%	100%	1,906		
Shed(s) wd. fr.	2013	240	D 100	1,932	Avq.	92%	40%	100%	711		
Shed(s) wd. fr.	2016	96	E 110	419	Avq.	94%	0%	100%	0		
1,341 SFLA									Outbuilding Total		22,281
Acpt Land		60,210		Accepted Bldg		64,640		Total		124,850	

BUCKSPORT

Valuation Report

07/09/2019

Name: SAWYER, ROBERT B

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SAWYER, PAULETTE (PICKERING)

Map/Lot:

43-04

Account: 2330 Card: 1 of 1

Location:

988 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 244

Reference 1 f5 mortgage

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
0.50	ACRES-Secondary ac.	5,625.00	2,813	50%	Unimproved	1,406
Total Acres 1.50					Land Total	43,206

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 120	Base	81,494
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,947
Rooms	0	Extras	Generator1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-941
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Good	Typical	82,500
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	64,350	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1985	140	C 120	9,378	Good	78%	100%	100%	7,315
Deck(s) wd. fr.	2013	140	C 120	1,682	Avq.	92%	100%	100%	1,547
Slab/Crawl Sp.	2007	264	C 100	1,339	Avq.	89%	100%	100%	1,192
1 Story, wd. fr.	2007	264	C 120	14,784	Avq.	89%	95%	100%	12,500
Garage, wd. fr.	1980	399	C 100	8,798	Avq.	74%	100%	100%	6,511
Shed(s) wd. fr.	1980	147	D 100	1,183	Avq.	74%	90%	100%	788
Shed(s) wd. fr.	1980	200	D 100	1,609	Avq.	74%	100%	100%	1,191
Shed(s) wd. fr.	2014	240	D 100	1,932	Avq.	93%	100%	100%	1,797
Canopy, wd. fr.	2015	240	D 100	965	Avq.	93%	100%	100%	897
1,444 SFLA									
Outbuilding Total									33,738

Acpt Land

43,210

Accepted Bldg

98,090

Total

141,300

Name: PERKINS, HAROLD

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PERKINS, ALAYNE

Map/Lot:

43-05

Account: 2080 Card: 1 of 1

Location:

1006 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	05/01/1959
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	235

Reference 1	300' on road		
Reference 2	8-18 adj acres f5		
Bldg Codes	1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Access/Loc	39,600	
1.00	ACRES-Secondary ac.	5,625.00	5,625	80%	Unimproved	4,500	
2.96	ACRES-Rear land: 1st 5ac.	1,950.00	5,772	100%		5,772	
Total Acres 4.96						Land Total	49,872

Dwelling Description

Replacement Cost New

Conventional	Two Story	840 Sqft	Grade C 110	Base	100,068
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Very close 2			St. Setback	-2,042
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-601
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	501
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	Extras	Generator2	.....	1,533
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,059
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,720
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Above Average	Typical	107,238
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	71%	100%	100%	76,139	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1960	42	C 110	3,362	Avq+	71%	100%	100%	2,387
Deck(s) wd. fr.	1960	200	C 110	2,202	Avq+	71%	100%	100%	1,563
2 Story, wd. fr.	1999	196	C 110	18,959	Avq+	88%	85%	100%	14,181
Basement, Unfin.	1999	588	C 110	5,294	Avq+	88%	100%	100%	4,659
2 Story, wd. fr.	1999	588	C 110	46,371	Avq+	88%	85%	100%	34,685
2S Garage, wd. fr.	1999	1854	C 130	49,135	Avq+	88%	95%	100%	41,077
Porch(es) open wd. fr.	2001	90	C 110	2,423	Avq.	85%	100%	100%	2,060
Shed(s) wd. fr.	2007	80	C 110	1,058	Avq.	89%	100%	100%	942
1S Overhang, wd. fr.	1960	60	C 110	2,917	Avq+	71%	100%	100%	2,071
Balcony, wd. fr.	1960	60	C 110	668	Avq+	71%	100%	100%	474
3,308 SFLA									
Outbuilding Total									104,099

Acpt Land

49,870

Accepted Bldg

180,240

Total

230,110

BUCKSPORT

Valuation Report

07/09/2019

Name: PERKINS, HAROLD

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PERKINS, ALAYNE

Map/Lot:

43-06

Account: 2081 Card: 1 of 1

Location:

0 RIVER RD OFF

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP

Topography

Utilities Unknown-Unknown-

Street 0

0 228

Reference 1

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Rear land: 6-10ac.	975.00	975	50%	Access/Loc	488
3.00	ACRES-Rear land: 1st 5ac.	1,950.00	5,850	75%	Access/Loc	4,388
Total Acres 4.00					Land Total	4,876

Accpt Land

4,880

Accepted Bldg0 **Total**

4,880

Valuation Report

07/09/2019

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Map/Lot: 43-07

Account: 2305 Card: 1 of 1

Location: 1022 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 233

Sale Data
Sale Date 02/26/2016
Sale Price 95,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Assemblage

Reference 1 3/17 foreclosure complaint
Reference 2 no ROW to back land known
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
0.40	ACRES-Secondary ac.	5,625.00	2,250	75%	Unimproved	1,688
Total Acres 1.40						Land Total 43,488

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	One Story	572 Sqft	Grade C 110	Base	51,949
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-409
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	80% Hot Water	Cooling	100% None	Heat	360
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,089
Attic	Full finished			Attic	8,016
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-474
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	2006	Typical	Typical	Above Average	Typical	62,531
Functional Obsolescence						Value(Rcnld)
None						37,519

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1860	450	C 110	20,982	Avq+	60%	95%	100%	11,960
Basement, Unfin.	1860	450	C 110	4,194	Avq+	60%	95%	100%	2,390
Attic, Unfinished	1860	450	C 110	1,687	Avq+	60%	95%	100%	961
Garage, wd. fr.	1930	696	C 90	12,087	Avq-	40%	100%	100%	4,835
Porch(es) encl. wd. fr.	1988	270	C 100	7,935	Avq.	78%	100%	100%	6,189
1 Story, wd. fr.	1988	108	C 100	6,653	Avq.	78%	95%	100%	4,930
Deck(s) wd. fr.	2008	96	C 110	1,058	Avq.	89%	100%	100%	942
1,130 SFLA									32,207

Accpt Land	43,490	Accepted Bldg	69,730	Total	113,220
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Valuation Report

07/09/2019

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Map/Lot:

43-07-1

Account: 3291 Card: 1 of 1

Location:

1016 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved

Sale Data
Sale Date 02/26/2016
Sale Price 95,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Assemblage

Reference 1 3/17 foreclosure complaint

Reference 2 1018 RIVER=2ND COMM BLDG

Bldg Codes 56

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	75%	Unimproved	33,000
0.89	ACRES-Secondary ac.	5,625.00	5,006	50%	Size/Shape	2,503
Total Acres 1.89						Land Total 35,503

Dwelling Description

Replacement Cost New

Chalet/A-Frame	One Story	480 Sqft	Grade C 100	Base	43,160
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-811
Rooms	2	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,808
Attic	Full finished			Attic	6,115
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	None	None	Below Average	Typical	45,656
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		59%	64%	100%
						Value Rcndd 17,240

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcndd
1 Story, wd. fr.	1975	480	C 100	20,166	Avq-	59%	60%	100%	7,139
Deck(s) wd. fr.	1975	80	C 100	801	Avq-	59%	50%	100%	236
Garage, wd. fr.	1977	864	C 90	14,448	Avq-	61%	100%	100%	8,813
960 SFLA						Outbuilding Total			16,188

Acpt Land

35,500

Accepted Bldg

33,430

Total

68,930

BUCKSPORT
Name: Marshall, Erin M

Valuation Report

07/09/2019

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Map/Lot: 43-08

Account: 2307 Card: 1 of 1

Location: 0 RIVER RD OFF

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
Topography Gently sloping-rolling-
Utilities
Street STREET SURFACE
0 225

Sale Data	
Sale Date	02/26/2016
Sale Price	95,000
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Assemblage

Reference 1

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Rear land: 6-10ac.	975.00	975	100%	Unimproved	975
1.25	ACRES-Rear land: 1st 5ac.	1,950.00	2,438	100%		2,438
Total Acres 2.25					Land Total	3,413

Accpt Land	3,410	Accepted Bldg	0	Total	3,410
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BUCKSPORT

Valuation Report

07/09/2019

Name: MACDONALD, IAN M

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MACDONALD, SARA GAY BRETTON

Map/Lot:

43-09

Account: 1525 Card: 1 of 1

Location:

1030 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	11/28/2018
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	230

Reference 1 HS off at sale.

Reference 2 Deed: new owner Bangor address

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	75%	Unimproved	4,219
2.25	ACRES-Rear land: 1st 5ac.	1,950.00	4,388	100%		4,388
Total Acres 4.25					Land Total	50,407

Dwelling Description

Replacement Cost New

Colonial/Traditional	One & 1/2 Story	575 Sqft	Grade C 118	Base	76,561
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-529
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-441
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	95% Hot Water	Cooling	0% None	Heat	1,336
Rooms	8	Extras	Generator2		
Bedrooms	3	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	2,170
Attic	1/4 Finished			Fireplace	0
FirePlaces	0			Insulation	-767
Insulation	Capped only			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1856	1986	Typical	Typical	Good	Inadeq.	78,330
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	96%	100%	52,638	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1986	480	C 118	23,795	Good	70%	96%	100%	15,990
Basement, Unfin.	1986	480	C 118	4,753	Good	70%	96%	100%	3,194
Attic, Finished	1986	480	C 118	7,215	Good	70%	96%	100%	4,848
Porch(es) encl. wd. fr.	1990	100	C 118	5,073	Good	70%	90%	100%	3,196
Deck(s) wd. fr.	1990	110	C 118	1,300	Good	70%	100%	100%	910
Garage, wd. fr.	1990	720	C 110	15,187	Good	70%	90%	100%	9,568
Attic, Unfinished	1990	720	C 110	2,150	Good	70%	100%	100%	1,505
Deck(s) wd. fr.	2002	100	C 118	1,180	Good	70%	100%	100%	826
1,582 SFLA									
Outbuilding Total									40,037

Acpt Land

50,410

Accepted Bldg

92,680 Total

143,090

BUCKSPORT
Name: MILLER, DOROTHY C

Valuation Report

07/09/2019

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Map/Lot:

43-11

Account: 1877 Card: 1 of 1

Location:

0 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Unknown-Unknown-
Street Paved
0 227

Reference 1 145' on rd, 145' on shore (blocked)

Reference 2 43-12 was added in 2004. f5

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
1.00	ACRES-Rear land: 1st 5ac.	1,950.00	1,950	50%	Topography	975
1.00	ACRES-Base Lot	21,500.00	21,500	50%	Access/Loc	10,750
Total Acres 3.00					Land Total	14,538
Accpt Land		14,540	Accepted Bldg	0	Total	14,540

BUCKSPORT

Valuation Report

07/09/2019

Name: SPALDING, KENNETH M

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SPALDING, CANDICE D

Map/Lot:

43-13

Account: 744 Card: 1 of 1

Location:

0 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 05/31/2005
 Sale Price 47,500
 Sale Type Land only
 Financing Unknown
 Verified
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Unknown-Unknown-
 Street Paved
 0 219

Reference 1 lots 13 & 14, Map 43

Reference 2 appr-listed-survey11ac

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	100%	Unimproved	21,500
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
4.00	ACRES-Rear land: 6-10ac.	975.00	3,900	100%		3,900
Total Acres 11.00					Land Total	40,775

Accpt Land

40,780

Accepted Bldg0 **Total**

40,780

BUCKSPORT

Valuation Report

07/09/2019

Name: McFetridge, Robert

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McFetridge, Jaunita JT

Map/Lot:

43-15

Account: 1030 Card: 1 of 1

Location:

1072 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	08/17/2017
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 213

Reference 1 FI Paid 115k in 2007

Reference 2 Foreclosure sale to FI 12/19/11 \$108k

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Road Frontage	11,250.00	11,250	50%	Topography	5,625
3.50	ACRES-Rear land: 1st 5ac.	1,950.00	6,825	100%		6,825
Total Acres 5.50			Land Total			54,250

Dwelling Description

Replacement Cost New

Colonial/Traditional	One & 1/2 Story	1,113 Sqft	Grade C 100	Base	97,460
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-868
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	25% Floor/Wall	Cooling	100% None	Heat	-4,939
Rooms	8	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-936
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,259
Unfin. Living Area	33%			Unfinished	-11,463

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1910	2007	Typical	Typical	Average	Typical	77,995			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		50%	80%	100%	31,198		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story, wd. fr.	1910	588	C 100	24,086	Avq.	50%	30%	100%	3,613
Shed(s) wd. fr.	1910	273	C 100	3,279	Avq.	50%	50%	100%	820
Shelter(s)	1999	144	D 100	858	Avq-	76%	90%	100%	587
Shelter(s)	1999	144	D 100	858	Avq-	76%	90%	100%	587
1,707 SFLA				Outbuilding Total			5,607		

Acpt Land

54,250

Accepted Bldg

36,810

Total

91,060

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 208

Sale Data
Sale Date 06/07/1995
Sale Price 10,000
Sale Type Land & Buildings
Financing
Verified Public Record
Validity Related Parties

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
4.24	ACRES-Rear land: 1st 5ac.	1,950.00	8,268	90%	Access/Loc	7,441
Total Acres 6.24					Land Total	52,054

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	One Story	620 Sqft	Grade D 120	Base	39,676
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-389
Foundation	Conc. Block Walls	Basement	Damp Bm 1/2 Bsmnt	Basement	-1,970
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-376
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1952	0	Typical	Typical	Average	Typical	36,941		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		58%	99% 100%	21,212		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
1 Story, wd. fr.	1952	308	D 110	10,257	Avq-	43%	80%	100%
Porch(es) encl. wd. fr.	1952	60	D 120	2,766	Avq.	58%	99%	100%
Entry Enclosure(s)	1952	20	D 120	627	Avq.	58%	99%	100%
Deck(s) wd. fr.	2012	100	C 100	1,001	Avq.	92%	100%	100%
928 SFLA						Outbuilding Total		
						6,398		
Acpt Land		52,050		Accepted Bldg		27,610		Total
						79,660		

BUCKSPORT

Valuation Report

07/09/2019

Name: TELSON, JEAN-CLAUDE

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TELSON, MYRTA

Map/Lot:

43-19

Account: 2536 Card: 1 of 1

Location:

1088 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 06/05/2007
 Sale Price 145,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 201

Reference 1 va paper but no appn as of 6/09-see folder

Reference 2 got vets 8/15, told about homestead form

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 2 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
4.76	ACRES-Rear land: 1st 5ac.	1,950.00	9,282	100%		9,282
Total Acres 6.76					Land Total	56,095

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Conventional	One Story	728 Sqft	Grade C 117	Base	63,322
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	350 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,046
Heating	100% Electrical	Cooling	0% None	Heat	-1,329
Rooms	5	Extras	Generator2		
Bedrooms	0	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,380
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,284
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Typical	Above Average	Typical	71,703
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	59,513	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1987	528	C 110	11,892	Avq.	78%	100%	100%	9,276
Shed(s) wd. fr.	1987	192	C 100	2,306	Avq.	78%	100%	100%	1,799
Shed(s) wd. fr.	1990	216	C 100	2,595	Avq.	79%	100%	100%	2,050
Deck(s) wd. fr.	2004	117	C 110	1,287	Avq.	87%	100%	100%	1,120
Deck(s) wd. fr.	2007	288	C 110	3,172	Avq.	89%	100%	100%	2,823
1 Story, wd. fr.	2012	96	C 100	6,217	Avq.	92%	100%	100%	5,720
Porch Roof	2017	100	D 120	837	Avq.	94%	100%	100%	787
824 SFLA									
Outbuilding Total									23,575

Acpt Land

56,100

Accepted Bldg83,090 **Total**

139,190

BUCKSPORT

Valuation Report

07/09/2019

Name: BURPEE, DANIEL R

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BRIDGES, ASHLEY K JT

Map/Lot:

43-21

Account: 2066 Card: 1 of 1

Location:

1108 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	10/28/2011
Sale Price	85,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-Below Street-
 Utilities Well-Septic System-
 Street Paved
 0 197

Reference 1 f5 mort
 Reference 2 walkout bsmt, 150 rf
 Bldg Codes 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Dev. Lot (Fract.)	44,000.00	31,113	100%	Multi-Fact	31,113
Total Acres 0.50				Land Total		31,113

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 125	Base	75,166
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	611 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,244
Heating	100% Hot Water	Cooling	0% None	Heat	1,685
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,850
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,629
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1961	2017	Typical	Typical	Very Good	Typical	91,574
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		87%	100%	100%
						Value(Rcnld)
						79,669

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1986	160	C 100	1,921	Avq.	77%	100%	100%	1,479
1 Story, wd. fr.	2017	391	B 110	24,770	Avq.	94%	95%	100%	22,120
1.5S Garage, wd. fr.	2017	1280	B 110	37,292	Avq.	94%	95%	100%	33,301
Porch(es) open wd. fr.	2017	96	B 110	3,367	Avq.	94%	100%	100%	3,165
Shed(s) wd. fr.	1961			---- S O U N D V A L U E ----					500
1,255 SFLA								Outbuilding Total	60,565

Acpt Land

31,110

Accepted Bldg

140,230

Total

171,340

BUCKSPORT

Valuation Report

07/09/2019

Name: SHAFFNER, RAY

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SHAFFNER, VALORIE

Map/Lot:

43-22

Account: 2352 Card: 1 of 1

Location:

1116 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	04/17/1987
Sale Price	29,200
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	193

Reference 1 See adjacent lands of owner

Reference 2 f5 for pricing

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Dev. Lot (Fract.)	44,000.00	31,113	88%	Multi-Fact	27,379
5.00	ACRES-Rear-remaining	500.00	2,500	100%	Access/Loc	2,500
Total Acres 5.50				Land Total		29,879

Dwelling Description

Replacement Cost New

Ranch	One Story	1,036 Sqft	Grade C 110	Base	74,509
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	288 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,845
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator2	.....	1,165
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,089
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,720
Insulation	Capped only			Insulation	-859
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Above Average	Typical	86,469
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	69%	100%	100%	59,664	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1989	288	C 110	14,511	Avq.	79%	100%	100%	11,464
Deck(s) wd. fr.	1989	670	C 110	7,376	Avq.	79%	100%	100%	5,827
1 Story, wd. fr.	1955	128	C 100	7,379	Avq+	69%	100%	100%	5,092
Basement, Unfin.	1955	120	C 100	1,417	Avq+	69%	100%	100%	978
Porch(es) encl. wd. fr.	1955	32	C 100	2,842	Avq+	69%	100%	100%	1,961
Garaqe, wd. fr.	1955	352	C 110	8,871	Avq+	69%	100%	100%	6,121
Basement, Unfin.	1955	352	C 100	3,099	Avq+	69%	100%	100%	2,138
Basement, Unfin.	1989	288	C 100	2,636	Avq.	79%	100%	100%	2,082
1,452 SFLA									
						Percent Good			Value Rcnld
									35,663

Acpt Land

29,880

Accepted Bldg

95,330 Total

125,210

BUCKSPORT
Name: GRAY, MURIEL J

Valuation Report

07/09/2019

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Map/Lot: 43-24

Account: 86 Card: 1 of 1

Location: 0 RIVER RD opp 1115

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography

Utilities Unknown-Unknown-

Street 0
0 177

Reference 1

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Base Lot (Fract.)	21,500.00	15,203	80%	Size/Shape	12,162
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
4.00	ACRES-Rear land: 6-10ac.	975.00	3,900	100%		3,900
Total Acres 9.50					Land Total	25,812

Accpt Land	25,810	Accepted Bldg	0	Total	25,810
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BUCKSPORT

Valuation Report

07/09/2019

Name: SPALDING, KENNETH M

Page 124

Spalding, Candice D JT

Map/Lot:

43-26

Account: 2640 Card: 1 of 1

Location:

1054 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	08/25/2016
Sale Price	47,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	219

Reference 1 Rental home -43-013A

Reference 2 B6629, P54 = town release

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Multi-Fact	39,600
0.94	ACRES-Secondary ac.	5,625.00	5,288	50%	Unimproved	2,644
Total Acres 1.94					Land Total	42,244

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	67,912
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	520 Sqft, Grade E	Basement Gar	None	Fin Bsmt	1,695
Heating	100% Hot Water	Cooling	0% None	Heat	1,622
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,200
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	2016	Typical	Typical	Above Average	Typical	76,429
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	74%	99%	100%	55,992	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
Deck(s) wd. fr.	1986	96	D 100	645 Avq.	77% 100% 100%	497
Deck(s) wd. fr.	2017	224	C 112	2,512 Avq.	94% 100% 100%	2,361
Shed(s) wd. fr.	2018	144	D 130	1,508 Avq.	95% 100% 100%	1,433
1,040 SFLA					Outbuilding Total	4,291

Acpt Land

42,240

Accepted Bldg

60,280

Total

102,520

BUCKSPORT

Valuation Report

07/09/2019

Name: SAWYER, ROBERT B

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SAWYER, PAULETTE D

Map/Lot:

43-27

Account: 3122 Card: 1 of 1

Location:

RIVER RD OFF

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL

Topography Gently sloping-rolling-

Utilities

Street Right-of-way

Reference 1 -43-02B

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
0.72	ACRES-Rear land: 1st 5ac.	1,950.00	1,404	100%		1,404
Total Acres 1.72				Land Total		7,029
Accpt Land		7,030	Accepted Bldg		0	Total
						7,030

BUCKSPORT

Valuation Report

07/09/2019

Name: BOUCHARD, JOSEPH PAUL

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BOUCHARD, DEBRA L JT

Map/Lot:

43-28

Account: 3120 Card: 1 of 1

Location:

0 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 10/22/2010
 Sale Price 0
 Sale Type Land only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL

Topography Gently sloping-rolling-

Utilities

Street Paved

Reference 1 -43-02A

Reference 2 debra-8 arundel woods dr, arundel, me 04046

Bldg Codes 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	ACRES-Base Lot (Fract.)	21,500.00	12,537	75%	Size/Shape	9,402
Total Acres 0.34				Land Total		9,402

Acpt Land

9,400

Accepted Bldg

0

Total

9,400

BUCKSPORT

Valuation Report

07/09/2019

Name: RIDLEY, EMERY K

Page 127

LeClair, Heidi L JT

Map/Lot:

44-02

Account: 308

Card: 1 of 1

Location:

1136 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 177

Sale Data
 Sale Date 06/03/2014
 Sale Price 98,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 Homestead off at sale

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
0.20	ACRES-Secondary ac.	5,625.00	1,125	50%		563
Total Acres 1.20					Land Total	44,563

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	One Story	660 Sqft	Grade C 90	Base	46,004
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	7,568
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-448
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Above Average	Typical	53,124
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	31,874	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
SwimPool, Above Grnd	1992	531	C 100	668	Avq.	80%	100%	100%	534
Garage, wd. fr.	1992	576	C 100	11,560	Avq.	80%	100%	100%	9,248
1 Story, wd. fr.	1993	247	C 90	10,533	Avq.	81%	95%	100%	8,105
Deck(s) wd. fr.	1993	180	C 100	1,802	Avq.	81%	100%	100%	1,460
Porch(es) open wd. fr.	2007	56	C 110	1,815	Avq.	89%	100%	100%	1,615
1 Story, wd. fr.	1920	154	C 90	7,491	Avq+	60%	95%	100%	4,270
Entry Enclosure(s)	1992	20	C 110	858	Avq.	80%	100%	100%	686
1,061 SFLA									25,918

Acpt Land

44,560

Accepted Bldg

57,790

Total

102,350

BUCKSPORT

Valuation Report

07/09/2019

Name: Moore, Wade

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Brown, Kristy JT

Map/Lot:

44-06

Account: 645 Card: 1 of 1

Location:

1166 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 08/01/2016
 Sale Price 47,000
 Sale Type Land & Mo-Ho
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Level-slightly sloping-
 Utilities Well-Septic System-
 Street Paved
 0 170

Reference 1

Reference 2

Bldg Codes 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	ACRES-Dev. Lot (Fract.)	44,000.00	29,516	75%	Unimproved	22,137
Total Acres 0.45						Land Total 22,137

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TITAN Moho	1980	14X52	C 100	32.053	Avq.	40%	100%	100%	12,821
Slab/Crawl Sp.	2000	728	C 100	3,692	Avq.	85%	100%	100%	3,138
Porch(es) open wd. fr.	2007	176	C 100	3,601	Avq.	89%	100%	100%	3,205
Shed(s) wd. fr.	2000	96	D 100	772	Avq.	85%	100%	100%	656
Garage, wd. fr.	2007	576	C 100	11,560	Avq.	89%	90%	100%	9,259
728 SFLA									29,079
Accpt Land		22,140	Accepted Bldg		29,080	Total		51,220	

BUCKSPORT

Valuation Report

07/09/2019

Name: WHITNEY, JEFFREY

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WHITNEY, ELIZABETH

Map/Lot:

44-07

Account: 2769 Card: 1 of 1

Location:

1174 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	04/11/1986
Sale Price	36,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	161

Reference 1

Reference 2 SP = 80k in '17.

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	80%	Multi-Fact	35,200
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Topography	2,813
0.80	ACRES-Rear land: 1st 5ac.	1,950.00	1,560	100%		1,560
Total Acres 2.80					Land Total	39,573

Dwelling Description

Replacement Cost New

Cape Cod/Salt Box	One & 1/2 Story	546 Sqft	Grade C 100	Base	63,126
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Forced Warm	Cooling	0% None	Heat	-914
Rooms	7	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-618
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1900	0	Typical	Typical	Below Average	Typical	61,594		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
Delapidation	None	40%	82%	100%	20,203			
Outbuildings/Additions/Improvements					Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
1 Story, wd. fr.	1900	260	D 130	10,603	Avq-	40%	82%	100%
1 Story, wd. fr.	1900	255	C 100	11,991	Avq-	40%	82%	100%
Basement, Unfin.	1900	255	C 100	2,395	Avq-	40%	82%	100%
Attic, Unfinished	1900	255	C 100	1,230	Avq-	40%	82%	100%
Screen Porch	1900	350	D 130	6,219	Avq-	40%	82%	100%
Porch(es) encl. wd. fr.	1900	270	D 130	6,913	Avq-	40%	82%	100%
Basement, Unfin.	1900	270	C 100	2,504	Avq-	40%	82%	100%
1,334 SFLA								
					Outbuilding Total			13,729

Acpt Land

39,570

Accepted Bldg

33,930 Total

73,500

BUCKSPORT

Valuation Report

07/09/2019

Name: WESTON, DWAYNE A

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WESTON, ESTHER

Map/Lot:

44-08

Account: 2744 Card: 1 of 1

Location:

1182 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 156

Sale Data
 Sale Date 02/11/1983
 Sale Price 29,300
 Sale Type Land & Buildings
 Financing
 Verified Public Record
 Validity

Reference 1 SP=71.2k in'18.

Reference 2 DW, son of EW

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
0.50	ACRES-Rear land: 1st 5ac.	1,950.00	975	100%		975
Total Acres 2.50					Land Total	45,588

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Colonial/Traditional	Two Story	260 Sqft	Grade C 100	Base	51,491
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-169
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-879
Rooms	9	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,808
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1984	Typical	Typical	Above Average	Inadeq.	53,251
Functional Obsolescence						
None						
Economic Obsolescence						
None						
Phys. %						
60%						
Func. %						
96%						
Econ. %						
100%						
Value(Rcnld)						30,673

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	2001	168	D 126	4,857	Avq.	85%	100%	100%	4,128
2 Story, wd. fr.	1950	440	D 126	27,646	Avq-	41%	75%	100%	8,501
2 Story, wd. fr.	1994	220	D 126	15,839	Avq-	73%	75%	100%	8,672
Storage Structure(s)	1880			---- S O U N D V A L U E ----					500
Storage Structure(s)	1880			---- S O U N D V A L U E ----					500
Storage Structure(s)	1880			---- S O U N D V A L U E ----					500
1,840 SFLA				Outbuilding Total					22,801

Acpt Land

45,590

Accepted Bldg

53,470 Total

99,060

BUCKSPORT
Name: WOTTON, SUSAN B

Valuation Report

07/09/2019

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Map/Lot:

44-09

Account: 454 Card: 1 of 1

Location:

0 RIVER RD OFF

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 10/05/2010
Sale Price 0
Sale Type Land only
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
Topography Gently sloping-rolling-
Utilities
Street 0
0 143

Reference 1
Reference 2
Bldg Codes 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Access/Loc	2,813
0.80	ACRES-Rear land: 1st 5ac.	1,950.00	1,560	100%		1,560
Total Acres 1.80				Land Total		4,373

Accpt Land	4,370	Accepted Bldg	0	Total	4,370
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Neighborhood 15	Neighborhood 15		Sale Data
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL	Sale Date	10/08/1972
Topography	Gently sloping-rolling-	Sale Price	0
Utilities	Well-Septic System-	Sale Type	Land only
Street	Paved	Financing	
0	152	Verified	Public Record
		Validity	

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
0.70	ACRES-Secondary ac.	5,625.00	3,938	100%		3,938
Total Acres 1.70				Land Total		47,938

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,044 Sqft	Grade C 110	Base	74,898
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,792
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Unimpr. Living Area		NONE		Dwelling Condition				Unimpr. Area		0	
Built	Renovated	Kitchens	Baths	Condition		Layout			Total		
1973	0	Typical	Typical	Above Average		Typical			76,690		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)				
None		None		77%	100%	100%	59,051				
Outbuildings/Additions/Improvements							Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
1 Story, wd. fr.	1990	350	C 100	15,444	Avq.	79%	95%	100%	11,591		
Deck(s) wd. fr.	1990	200	C 120	2,402	Avq.	79%	100%	100%	1,898		
Shed(s) wd. fr.	1973	615	D 100	4,948	Avq.	70%	100%	100%	3,464		
SwimPool, Above Grnd	1990	85	C 100	216	Avq.	79%	100%	100%	171		
1,394 SFLA							Outbuilding Total			17,124	
Acpt Land		47,940		Accepted Bldg		76,180		Total		124,120	

BUCKSPORT

Valuation Report

07/09/2019

Name: WOTTON, SUSAN B

Page 133

Spooner, Adam R f5

Map/Lot:

44-11

Account: 2879 Card: 1 of 1

Location:

1198 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 09/01/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Conventional
 Verified Buyer
 Validity Related Parties

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 146

Reference 1 Spooner, Donald & Donna lease f5

Reference 2 owners are siblings per RETTD

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Road Frontage	11,250.00	11,250	100%		11,250
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
2.30	ACRES-Rear land: 6-10ac.	975.00	2,243	100%		2,243
Total Acres 9.30			Land Total			65,043

Dwelling Description**Replacement Cost New**

Conventional	One Story	970 Sqft	Grade C 100	Base	64,818
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-630
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,639
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	12,358
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-731
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Average	Typical	74,176
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	99%	100%
						36,717
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Shed(s) wd. fr.	1980	234	D 120	2,259	Avq.	74%
Barn, 2s wd. fr.	1930	1200	D 120	22,870	Avq.	50%
Porch(es) open wd. fr.	2012	192	C 100	3,861	Avq.	92%
970 SFLA						
Outbuilding Total						16,659

Acpt Land

65,040

Accepted Bldg

53,380

Total

118,420

BUCKSPORT
Name: DEAN, LEOLA

Valuation Report

07/09/2019

Page 134

Map/Lot: 44-13

Account: 841 Card: 1 of 1

Location: 1216 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 02/10/2009
Sale Price 0
Sale Type
Financing
Verified
Validity

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
Topography Gently sloping-rolling-Below Street-
Utilities Well-Septic System-
Street Paved
0 133

Reference 1

Reference 2 referenced in pooler survey

Bldg Codes 12

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	100%	Unimproved	21,500
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Topography	2,813
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
2.80	ACRES-Rear-remaining	500.00	1,400	100%		1,400
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
Total Acres 14.80						
Land Total						40,338

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Seasonal Camp	1940	272	D 100	3,429	Poor	20%	50% 100%	343
272 SFLA								
Outbuilding Total								343
Accpt Land		40,340	Accepted Bldg		340	Total		40,680

BUCKSPORT

Valuation Report

07/09/2019

Name: CARRARA, EDWARD J JR

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CARRARA, CYNTHIA L

Map/Lot:

44-15

Account: 1984 Card: 1 of 1

Location:

1224 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 10/31/2018
 Sale Price 196,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 154

Reference 1

Reference 2 550'+ road frontage GIS

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 2 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Road Frontage	11,250.00	11,250	100%		11,250
0.60	ACRES-Rear land: 1st 5ac.	1,950.00	1,170	100%		1,170
Total Acres 2.60					Land Total	56,420

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Cape Cod/Salt Box	Two Story	1,023 Sqft	Grade C 137	Base	141,695
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	BWetx Full Bsmnt	Basement	-911
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	4,373
Rooms	10	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,847
Attic	3/4 Finished			Attic	13,410
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	2018	Typical	Typical	Good	Typical	162,414
Functional Obsolescence						Value(Rcnld)
None						119,374

Outbuildings/Additions/Improvements				Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Shed(s) wd. fr.	1985	48	D 100	387	Avq-	66%	95%	100%	242
Deck(s) wd. fr.	2018	144	C 110	1,586	Avq.	95%	100%	100%	1,507
Deck(s) wd. fr.	2018	64	C 110	705	Avq.	95%	100%	100%	670
Entry Enclosure(s)	1999	32	C 95	889	Avq+	88%	100%	100%	782
2,046 SFLA									3,201

Acpt Land

56,420

Accepted Bldg

122,580

Total

179,000

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 155

Sale Data
Sale Date 05/01/2015
Sale Price 120,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 5/16 filled out HS for 2017-18
Reference 2 2010 foreclosed
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Unimproved	39,600
0.50	ACRES-Secondary ac.	5,625.00	2,813	45%	Multi-Fact	1,266
					Land Total	40,866

Dwelling Description

Replacement Cost New

Cape Cod/Salt Box	One & 1/2 Story	1,232 Sqft	Grade C 100	Base	104,666
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,883
Rooms	6	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,808
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1991	2014	Modern	Modern	Average	Typical	110,357			
Functional Obsolescence						Value(Rcnld)			
None						90,934			
Economic Obsolescence						Value			
None						Rcnld			
Outbuildings/Additions/Improvements						Outbuilding Total			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Deck(s) wd. fr.	1991	128	C 110	1,409	Avq.	80%	100%	100%	1,127
Deck(s) wd. fr.	2018	80	C 110	881	Avq.	95%	100%	100%	837
1,848 SFLA									1,964

Acpt Land	40,870	Accepted Bldg	92,900	Total	133,770
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BUCKSPORT
Name: Dolan, Paul E

Valuation Report

07/09/2019

Page 137

Map/Lot:

44-17

Location:

0 RIVER RD

Account: 557 Card: 1 of 1

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	09/18/2017
Sale Price	8,000
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Other

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-
Street	Paved
0	130

Reference 1 See 44-20:

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	45%	Multi-Fact	9,675
1.48	ACRES-Rear land: 1st 5ac.	1,950.00	2,886	100%		2,886
Total Acres 2.48				Land Total		12,561

Accpt Land	12,560	Accepted Bldg	0	Total	12,560
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Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 127

Reference 1

Reference 2 DEAN, LEOLA (Pye)

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
3.30	ACRES-Rear land: 1st 5ac.	1,950.00	6,435	100%		6,435
Total Acres 5.30			Land Total			51,048

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	64,376
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-724
Unfin. Living Area	NONE			Unfinished	0

Unimproved Living Area			Dwelling Condition			Unimproved		Total	
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1967	0	Typical	Typical	Below Average	Typical	63,652			
Functional Obsolescence			Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcrid)
None			None			54%	100%	100%	34,372

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
Porch(es) encl. wd. fr.	1967	144	D 110	3,861	Fair	38%
Shed(s) wd. fr.	1967					
----- S O U N D V A L U E -----						100
960 SFLA						
Outbuilding Total						1,567

Acpt Land	51,050	Accepted Bldg	35,940	Total	86,990
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BUCKSPORT
Name: Dolan, Paul E

Valuation Report

07/09/2019

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Map/Lot: 44-20

Account: 868 Card: 1 of 1 Location: 0 RIVER RD (off-@river)

Neighborhood 15	Neighborhood 15	Sale Data				
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL RP	Sale Date	09/18/2017			
Topography	Gently sloping-rolling-	Sale Price	8,000			
Utilities		Sale Type	Land only			
Street	Right-of-way	Financing	Unknown			
0	114	Verified	Public Record			
		Validity	Other			
Reference 1	email to KM-- which lot 1/2 his? This 1!					
Reference 2	17: Deed corrected, then sold					
Bldg Codes	0					
X Coordinate	0	Y Coordinate	0			
Exemption(s)	Land Schedule 15					
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Multi-Fact	2,813
0.60	ACRES-Rear land: 1st 5ac.	1,950.00	1,170	100%		1,170
Total Acres 1.60				Land Total		3,983
Accpt Land		3,980	Accepted Bldg		0	Total
						3,980

Valuation Report

07/09/2019

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Map/Lot: 44-21

Account: 259 Card: 1 of 1

Location: 1268 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
Topography Gently sloping-rolling-Below Street-
Utilities Well-Septic System-
Street Paved
0 120

Sale Data
Sale Date 05/27/2003
Sale Price 30,000
Sale Type Land only
Financing
Verified Public Record
Validity

Reference 1 about 370' on road GIS

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Multi-Fact	39,600
1.00	ACRES-Road Frontage	11,250.00	11,250	90%	Topography	10,125
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
0.80	ACRES-Rear-remaining	500.00	400	100%		400
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
Total Acres 12.80						Land Total 64,750

Dwelling Description

Replacement Cost New

Cape Cod/Salt Box	One & 1/2 Story	1,120 Sqft	Grade C 100	Base		97,884
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof		0
St. Setback	Deep 3 Setbac			St. Setback		0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor		0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement		0
Fin. Basement Area	1120 Sqft, Grade C	Basement Gar	None	Fin Bsmt		11,066
Heating	100% Hot Water	Cooling	100% None	Heat		2,621
Rooms	0	Extras	Generator2			
Bedrooms	0	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None, no access/use			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	30%			Unfinished		-10,483

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Typical	Typical	Average	Typical	101,088
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	88,957

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
----- S O U N D V A L U E -----									
Shed(s) wd. fr.	2006								500
Deck(s) wd. fr.	2007	500	D 100	3,354	Avq-	82%	80%	100%	2,200
Shed(s) wd. fr.	2009	216	C 100	2,595	Avq-	84%	100%	100%	2,180
1,176 SFLA									
Outbuilding Total									4,880

Acpt Land	64,750	Accepted Bldg	93,840	Total	158,590
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BUCKSPORT

Valuation Report

07/09/2019

Name: Dolan, Paul E

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Map/Lot:

44-23

Account: 867

Card: 1 of 1

Location:

RIVER RD OFF

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP

Topography Gently sloping-rolling-

Utilities

Street Gravel

0 105

Reference 1

Reference 2 building?

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Topography	2,813
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%	Topography	9,750
3.00	ACRES-Rear land: 6-10ac.	975.00	2,925	50%	Topography	1,463
Total Acres 9.00					Land Total	14,026

Accpt Land

14,030

Accepted Bldg

0

Total

14,030

BUCKSPORT

Valuation Report

07/09/2019

Name: FOSTER, THOMAS R (TRUSTEE)

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FOSTER, KENNETH N (TRUSTEE)

Map/Lot:

44-24

Account: 1978 Card: 1 of 1

Location:

1310 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 106

Reference 1 Residence of Thomas Foster
 Reference 2 GIS- 1500' + on rd. Long time fam no SP.
 Bldg Codes 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
3.00	ACRES-Road Frontage	11,250.00	33,750	90%	Topography	30,375
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
22.20	ACRES-Rear-remaining	500.00	11,100	100%		11,100
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
Total Acres 36.20 Land Total						97,900

Dwelling Description

Replacement Cost New

Cape Cod/Salt Box	One & 3/4 Story	560 Sqft	Grade C 105	Base	70,604
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
					0
Foundation	Concrete Walls	Basement	Dry Bm 1/2 Bsmnt	Basement	-1,942
Fin. Basement Area	480 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,742
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,966
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1961	1984	Typical	Typical	Above Average	Typical	
Functional Obsolescence				Phys. %	Func. %	Econ. %
None				72%	100%	100%
		Economic Obsolescence				
		None				
						Value(Rcnld)
						54,266

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1961	240	C 95	6,001	Avq+	72%	100%	100%	4,321
1 Story, wd. fr.	1984	288	C 105	13,850	Avq+	72%	95%	100%	9,473
Basement, Unfin.	1984	200	C 105	2,096	Avq+	72%	100%	100%	1,509
1 Story, wd. fr.	1984	98	C 105	6,604	Avq+	72%	95%	100%	4,517
Shed(s) wd. fr.	1954	32	D 100	257	Fair	30%	100%	100%	77
1.5S Garage, wd. fr.	2007	784	C 100	16,721	Avq.	89%	97%	100%	14,436
Deck(s) wd. fr.	2007	200	C 100	2,002	Avq.	89%	100%	100%	1,782
Patio	2018	120	C 110	793	Avq.	95%	100%	100%	753
1,366 SFLA									
Outbuilding Total									36,868

Acpt Land

97,900

Accepted Bldg

91,130

Total

189,030

BUCKSPORT

Valuation Report

07/09/2019

Name: DAVIS, EDWARD L (LIFE ESTATE)

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c/o Paul E. Dolan

Map/Lot:

44-25

Account: 825 Card: 1 of 1

Location:

RIVER RD OFF

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 02/06/2006

Sale Price 0

Sale Type

Financing

Verified

Validity

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP

Topography Gently sloping-rolling-

Utilities

Street Semi-improved

0 103

Reference 1

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Access/Loc	2,813
3.80	ACRES-Rear land: 1st 5ac.	1,950.00	7,410	100%		7,410
Total Acres 4.80				Land Total		10,223

Accpt Land

10,220

Accepted Bldg0 **Total**

10,220

BUCKSPORT

Valuation Report

07/09/2019

Name: NASH, GEORGE (Trustee)

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WATERMAN, JANE (Trustee)

Map/Lot:

44-26

Account: 646 Card: 1 of 1

Location:

00000 RIVER RD OFF

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP

Topography Gently sloping-rolling-

Utilities

Street Unknown

0 145

Reference 1 -44-09A

Reference 2 Trustees for the Family Revocable Living Tr

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Access/Loc	2,813
2.30	ACRES-Rear land: 1st 5ac.	1,950.00	4,485	75%	Access/Loc	3,364
Total Acres 3.30					Land Total	6,177
Accpt Land		6,180	Accepted Bldg	0	Total	6,180

BUCKSPORT

Valuation Report

07/09/2019

Name: BROWN, TIMOTHY A

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BROWN, MICHELLE

Map/Lot:

45-02

Account: 457 Card: 1 of 1

Location:

1334 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 10/27/2008
 Sale Price 54,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 100

Reference 1 sp=61k in '18
 Reference 2 DECLARATION SAYS 1.75 ac+/-
 Bldg Codes 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Multi-Fact	39,600
0.75	ACRES-Secondary ac.	5,625.00	4,219	50%	Unimproved	2,109
Total Acres 1.75						Land Total 41,709

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,008 Sqft	Grade C 95	Base	63,173
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-747
Foundation	Conc. Block Walls	Basement	Damp Bm Full Bsmnt	Basement	-622
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,494
Rooms	5	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	12,200
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-722
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	Typical	Typical	Average	Typical	74,776
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	99%	100%
						Value(Rcnld) 37,014

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1820	196	C 100	2,356	Avq.	50%	95%	100%	1,119
SwimPool, Above Grnd	2011	531	D 100	447	Avq-	85%	100%	100%	380
Entry Enclosure(s)	2011	96	E 100	582	Avq.	91%	100%	100%	530
Shed(s) wd. fr.	2009	144	E 100	569	Avq.	90%	100%	100%	512
1,008 SFLA									Outbuilding Total 2,541

Acpt Land

41,710

Accepted Bldg

39,560

Total

81,270

BUCKSPORT
Name: SCHINCK, M C

Valuation Report

07/09/2019

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Map/Lot: 45-03

Account: 456 Card: 1 of 1

Location: 0 River Road (off)

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
Topography
Utilities Unknown-Unknown-
Street 0
0 83

Sale Data	
Sale Date	02/10/2011
Sale Price	0
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1 -45-003
Reference 2 25'RW FROM 45-02-- LOT 3 ON MAP
Bldg Codes 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	90%	Access/Loc	19,350
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
2.65	ACRES-Rear land: 6-10ac.	975.00	2,584	100%		2,584
Total Acres 8.65				Land Total		31,684
Accpt Land		31,680	Accepted Bldg	0	Total	31,680

BUCKSPORT

Valuation Report

07/09/2019

Name: ATHERTON, JEREMY T

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McGraw, Amy M

Map/Lot:

45-04

Account: 2458 Card: 1 of 1

Location:

1354 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 06/10/2014
 Sale Price 74,400
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Liquidation

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
 Topography Level-slightly sloping-
 Utilities Well-Septic System-
 Street Paved
 0 92

Reference 1 MAP 45, LOTS 4 & formerly 5 see f5 address

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
9.00	ACRES-Rear-remaining	500.00	4,500	100%		4,500
Total Acres 16.00			Land Total			61,063

Dwelling Description**Replacement Cost New**

Ranch	One Story	726 Sqft	Grade C 110	Base		59,437
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof		0
						0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor		0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement		-519
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	Extras	Generator2			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None, no access/use			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped only			Insulation		-602
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Above Average	Typical	58,316
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		69%	100%	100%
						Value(Rcnld)
						40,238

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Garage, wd. fr.	2000	320	C 105	7,946	Avq.	85%	100%	100%		6,754
1 Story, wd. fr.	2015	352	C 105	16,292	Avq.	93%	95%	100%		14,394
Entry Enclosure(s)	2017	50	C 95	1,113	Avq.	94%	100%	100%		1,046
1,078 SFLA										Outbuilding Total
										22,194

Acpt Land

61,060

Accepted Bldg62,430 **Total**

123,490

Name: GOURLEY, RICHARD

Page 148

GOURLEY, CATHERINE

Map/Lot:

45-06

Account: 1162 Card: 1 of 1

Location:

1358 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 02/26/1987
 Sale Price 0
 Sale Type Land only
 Financing
 Verified Public Record
 Validity Related Parties

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-Below Street-
 Utilities Well-Septic System-
 Street Paved
 0 108

Reference 1

Reference 2 add new parcel to this lot 6/09

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	80%	Unimproved	4,500
0.14	ACRES-Rear land: 1st 5ac.	1,950.00	273	100%		273
Total Acres 2.14					Land Total	46,573

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Conventional	Two Story	999 Sqft	Grade B 106	Base	143,509
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	4,394
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,959
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	7,331
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Typical	Average	Typical	159,193
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	100%	100%
						124,171

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1987	304	B 106	19,417	Avq.	78%	100%	100%	15,145
Basement, Unfin.	1987	304	C 110	3,026	Avq.	78%	100%	100%	2,360
Porch(es) encl. wd. fr.	1987	296	B 106	11,973	Avq.	78%	100%	100%	9,339
Garage, wd. fr.	1987	729	C 110	15,340	Avq.	78%	100%	100%	11,965
Shed(s) wd. fr.	1990	256	C 100	3,076	Avq.	79%	100%	100%	2,430
Shed(s) wd. fr.	2003	273	C 110	3,606	Avq.	87%	100%	100%	3,137
Deck(s) wd. fr.	2006	476	C 110	5,242	Avq.	88%	100%	100%	4,613
Garage, wd. fr.	2011	2880	C 110	52,252	Avq.	91%	100%	100%	47,549
Storage Structure(s)	1987			---- S O U N D V A L U E ----					200
2,302 SFLA								Outbuilding Total	96,738

Acpt Land

46,570

Accepted Bldg

220,910

Total

267,480

BUCKSPORT

Valuation Report

07/09/2019

Name: GOURLEY, RICHARD ALLEN

Page 149

GOURLEY, RUBY S

Map/Lot:

45-07

Account: 1160 Card: 1 of 1

Location:

1374 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
 Topography Gently sloping-rolling-Below Street-
 Utilities Well-Septic System-
 Street Paved
 0 82

Reference 1 cut 12 ac 4/11

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
6.50	ACRES-Rear-remaining	500.00	3,250	100%		3,250
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	90%	Topography	4,388
Total Acres 18.50					Land Total	62,001

Dwelling Description

Replacement Cost New

Cape Cod/Salt Box	One Story	884 Sqft	Grade C 103	Base	62,847
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	11,600
FirePlaces	2			Fireplace	8,034
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Good	Typical	82,481
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	57,737	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1860	338	C 103	15,457	Good	70%	100%	100%	10,820
Basement, Unfin.	1860	338	C 100	2,998	Avq.	50%	100%	100%	1,499
Garage, wd. fr.	1860	300	C 100	7,254	Avq.	50%	100%	100%	3,627
1,222 SFLA									
Outbuilding Total									15,946

Acpt Land

62,000

Accepted Bldg

73,680

Total

135,680

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 07/13/2007
 Sale Price 197,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 89

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
4.75	ACRES-Rear land: 6-10ac.	975.00	4,631	90%	Topography	4,168
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
0.50	ACRES-Developed Lot	44,000.00	22,000	100%		22,000
Total Acres 12.25						85,543

Land Total

Dwelling Description**Replacement Cost New**

Conventional	Two Story	972 Sqft	Grade C 111	Base	110,951
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-701
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,078
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,772
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	0	Typical	Typical	Above Average	Typical	118,100
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	100%	100%
						Value(Rcnld)
						70,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1780	260	C 100	12,173	Avq+	60%	95%	100%	6,939
Basement, Unfin.	1780	260	C 100	2,431	Avq+	60%	95%	100%	1,386
Garage, wd. fr.	1980	475	C 110	10,982	Avq+	80%	100%	100%	8,786
Barn, 1.5s wd. fr.	1780	1144	C 100	26,060	Avq-	40%	100%	100%	10,424
Shed(s) wd. fr.	1920	182	C 100	2,187	Avq-	40%	100%	100%	875
1SF Dwelling	1920	300	C 100	18,720	Avq+	60%	100%	100%	11,232
Basement, Unfin.	1920	300	C 100	2,722	Avq.	50%	100%	100%	1,361
Deck(s) wd. fr.	2018	208	C 110	2,291	Avq.	95%	100%	100%	2,176
Shelter(s)	2006	64	C 90	512	Avq.	88%	100%	100%	451
2,204 SFLA									
Outbuilding Total									43,630

Acpt Land

85,540

Accepted Bldg114,490 **Total**

200,030

Name: LUTHER, CALVIN A

Page 151

THOMAS, MARY E

Map/Lot:

45-11

Account: 1726 Card: 1 of 1

Location:

1420 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL STREAM
 Topography Gently sloping-rolling-Varied Topography-
 Utilities Well-Septic System-
 Street Paved
 0 90

Reference 1

Reference 2 xmas greens business

Bldg Codes 56

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
2.00	ACRES-Road Frontage	11,250.00	22,500	100%		22,500
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
6.50	ACRES-Rear-remaining	500.00	3,250	100%		3,250
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
Total Acres 19.50 Land Total						82,175

Dwelling Description**Replacement Cost New**

Cape Cod/Salt Box	One & 1/2 Story	884 Sqft	Grade C 135	Base	112,851
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-776
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Hot Water	Cooling	100% Heat pump	Heat	7,447
Rooms	9	Extras	Alt. Energy 3	.....	2,449
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,527
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,350
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	1999	Typical	Typical	Good	Typical	123,148
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	86,204	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1987	360	B 100	21,021	Avq+	83%	95%	100%	16,575
1 Story, wd. fr.	1999	360	B 100	21,021	Avq+	88%	95%	100%	17,573
Deck(s) wd. fr.	1999	360	C 100	3,604	Avq+	88%	100%	100%	3,172
Porch(es) open wd. fr.	1986	96	D 100	1,542	Avq+	82%	100%	100%	1,264
Shed(s) wd. fr.	1986	192	D 100	1,544	Avq.	77%	100%	100%	1,189
Garage, wd. fr.	1982	234	D 100	4,170	Avq.	75%	100%	100%	3,128
Shed(s) wd. fr.	1990	832	D 100	6,695	Avq.	79%	100%	100%	5,289
Garage, wd. fr.	1999	1440	C 100	25,038	Avq+	88%	100%	100%	22,033
Attic, Unfinished	1999	1440	C 100	3,078	Avq+	88%	100%	100%	2,709
1 Story, wd. fr.	2013	144	B 110	11,645	Avq.	92%	100%	100%	10,713
2,190 SFLA									
Outbuilding Total									83,645

Acpt Land

82,180

Accepted Bldg

169,850

Total

252,030

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	03/22/2007
Sale Price	0
Sale Type	Land & Buildings
Financing	Private Finance
Verified	Public Record
Validity	Related Parties

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL STREAM
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 88

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
8.00	ACRES-Rear land: 1st 5ac.	1,950.00	15,600	100%		15,600
Total Acres 10.00			Land Total			60,213

Dwelling Description

Replacement Cost New

Cape Cod/Salt Box	One & 1/2 Story	702 Sqft	Grade C 110	Base	79,829
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Hot Water	Cooling	0% None	Heat	1,807
Rooms	0	Extras	Alt. Energy 3		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,089
Attic	Full finished			Attic	9,838
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1850	2010	Typical	Typical	Very Good	Typical			94,563	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		80%	50%	100%	37,825		
Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story, wd. fr.	1850	377	C 110	18,065	V.G.	80%	50%	100%	7,226
Shed(s) wd. fr.	2010	360	D 120	3,476	Avq.	91%	95%	100%	3,005
Shed(s) wd. fr.	2010	24	C 95	273	Avq.	91%	100%	100%	248
Basement, Unfin.	2010	377	C 100	3,281	Avq.	91%	100%	100%	2,986
Porch Roof	2010	12	C 100	239	Avq.	91%	90%	100%	195
Porch Roof	2010	12	C 100	239	Avq.	91%	90%	100%	195
1,430 SFLA									
Outbuilding Total									13,855
Acpt Land		60,210		Accepted Bldg		51,680		Total	111,890

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 87

Sale Data
Sale Date 08/05/2016
Sale Price 68,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Liquidation

Reference 1
Reference 2
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
Total Acres 2.00			Land Total			44,613

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 110	Base	73,147
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-865
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-721
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	4	Extras	Alt. Energy 3		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Typical	Above Average	Typical	71,561
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	99%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
Shed(s) wd. fr.	2019	200	C 110	2,642	Avq.	95%
1,008 SFLA						100%
Outbuilding Total						2,510

Acpt Land	44,610	Accepted Bldg	61,310	Total	105,920
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Name: Motto, Lisa Marie

Page 154

Motto, Christopher David JT

Map/Lot:

45-16

Account: 300

Card: 1 of 1

Location:

1492 RIVER ROAD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 11/10/2016
 Sale Price 160,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 73

Reference 1 989-4214 City of Brewer = work

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	95%	Unimproved	5,344
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
3.00	ACRES-Rear land: 6-10ac.	975.00	2,925	100%		2,925
Total Acres 10.00					Land Total	59,819

Dwelling Description**Replacement Cost New**

Cape Cod/Salt Box	One & 3/4 Story	480 Sqft	Grade C 120	Base		74,580
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
St. Setback	Deep 3 Setbac			St. Setback		0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor		0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement		-374
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	100% None	Heat		0
Rooms	6	Extras	Alt. Energy 3			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None, no access/use			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,520
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Above Average	Typical	75,726
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		82%	100%	100%
						Value(Rcnld)
						62,095

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1985	48	C 120	3,822	Avq+	82%	100%	100%	3,134
Deck(s) wd. fr.	2010	120	C 110	1,321	Avq.	91%	100%	100%	1,202
1.75 Story, wd. fr.	1991	280	C 110	22,711	Avq.	80%	100%	100%	18,169
Basement, Unfin.	1991	280	C 110	2,834	Avq.	80%	100%	100%	2,267
Porch(es) encl. wd. fr.	2010	120	D 110	3,481	Avq.	91%	100%	100%	3,168
Shed(s) wd. fr.	2018	160	C 100	1,921	Avq.	95%	100%	100%	1,825
Shed(s) wd. fr.	2018	80	D 120	772	Avq.	95%	100%	100%	733
Shelter(s)	2018	32	C 90	255	Avq.	95%	100%	100%	242
1,330 SFLA									
Outbuilding Total									30,740

Acpt Land

59,820

Accepted Bldg

92,840

Total

152,660

Name: Allison, Matthew R

Page 155

ALLISON, CASSI R

Map/Lot:

45-18

Account: 1556 Card: 1 of 1

Location:

1504 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Level-slightly sloping-
 Utilities Well-Septic System-
 Street Paved
 0 97

Sale Data
 Sale Date 06/03/2016
 Sale Price 123,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 HS form for 2018!

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
Total Acres 2.00						47,425

Dwelling Description				Replacement Cost New	
Conventional	One Story	480 Sqft	Grade C 110	Base	47,476
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-343
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	824
Rooms	6	Extras	Alt. Energy 3		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,089
Attic	Full finished			Attic	6,727
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Above Average	Typical	57,773
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	34,664	

Outbuildings/Additions/Improvements		Condition		Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Basement, Unfin.	1980	384	C 110	3,663	Avq.	74%	95%	100%	2,575
1 Story, wd. fr.	1920	120	C 110	7,797	Avq.	50%	95%	100%	3,703
Porch(es) encl. wd. fr.	2012	100	C 110	4,727	Avq.	92%	100%	100%	4,349
Garage, wd. fr.	1920	180	C 100	5,382	Avq+	60%	95%	100%	3,068
Entry Enclosure(s)	1980	24	C 110	915	Avq+	80%	100%	100%	732
2 Story, wd. fr.	2005	384	C 110	32,105	Avq.	88%	95%	100%	26,839
Deck(s) wd. fr.	2018	60	C 100	601	Avq.	95%	100%	100%	571
Shed, 1.5s wd. fr.	1980	120	D 120	1,414	Avq.	74%	100%	100%	1,046
Shed(s) wd. fr.	1999	48	D 90	348	Avq.	84%	100%	100%	292
1,368 SFLA									
Outbuilding Total									43,175

Accpt Land	Accepted Bldg	Total
47,430	77,840	125,270

BUCKSPORT

Valuation Report

07/09/2019

Name: HOWARD, BRENT W

Page 156

HOWARD, JAYNE T

Map/Lot:

45-19

Account: 1420 Card: 1 of 1

Location:

1524 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
 Topography Gently sloping-rolling-Above Street-
 Utilities Well-Septic System-
 Street Paved
 0 66

Reference 1

Reference 2

Bldg Codes 56

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Road Frontage	11,250.00	11,250	90%	Topography	10,125
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
4.10	ACRES-Rear land: 6-10ac.	975.00	3,998	100%		3,998
Total Acres 11.10 Land Total						65,673

Dwelling Description

Replacement Cost New

Conventional	One Story	1,174 Sqft	Grade C 112	Base	82,695
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm 3/4 Bsmnt	Basement	-2,154
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,051
Rooms	6	Extras	Alt. Energy 3		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	8,376
FirePlaces	1			Fireplace	5,824
Insulation	Capped only			Insulation	-991
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	1984	Typical	Typical	Good	Typical	95,801
Functional Obsolescence						
None		None		Phys. %	Func. % Econ. %	Value(Rcnld)
				70%	100%	67,061

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1 Story, wd. fr.	1830	144	C 112	8,915	Good	70%	95%	100%		5,928
1 Story, wd. fr.	1830	96	C 112	6,963	Good	70%	95%	100%		4,630
Deck(s) wd. fr.	1990	192	C 110	2,114	Avq.	79%	100%	100%		1,670
Garage, wd. fr.	1995	1200	C 100	21,294	Avq.	82%	100%	100%		17,461
Garage, wd. fr.	2005	600	C 100	11,934	Avq.	88%	95%	100%		9,977
Shed(s) wd. fr.	2011	192	C 100	2,306	Avq.	91%	100%	100%		2,098
Hot Tub	2010	1	C 100	3,900	Avq.	91%	50%	100%		1,774
1,414 SFLA Outbuilding Total										43,538

Acpt Land

65,670

Accepted Bldg

110,600

Total

176,270

BUCKSPORT

Valuation Report

07/09/2019

Name: Moulton, Brandon

Page 157

Moulton, Kianna JT

Map/Lot:

45-21

Account: 17

Card: 1 of 1

Location:

1469 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 06/07/2016
 Sale Price 91,500
 Sale Type Land only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-Above Street-
 Utilities Well-Septic System-
 Street Paved
 0 109

Reference 1 deck gone

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
Total Acres 1.00						41,800

Dwelling Description				Replacement Cost New	
Conventional	One Story	896 Sqft	Grade C 112	Base	68,933
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Alt. Energy 3		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	12,785
FirePlaces	1			Fireplace	5,824
Insulation	Capped only			Insulation	-757
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Above Average	Typical	86,785
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		67%	100%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
Entry Enclosure(s)	1980	24	C 100	832	Avq.	74%
896 SFLA						100%
Outbuilding Total						616
Acpt Land		41,800	Accepted Bldg		58,760	Total
						100,560

BUCKSPORT

Valuation Report

07/09/2019

Name: QUIGLEY, ANNEMARIE

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Durkee, Donald R JT

Map/Lot:

45-22

Account: 1043 Card: 1 of 1

Location:

1393 River Road

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	04/18/2017
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
Topography	Gently sloping-rolling-Varied Topography-
Utilities	Well-Septic System-
Street	Paved
0	115

Reference 1 -45-02

Reference 2 Cert. of Foreclosure 6/16

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
3.00	ACRES-Rear land: 6-10ac.	975.00	2,925	80%	Topography	2,340
Total Acres 10.00			Land Total			58,903

Dwelling Description

Replacement Cost New

Colonial/Traditional	One Story	918 Sqft	Grade C 110	Base	68,772
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-656
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Alt. Energy 3		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	12,865
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-761
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1835	1970	Typical	Typical	Above Average	Typical	80,220			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		60%	100%	100%			
						48,132			
Outbuildings/Additions/Improvements				Percent Good		Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story, wd. fr.	1890	294	C 110	14,750	Avq+	60%	95%	100%	8,408
Basement, Unfin.	1890	294	C 100	2,678	Avq.	50%	95%	100%	1,272
Deck(s) wd. fr.	1982	228	C 110	2,512	Avq.	75%	100%	100%	1,884
Garage, wd. fr.	1982	720	C 110	15,187	Avq.	75%	100%	100%	11,390
Shed(s) wd. fr.	2018	80	D 120	772	Avq.	95%	100%	100%	733
Porch Roof	2010	12	C 100	239	Avq.	91%	100%	100%	217
1,212 SFLA						Outbuilding Total			23,904

Acpt Land

58,900

Accepted Bldg

72,040 Total

130,940

BUCKSPORT

Valuation Report

07/09/2019

Name: MORE, BRUCE E

Page 159

MORE, DEBORAH A (ARISAMEEK)

Map/Lot:

45-23

Account: 1900 Card: 1 of 1

Location:

1379 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
 Topography Level-slightly sloping-
 Utilities Well-Septic System-
 Street Paved
 0 116

Reference 1

Reference 2 almost full dormer in back

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	90%	Unimproved	5,063
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
3.00	ACRES-Rear land: 6-10ac.	975.00	2,925	100%		2,925
Total Acres 10.00 Land Total						59,538

Dwelling Description

Replacement Cost New

Cape Cod/Salt Box	One & 3/4 Story	1,140 Sqft	Grade C 113	Base	117,699
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	6,447
Rooms	5	Extras	Alt. Energy 3		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,173
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,876
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1962	0	Typical	Typical	Good	Typical	133,195			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		80%	100%	100%	106,556		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Garage, wd. fr.	1962	576	C 110	12,717	Avq.	64%	100%	100%	8,139
Shed(s) wd. fr.	1962	208	C 100	2,499	Avq.	64%	100%	100%	1,599
1,995 SFLA									9,738
Outbuilding Total									9,738
Acpt Land		59,540	Accepted Bldg		116,290	Total			175,830

BUCKSPORT

Valuation Report

07/09/2019

Name: MORE, BRUCE E

Page 160

ARISAMEEK, DEBORAH A

Map/Lot:

45-24

Account: 1899 Card: 1 of 1

Location:

00000 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB

Topography Gently sloping-rolling-

Utilities

Street Right-of-way

0 117

Reference 1

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
1.00	ACRES-Rear land: 6-10ac.	975.00	975	100%		975
Total Acres 7.00					Land Total	16,350

Accpt Land

16,350

Accepted Bldg0 **Total**

16,350

BUCKSPORT

Valuation Report

07/09/2019

Name: GOURLEY, RICHARD ALLEN

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GOURLEY, RUBY S

Map/Lot:

45-25

Account: 1163 Card: 1 of 1

Location:

1363 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-Above Street-
 Utilities Well-Septic System-
 Street Paved
 0 118

Reference 1

Reference 2 3/4 dustpan dormer on back

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	80%	Unimproved	4,500
0.07	ACRES-Rear land: 1st 5ac.	1,950.00	137	100%		137
Total Acres 2.07					Land Total	48,637

Dwelling Description

Replacement Cost New

Cape Cod/Salt Box	One & 1/2 Story	1,314 Sqft	Grade C 125	Base	137,039
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,843
Rooms	6	Extras	Alt. Energy 3		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,340
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	Typical	Typical	Above Average	Typical	149,722
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		73%	100%	100%
						109,297
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
1 Story, wd. fr.	1964	168	C 110	9,716	Avq+	73%
Garage, wd. fr.	1976	672	C 110	14,362	Avq.	71%
Shed(s) wd. fr.	1976	80	D 126	811	Avq.	71%
Shed(s) wd. fr.	1976	84	E 100	333	Avq.	71%
Shed(s) wd. fr.	2009			---- SOUND VALUE ----		
Deck(s) wd. fr.	2012			---- SOUND VALUE ----		
2,139 SFLA				Outbuilding Total		
						19,202
Accpt Land		48,640	Accepted Bldg		128,500	Total
						177,140

Name: BAUMANN, JACOB J

Page 162

Baumann, Elizabeth A JT

Map/Lot:

45-26

Account: 1597 Card: 1 of 1

Location:

1353 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 05/30/2017
 Sale Price 158,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 122

Reference 1 Deed is vague

Reference 2 Vets on for '18. HS for '19

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 2 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
2.50	ACRES-Rear-remaining	500.00	1,250	100%		1,250
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
Total Acres 14.50				Land Total		60,488

Dwelling Description**Replacement Cost New**

Conventional	One Story	740 Sqft	Grade C 120	Base	65,582
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-693
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-577
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	2,540
Rooms	6	Extras	Alt. Energy 3		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,370
Attic	Full finished			Attic	11,313
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2016	Modern	Modern	Good	Typical	81,535
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	102%	100%	58,216	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	2018	160	C 130	11,105	Avq.	95%	90%	100%	9,495
Barn, 1s wd. fr.	1900	682	C 100	15,272	Good	70%	100%	100%	10,690
Shed(s) wd. fr.	2000	434	C 100	5,213	Avq.	85%	100%	100%	4,431
Shed(s) wd. fr.	2012	128	C 100	1,537	Avq.	92%	100%	100%	1,414
Shed(s) wd. fr.	2012	180	C 100	2,163	Avq.	92%	100%	100%	1,990
Shed(s) wd. fr.	2012	200	D 110	1,771	Avq.	92%	100%	100%	1,629
Bay Window(s) wd. fr.	1900	30	C 100	1,326	Avq.	50%	100%	100%	663
Entry Enclosure(s)	2002	16	C 90	655	Avq.	86%	95%	100%	535
1 Story, wd. fr.	2019	120	C 130	9,214	Avq.	95%	90%	100%	7,878
1,050 SFLA							Outbuilding Total		38,725

Accpt Land

60,490

Accepted Bldg

96,940

Total

157,430

Valuation Report

07/09/2019

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Map/Lot: 45-27

Account: 1933 Card: 1 of 1

Location: 1347 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Level-slightly sloping-
Utilities Well-Septic System-
Street Paved
0 124

Sale Data
Sale Date 07/31/1990
Sale Price 66,000
Sale Type Land & Buildings
Financing
Verified Public Record
Validity

Reference 1
Reference 2 SP=123k in '18
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
Total Acres 1.00				Land Total		41,800

Dwelling Description

Replacement Cost New

Conventional	One Story	906 Sqft	Grade C 118	Base	73,147
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-834
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-695
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	0	Extras	Alt. Energy 3		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	13,620
FirePlaces	1			Fireplace	6,136
Insulation	Capped only			Insulation	-806
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1987	Typical	Typical	Good	Typical	90,568
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	99%	100%
						62,764

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2012	330	C 100	3,302	Avq.	92%	100%	100%	3,038
Shed(s) wd. fr.	2012	192	C 110	2,538	Avq.	92%	100%	100%	2,335
Perqola	2012	130	C 100	741	Avq.	92%	100%	100%	682
1.5S Garaqe, wd. fr.	2017	624	C 100	13,892	Avq.	94%	100%	100%	13,058
St. Shipping Container	2017	320	C 100	1,498	Avq.	94%	100%	100%	1,408
906 SFLA									
Outbuilding Total									20,521

Acpt Land	41,800	Accepted Bldg	83,290	Total	125,090
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BUCKSPORT
Name: SMITH, LINDA L

Valuation Report

07/09/2019

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Map/Lot:

45-28

Account: 2423 Card: 1 of 1

Location:

34 Bunker Hill

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Level-slightly sloping-
Utilities Well-Septic System-
Street Gravel
0 129

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
0.42	ACRES-Rear land: 1st 5ac.	1,950.00	819	100%		819
Total Acres 2.42			Land Total			45,432

Dwelling Description

Replacement Cost New

Cape Cod/Salt Box	One & 1/2 Story	768 Sqft	Grade C 120	Base	91,883
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	0	Extras	Alt. Energy 3		
Bedrooms	0	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,370
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	Typical	Typical	Above Average	Typical	95,253			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		82%	100%	100%	78,107		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Garage, wd. fr.	1992	840	C 100	15,678	Avq.	80%	100%	100%	12,542
Shed(s) wd. fr.	1986	160	D 120	1,544	Avq.	77%	100%	100%	1,189
Porch(es) encl. wd. fr.	2007	100	C 100	4,298	Avq.	89%	100%	100%	3,825
Deck(s) wd. fr.	2018	100	C 110	1,102	Avq.	95%	100%	100%	1,047
1,152 SFLA				Outbuilding Total					18,603
Acpt Land		45,430	Accepted Bldg		96,710	Total			142,140

Name: BUNKER, NANCY W

Page 165

Map/Lot:

45-29

Account: 455 Card: 1 of 1

Location:

1341 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Gravel
 0 125

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
0.75	ACRES-Secondary ac.	5,625.00	4,219	100%		4,219
Total Acres 1.75			Land Total			48,219

Dwelling Description**Replacement Cost New**

Conventional	One Story	1,176 Sqft	Grade C 115	Base	85,012
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Damp Bm Full Bsmnt	Basement	-879
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,110
Rooms	7	Extras	Alt. Energy 3		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,076
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	Typical	Typical	Above Average	Typical	87,319
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	72%	99%	100%	62,241	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
1 Story, wd. fr.	2001	640	C 100	25,977 Avq.	85% 80% 100%	17,664
1.75S Garage	1962	528	D 120	10,117 Fair	34% 100% 100%	3,440
Garage, wd. fr.	1989	462	D 125	8,190 Avq.	79% 90% 100%	5,823
Shed(s) wd. fr.	2012			----- S O U N D V A L U E -----		850
Deck(s) wd. fr.	1962	60	C 115	692 Avq+	72% 99% 100%	493
1,816 SFLA					Outbuilding Total	28,270
Acpt Land		48,220	Accepted Bldg		90,510 Total	138,730

Name: ZDROJOWY, BETH B

Page 166

Map/Lot:

45-30

Account: 780 Card: 1 of 1

Location:

31 Bunker Hill

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	04/28/2006
Sale Price	56,457
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Gravel
0	125

Reference 1 -45-29A

Reference 2

Bldg Codes 10

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
0.83	ACRES-Secondary ac.	5,625.00	4,669	50%	Unimproved	2,334
Total Acres 1.83						Land Total 44,134

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Double Wide Moho	1993	26X64	C 125	86,890	Avq+	45%	100%	100%	39,100
Slab/Crawl Sp.	1993	1664	C 100	8,437	Avq.	81%	100%	100%	6,834
Shed(s) wd. fr.	1993	192	D 120	1,854	Avq-	72%	100%	100%	1,335
Deck(s) wd. fr.	2012	100	C 110	1,102	Avq.	92%	100%	100%	1,014
1 Story, wd. fr.	2012	80	D 130	4,909	Avq.	92%	90%	100%	4,064
1,744 SFLA									Outbuilding Total 52,347

Acpt Land

44,130

Accepted Bldg

52,350

Total

96,480

BUCKSPORT

Valuation Report

07/09/2019

Name: Shorey, Nickey

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Alice, Pepper JT

Map/Lot:

45-31

Account: 1536 Card: 1 of 1

Location:

1342 RIVER ROAD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 05/01/2018
 Sale Price 99,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 100

Reference 1 -45-02A Lot 200' on rd x 775' deep

Reference 2 3/13 cut 3.78 ac. Married 8-18

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
1.78	ACRES-Rear land: 1st 5ac.	1,950.00	3,471	100%		3,471
Total Acres 3.78					Land Total	53,096

Dwelling Description**Replacement Cost New**

Other type bldg.	One Story	1,176 Sqft	Grade C 100	Base	73,923
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electrical	Cooling	0% None	Heat	-1,835
Rooms	5	Extras	Alt. Energy 3		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	-936
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-887
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	Typical	Typical	Above Average	Typical	70,265
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		82%	84%	100%
						48,399
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Shed(s) wd. fr.	2014	48	D 120	463	Avq.	93%
1,176 SFLA						100%
Outbuilding Total						431

Acpt Land

53,100

Accepted Bldg

48,830

Total

101,930

BUCKSPORT

Valuation Report

07/09/2019

Name: RAMOS, TATJANA G

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RAMOS, RYAN

Map/Lot:

45-32

Account: 864

Card: 1 of 1

Location:

1367 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 117

Sale Data
 Sale Date 03/04/2011
 Sale Price 87,500
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 -45-24A CHECK SIZE AND PRICE
 Reference 2 1.67 AC PER DEED W .24 USED AS RW
 Bldg Codes 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
0.67	ACRES-Secondary ac.	5,625.00	3,769	50%	Unimproved	1,884
Total Acres 1.67						Land Total 43,684

Dwelling Description

Dwelling Description				Replacement Cost New	
Colonial/Traditional	One Story	736 Sqft	Grade C 106	Base	57,744
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-609
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-507
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Forced Warm	Cooling	100% None	Heat	-870
Rooms	6	Extras	Alt. Energy 3		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	9,939
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-588
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1898	2010	Typical	Typical	Good	Typical	65,109
Functional Obsolescence						Value(Rcnld)
None						45,121

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Shed(s) wd. fr.	2009	256	D 120	2,473	Avq.	90%	100%	100%	2,226
Shed(s) wd. fr.	1898	96	D 100	772	Avq.	50%	100%	100%	386
Deck(s) wd. fr.	2016	288	C 100	2,883	Avq.	94%	100%	100%	2,710
736 SFLA									5,322

Acpt Land

43,680

Accepted Bldg

50,440

Total

94,120

BUCKSPORT

Valuation Report

07/09/2019

Name: Durkee, Donald Richard

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Quigley, Annemarie JT

Map/Lot:

45-33

Account: 2892 Card: 1 of 1

Location:

0 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date	10/05/2016
Sale Price	25,000
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Other

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL R2 COBB
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-
Street	Paved
0	77

Reference 1 fka1392RiverRd -45-09A

Reference 2 1725' @river, 47.1' @rd, 35' wide lane

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	90%	Access/Loc	19,350
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
8.00	ACRES-Rear-remaining	500.00	4,000	100%		4,000
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
Total Acres 20.00					Land Total	40,788

Accpt Land

40,790

Accepted Bldg0 **Total**

40,790

BUCKSPORT

Valuation Report

07/09/2019

Name: GRANT, MARK W

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GRANT, BEVERLY J

Map/Lot:

45-35

Account: 2357 Card: 1 of 1

Location:

1510 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	03/25/2002
Sale Price	41,500
Sale Type	Land & Mo-Ho
Financing	
Verified	Public Record
Validity	

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-Above Street-
Utilities	Well-Septic System-
Street	Paved
0	66

Reference 1 -45-19A

Reference 2

Bldg Codes 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	75%	Unimproved	33,000
0.50	ACRES-Secondary ac.	5,625.00	2,813	50%	Unimproved	1,406
Total Acres 1.50					Land Total	34,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14' Mobile Home	1985	14X66	C 100	38,564	Avq.	40%	100%	100%	15,426
Shed(s) wd. fr.	1981	480	D 100	3,864	Avq-	64%	90%	100%	2,226
Porch(es) encl. wd. fr.	2009	260	D 100	5,174	Avq-	84%	95%	100%	4,129
Deck(s) wd. fr.	2009	60	C 100	601	Avq.	90%	100%	100%	541
924 SFLA									22,322

Outbuilding Total

Accpt Land

34,410

Accepted Bldg

22,320 Total

56,730

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 60

Reference 1 4/22/09 grant-notify CEO if sale- to 5/2013
Reference 2 replacement septic \$7684-Arey const.
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 5 11 0 Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	ACRES-Developed Lot	44,000.00	15,840	95%	Unimproved	15,048
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	95%	Size/Shape	9,263
0.35	ACRES-Rear land: 6-10ac.	975.00	341	100%		341
Total Acres 5.71			Land Total			24,652

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	768 Sqft	Grade C 95	Base	72,740
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-569
Foundation	Concrete Walls	Basement	Damp Bm 3/4 Bsmnt	Basement	-1,195
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Hot Water	Cooling	0% None	Heat	-77
Rooms	7	Extras	Alt. Energy 3		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-825
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated	Kitchens	Baths	Condition		Layout			Total	
1920		0	Typical	Typical	Above Average		Typical			70,074	
Functional Obsolescence			Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Multiple Factors			None		60%	97%	100%	40,783			
Outbuildings/Additions/Improvements					Percent Good					Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ			
Shed(s) wd. fr.	1920	160	D 120	1,544	Avq.	50%	100%	100%	772		
Shed(s) wd. fr.	1999	96	D 90	694	Avq.	84%	90%	100%	525		
Porch(es) encl. wd. fr.	1920	224	D 125	5,821	Avq+	60%	95%	100%	3,318		
1.5 Story, wd. fr.	1920	60	D 120	5,725	Avq.	50%	90%	100%	2,576		
Deck(s) wd. fr.	2012	110	C 110	1,212	Avq.	92%	100%	100%	1,115		
1,242 SFLA									Outbuilding Total		8,306
Acpt Land			24,650		Accepted Bldg		49,090		Total		73,740

BUCKSPORT

Valuation Report

07/09/2019

Name: DURANT, ANNA M

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DURANT, MATTHEW N

Map/Lot:

46-03

Account: 74 Card: 1 of 1

Location:

1536 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	10/19/2018
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Level-slightly sloping-
 Utilities Well-Septic System-
 Street Paved
 0 57

Reference 1 HS off at sale.

Reference 2 46-04 on shore is p/o this lot now.

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
2.59	ACRES-Rear land: 6-10ac.	975.00	2,525	100%		2,525
Total Acres 9.59			Land Total			56,888

Dwelling Description

Replacement Cost New

Colonial/Traditional	One Story	1,074 Sqft	Grade C 130	Base	90,239
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-908
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,178
Rooms	8	Extras	Alt. Energy 3		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,650
Attic	Full finished			Attic	17,788
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1910	2003	Typical	Typical	Very Good	Typical	112,947			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		80%	100%	100%	90,358		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Porch(es) encl. wd. fr.	2003	198	C 120	7,673	Avq.	87%	100%	100%	6,676
Garage, wd. fr.	2003	832	C 110	17,108	Avq.	87%	100%	100%	14,884
Deck(s) wd. fr.	2003	288	C 115	3,315	Avq.	87%	100%	100%	2,884
Porch(es) open wd. fr.	2003	156	C 120	3,931	Avq.	87%	100%	100%	3,420
Shed(s) wd. fr.	2017	100	D 120	965	Avq.	94%	100%	100%	907
Conc. Slab	1999	100	D 100	260	Avq-	76%	50%	100%	99
1,074 SFLA				Outbuilding Total				28,870	

Acpt Land

56,890

Accepted Bldg

119,230 Total

176,120

BUCKSPORT

Valuation Report

07/09/2019

Name: DUKE, HERALD G

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DUKE, ELIZABETH M

Map/Lot:

46-05

Account: 960 Card: 1 of 1

Location:

8 Foss Farm Drive

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 04/18/2003
 Sale Price 116,500
 Sale Type Land & Buildings
 Financing
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Semi-improved
 0 49

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Multi-Fact	39,600
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
12.50	ACRES-Rear-remaining	500.00	6,250	100%		6,250
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
Total Acres 24.50					Land Total	63,288

Dwelling Description**Replacement Cost New**

Conventional	One & 3/4 Story	972 Sqft	Grade C 105	Base	98,138
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Floor/Wall	Cooling	50% Heat pump	Heat	-697
Rooms	9	Extras	Alt. Energy 3		
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,948
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,460
Insulation	Minimal			Insulation	-1,857
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	103,329
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Multiple Factors		None		60%	95%	100%
						58,898

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1900	540	C 100	22,344	Avq.	50%	95%	100%	10,613
Basement, Unfin.	1900	540	C 100	4,464	Avq.	50%	100%	100%	2,232
Attic, Unfinished	1900	540	C 100	1,674	Avq.	50%	100%	100%	837
2S Garage, wd. fr.	1970	972	D 120	17,113	Fair	41%	100%	100%	7,016
Shed(s) wd. fr.	1970	324	D 100	2,608	Fair	41%	80%	100%	855
Porch(es) open wd. fr.	2012	324	C 100	6,006	Avq.	92%	100%	100%	5,526
Deck(s) wd. fr.	2012	30	C 100	302	Avq.	92%	100%	100%	278
Shed(s) wd. fr.	2013	80	D 90	580	Avq.	92%	100%	100%	534
2,241 SFLA									
Outbuilding Total									27,891

Acpt Land

63,290

Accepted Bldg

86,790

Total

150,080

BUCKSPORT
Name: VEILLETTE, JEFFORY G

Valuation Report

07/09/2019

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Map/Lot: 46-06

Account: 2638 Card: 1 of 1 Location: River Rd (off) - Penob. R.

Neighborhood 15	Neighborhood 15	Sale Data				
Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL RP	Sale Date	04/09/1986			
Topography	Gently sloping-rolling-	Sale Price	2,500			
Utilities		Sale Type	Land only			
Street	STREET SURFACE	Financing				
0	45	Verified	Public Record			
		Validity				
Reference 1	owner f5					
Reference 2	1986 SP = 5,525 in '18					
Bldg Codes	0					
X Coordinate	0	Y Coordinate	0			
Exemption(s)	Land Schedule 15					
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.30	ACRES-Rear land: 1st 5ac.	1,950.00	4,485	50%	Access/Loc	2,243
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Access/Loc	2,813
Total Acres	3.30			Land Total		5,056
Acpt Land		5,060	Accepted Bldg		0	Total
						5,060

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Gravel
0 62

Sale Data
Sale Date 09/09/1999
Sale Price 31,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity

Reference 1 foreclosure filed 6/10
Reference 2 for sale by owner (he is a bulder)
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	75%	Access/Loc	33,000
0.90	ACRES-Secondary ac.	5,625.00	5,063	50%	Unimproved	2,531
Total Acres 1.90						Land Total 35,531

Dwelling Description

Replacement Cost New

Other type bldg.	Two Story	800 Sqft	Grade C 100	Base	88,248
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-2,642
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,496
Rooms	9	Extras	Add'l Heat 1	.....	676
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	2,558
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,413
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Typical	Typical	Average	Typical	93,749
Functional Obsolescence						Value(Rcnld)
Multiple Factors						55,940

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
2 Story, wd. fr.	1993	384	C 100	29,188	Avq.	78%	85%	90%	17,417	
Garage, wd. fr.	1994	1008	C 100	18,299	Avq.	78%	85%	90%	10,919	
2 Story, wd. fr.	2002	400	C 100	30,204	Avq.	78%	85%	90%	18,023	
Deck(s) wd. fr.	2005	128	C 100	1,282	Avq.	78%	85%	90%	765	
Deck(s) wd. fr.	1994	160	C 100	1,602	Avq.	78%	85%	90%	956	
2 Story, wd. fr.	2000	320	C 100	25,119	Avq.	78%	85%	90%	14,989	
Conc. Slab	1999	1296	D 100	3,385	Avq.	76%	50%	90%	1,157	
1 Story, wd. fr.	2002	160	C 100	8,541	Avq.	78%	85%	90%	5,097	
Shed(s) wd. fr.	1999	128	D 100	1,030	Avq.	84%	100%	90%	779	
3,968 SFLA									70,102	

Acpt Land	35,530	Accepted Bldg	126,040	Total	161,570
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BUCKSPORT

Valuation Report

07/09/2019

Name: DUNBAR, DEREK

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Dunbar, Lois JT

Map/Lot:

46-08

Account: 2567 Card: 1 of 1

Location:

1572 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 04/14/2017
 Sale Price 24,900
 Sale Type Land only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 61

Reference 1

Reference 2 estate sale

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Dev. Lot (Fract.)	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
0.29	ACRES-Rear land: 1st 5ac.	1,950.00	566	100%		566
Total Acres 2.29					Land Total	45,179

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade B 110	Base	104,528
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-5,411
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,556
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,471
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	Typical	Typical	Average	Typical	104,144
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		94%	96%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
Shed(s) wd. fr.	1940	140	C 100	1,682	Avq.	51%
Shed(s) wd. fr.	2017	200	C 110	2,642	Avq.	94%
Porch Roof	2017	72	C 100	785	Avq.	94%
1,120 SFLA						
Outbuilding Total						4,079
Acpt Land						45,180
Accepted Bldg						98,060
Total						143,240

BUCKSPORT

Valuation Report

07/09/2019

Name: Boynton, John C., IV

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Martin, Melynda N

Map/Lot:

46-10

Account: 2208 Card: 1 of 1

Location:

1600 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 12/17/2013
 Sale Price 175,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Level-slightly sloping-
 Utilities Well-Septic System-
 Street Paved
 0 53

Reference 1

Reference 2 Homestead off at sale

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
Total Acres 1.00				Land Total		44,000

Dwelling Description**Replacement Cost New**

Ranch	One Story	1,425 Sqft	Grade C 123	Base	104,463
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	575 Sqft, Grade C	Basement Gar	None	Fin Bsmnt	5,681
Heating	100% Hot Water	Cooling	0% None	Heat	2,734
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,908
Attic	None, no access/use			Attic	0
FirePlaces	2			Fireplace	9,594
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	Typical	Typical	Very Good	Typical	129,380
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	112,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Patio	1959	132	C 117	928	Avq.	62%	100%	100%	575
Garage, wd. fr.	1959	625	C 113	13,926	Avq.	62%	90%	100%	7,771
Deck(s) wd. fr.	1980	253	C 117	2,964	Avq.	74%	100%	100%	2,193
Shed(s) wd. fr.	2007	70	C 100	840	Avq.	89%	75%	100%	561
1,425 SFLA									
Outbuilding Total									11,100

Acpt Land

44,000

Accepted Bldg

123,660

Total

167,660

Name: BEAUMONT, WILLIAM

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STILES, JULIE L JT

Map/Lot:

46-11

Account: 1374 Card: 1 of 1

Location:

24 Hero's Brook Lane

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	08/01/1999
Sale Price	25,000
Sale Type	Land & Mo-Ho
Financing	
Verified	Public Record
Validity	

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Gravel
0	48

Reference 1	f5 for new bldg notes-footings in 5/31/11		
Reference 2	RW FROM 46-33		
Bldg Codes	94		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	ACRES-Developed Lot	44,000.00	66,000	75%	Multi-Fact	49,500
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
1.00	ACRES-Road Frontage	11,250.00	11,250	50%	Topography	5,625
Total Acres	12.50				Land Total	69,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,668 Sqft	Grade C 120	Base	114,804
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	720 Sqft, Grade C	Basement Gar	None	Fin Bsmnt	7,825
Heating	100% Hot Water	Cooling	0% None	Heat	3,122
Rooms	12	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,493
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,240
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	Typical	Typical	Average	Typical	136,484
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	100%	100%	124,200	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1975	528	C 100	10,811	Avq.	71%	95%	100%	7,292
Seasonal Camp	1975	200	C 100	3,900	Avq.	71%	100%	100%	2,769
1.5S Garage, wd. fr.	2011	576	C 110	14,347	Avq.	91%	100%	100%	13,056
Garage, wd. fr.	2011	900	C 110	18,275	Avq.	91%	95%	100%	15,798
Sunroom	2011	240	C 120	18,408	Avq.	91%	95%	100%	15,913
Porch(es) open wd. fr.	2011	315	C 110	6,445	Avq.	91%	100%	100%	5,865
Deck(s) wd. fr.	2011	252	C 110	2,774	Avq.	91%	100%	100%	2,524
Shed(s) wd. fr.	2018	80	D 120	772	Avq.	95%	90%	100%	660
Hot Tub	2018	1	C 100	3,900	Avq.	95%	50%	100%	1,852
Deck(s) wd. fr.	2018	336	C 110	3,700	Avq.	95%	100%	100%	3,515
2,108 SFLA									
Outbuilding Total									69,244

Acpt Land

69,750

Accepted Bldg

193,440

Total

263,190

BUCKSPORT
Name: JACOBS, JEFFREY A

Valuation Report

07/09/2019

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Map/Lot:

46-12

Account: 1473 Card: 1 of 1

Location:

River Road (off)

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	12/27/2006
Sale Price	3,425
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities
Street Unknown
0 43

Reference 1 -46-023
Reference 2 CUT 1/14/08
Bldg Codes 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%	Unimproved	5,625
0.71	ACRES-Rear land: 1st 5ac.	1,950.00	1,385	100%		1,385
Total Acres 1.71				Land Total		7,010
Acpt Land		7,010	Accepted Bldg		0	Total
						7,010

BUCKSPORT
Name: JACOBS, JEFFREY A

Valuation Report

07/09/2019

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Map/Lot:

46-13

Location:

River Road (off)

Account: 1474 Card: 1 of 1

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	12/27/2006
Sale Price	5,007
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
Topography
Utilities Unknown-Unknown-
Street 0
0 41

Reference 1 46-023

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Access/Loc	2,813
1.50	ACRES-Rear land: 1st 5ac.	1,950.00	2,925	50%	Access/Loc	1,463
Total Acres 2.50					Land Total	4,276

Accpt Land	4,280	Accepted Bldg	0	Total	4,280
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BUCKSPORT

Valuation Report

07/09/2019

Name: GRAY, STEVEN

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GRAY, MARY; heirs of (died 6/7/16)

Map/Lot:

46-14

Account: 667 Card: 1 of 1

Location:

1620 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	04/04/2002
Sale Price	67,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Level-slightly sloping-
 Utilities Well-Septic System-
 Street 0
 0 40

Reference 1 4/17- USPS returned mail. no forward.

Reference 2 979 Essex Street, Bangor 04401

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
4.29	ACRES-Rear land: 6-10ac.	975.00	4,183	80%	Size/Shape	3,346
Total Acres 11.29			Land Total			57,709

Dwelling Description

Replacement Cost New

Conventional	Two Story	748 Sqft	Grade C 90	Base	76,238
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-525
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-438
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,527
Attic	Floor & Stairs			Attic	1,799
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,015
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	Typical	Typical	Average	Typical	78,586			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Multiple Factors		None		50%	91%	100%	35,757		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story, wd. fr.	1880	435	C 90	16,676	Avq.	50%	91%	100%	7,588
Attic, Unfinished	1880	435	C 90	1,360	Avq.	50%	91%	100%	619
Porch(es) encl. wd. fr.	1880	168	C 90	5,179	Avq.	50%	100%	100%	2,590
Shed(s) wd. fr.	2013			- - - - S O U N D V A L U E - - - -					1,000
Bay Window(s) wd. fr.	1880	6	C 90	239	Avq.	50%	100%	100%	120
1,937 SFLA								Outbuilding Total	11,917
Accpt Land		57,710	Accepted Bldg		47,670	Total			105,380

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	05/02/1990
Sale Price	0
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Distressed Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
 Topography Gently sloping-rolling-
 Utilities
 Street Water Access
 0 38

Reference 1 Tax acq. 11/1987. No record of \$\$.
 Reference 2 Camp burned 12/1992
 Bldg Codes 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	5,625.00	5,625	70%	Access/Loc	3,938
Total Acres 1.00				Land Total		3,938
Acpt Land		3,940	Accepted Bldg	0	Total	3,940

BUCKSPORT

Valuation Report

07/09/2019

Name: Maine Electric Power Company

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Map/Lot:

46-16

Account: 552 Card: 1 of 1

Location:

0 RIVER RD

Neighborhood 19 Neighborhood 19

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL

Topography Gently sloping-rolling-

Utilities Electricity at lot-

Street Paved

0 30

Reference 1 TRANSMISSION LINES valued elsewhere

Reference 2 was c/o Central Maine Power Company

Bldg Codes 90

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 19

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	50,300.00	50,300	100%		50,300
5.00	ACRES-Rear land: 1st 5ac.	5,000.00	25,000	100%		25,000
5.00	ACRES-Rear land: 6-10ac.	2,500.00	12,500	100%		12,500
3.00	ACRES-Rear-remaining	1,250.00	3,750	100%		3,750
Total Acres 14.00				Land Total		91,550
Accpt Land		91,550	Accepted Bldg	0	Total	91,550

Name: Central Maine Power Company

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Map/Lot:

46-16-on

Account: 350

Card: 1 of 1

Location:

River Rd (Lattice Towers)

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-
 Street Paved

Reference 1 Separate acc't per CMP request for
 Reference 2 lattice tower project costs declared.

Bldg Codes 90

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Outbuildings/Additions/Improvements									Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Rcnld	
Elec. Infrastructure	2015			----	S	O	U	N	D	7,000.000
----- S O U N D V A L U E -----									7,000.000	
Outbuilding Total									7,000.000	
Accpt Land			0	Accepted Bldg			7,000,000	Total	7,000,000	

BUCKSPORT

Valuation Report

07/09/2019

Name: Maine Electric Power Company

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Map/Lot:

46-17

Account: 553

Card: 1 of 1

Location:

00000 RIVER RD - OFF

Neighborhood 19 Neighborhood 19

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-
 Street 0
 0 24

Reference 1 TRANSMISSION LINES valued with 22-05-ON
 Reference 2 was c/o Central Maine Power Company
 Bldg Codes 90
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 19

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	ACRES-Rear land: 1st 5ac.	5,000.00	15,000	100%		15,000
Total Acres 3.00				Land Total		15,000
Acpt Land		15,000	Accepted Bldg	0	Total	15,000

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Right-of-way
0 31

Sale Data
Sale Date 04/28/1987
Sale Price 70,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 sp=148k in '17

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Topography	39,600
1.00	ACRES-Secondary ac.	5,625.00	5,625	96%	View/Envir	5,400
0.56	ACRES-Rear land: 1st 5ac.	1,950.00	1,092	90%	Size/Shape	983
Total Acres 2.56					Land Total	45,983

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Cape Cod/Salt Box	One & 3/4 Story	805 Sqft	Grade C 118	Base	97,746
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-617
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,594
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,418
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,136
Insulation	Mostly			Insulation	-432
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1930	0	Typical	Typical	Above Average	Typical	109,845		
Functional Obsolescence				Phys. %	Func. %	Econ. %		
None				60%	100%	94%		
Value(Rcnld)						61,953		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Porch(es) encl. wd. fr.	1930	297	C 118	10,044	Avq+	60%	100%	94%
Porch(es) open wd. fr.	1930	39	C 118	1,622	Avq+	60%	100%	94%
Garage, wd. fr.	1930	480	D 130	8,765	Avq.	50%	50%	94%
Shed(s) wd. fr.	1960	32	C 100	385	Avq.	62%	100%	94%
Deck(s) wd. fr.	2016	120	C 115	1,381	Avq.	94%	100%	94%
1,409 SFLA						Outbuilding Total		10,084
Acpt Land		45,980		Accepted Bldg		72,040		Total
								118,020

BUCKSPORT
Name: JACOBS, JEFFREY A

Valuation Report

07/09/2019

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Map/Lot:

46-19

Account: 1475 Card: 1 of 1

Location:

0 River Road

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
Topography Gently sloping-rolling-Below Street-
Utilities Electricity at lot-
Street 0
0 21

Sale Data	
Sale Date	12/27/2006
Sale Price	26,837
Sale Type	Land only
Financing	Other
Verified	Public Record
Validity	Related Parties

Reference 1 -46-023
Reference 2 CUT 1/14/08
Bldg Codes 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	100%	Unimproved	21,500
1.00	ACRES-Road Frontage	11,250.00	11,250	100%		11,250
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
0.40	ACRES-Rear-remaining	500.00	200	100%		200
Total Acres 12.40			Land Total			47,575
Accpt Land		47,580	Accepted Bldg		0	Total
						47,580

BUCKSPORT

Valuation Report

07/09/2019

Name: GEAGAN, GREGORY F

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Map/Lot:

46-21

Account: 1085 Card: 1 of 1

Location: off River Road (by RR/p-line)

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL

Topography Gently sloping-rolling-

Utilities

Street Right-of-way

0 16

Reference 1 Tax acq. 11/1987. No record of \$. f5

Reference 2 1972 deed "3.5 acres w/easement>power co

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Base Lot (Fract.)	21,500.00	15,203	90%	Multi-Fact	13,683
Total Acres 0.50				Land Total		13,683
Acpt Land		13,680	Accepted Bldg	0	Total	13,680

BUCKSPORT
Name: JACOBS, JEFFREY A

Valuation Report

07/09/2019

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Map/Lot:

46-23

Account: 1476 Card: 1 of 1

Location:

1686 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	12/27/2006
Sale Price	23,232
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Related Parties

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
Topography Gently sloping-rolling-Below Street-
Utilities Electricity at lot-Unknown-
Street Paved
0 16

Reference 1 cut 1/08

Reference 2

Bldg Codes 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	100%		21,500
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
3.20	ACRES-Rear land: 6-10ac.	975.00	3,120	100%		3,120
Total Acres 10.20						39,995
Land Total						39,995

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Garaqe, wd. fr.	0	3200	C 100	52,494	Poor	20%	80%	100%	8,399
Outbuilding Total									8,399
Accpt Land		40,000	Accepted Bldg		8,400	Total			48,400

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	04/10/2001
Sale Price	13,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Liquidation

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Septic System-
Street	Paved
0	23

Reference 1

Reference 2 using old septic per Jeff

Bldg Codes 56

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
0.75	ACRES-Rear land: 1st 5ac.	1,950.00	1,463	100%		1,463
Total Acres 1.75				Land Total		45,463

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,440 Sqft	Grade C 112	Base	162,392
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-5,325
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,019
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	9,225
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,145
Attic	Floor & Stairs			Attic	3,448
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Typical	Typical	Average	Typical	173,904
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	100%	154,775	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2008	155	B 100	2,064	Avq.	89%	100%	100%	1,837
Shed(s) wd. fr.	2012	360	C 120	5,190	Avq.	92%	100%	100%	4,775
Canopy, wd. fr.	2014	336	C 120	2,421	Avq.	93%	100%	100%	2,252
2,880 SFLA									
						Percent Good			Value Rcnld
									8,864

Acpt Land

45,460

Accepted Bldg

163,640

Total

209,100

BUCKSPORT

Valuation Report

07/09/2019

Name: GUIMOND, PATRICE R

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Map/Lot:

46-25

Account: 1285 Card: 1 of 1

Location:

0 LEDGEWOOD DRIVE

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Unknown-Unknown-
 Street Gravel

Reference 1 -46-27D

Reference 2

Bldg Codes 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	100%		21,500
0.18	ACRES-Secondary ac.	5,625.00	1,013	100%		1,013
Total Acres 1.18					Land Total	22,513

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Shed(s) wd. fr.	2006	288	C 100	3,461	Avg.	88%	100%	100%		3,046
							Outbuilding Total			3,046
Acpt Land		22,510	Accepted Bldg			3,050	Total			25,560

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Gravel
 0 25

Reference 1 -46-26C

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Unimproved	39,600
0.10	ACRES-Secondary ac.	5,625.00	563	100%		563
Total Acres 1.10			Land Total			40,163

Dwelling Description**Replacement Cost New**

Contemporary/Modern	Two Story	1,044 Sqft	Grade C 120	Base	125,828
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	No Bm CrawlSp	Basement	-5,179
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	7,166
Rooms	9	Extras	Add'l Heat 1	.....	963
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,370
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Typical	Typical	Above Average	Typical	132,148
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	108,361	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1986	108	C 110	1,188	Avq.	77%	100%	100%	915
1.5S Garage, wd. fr.	1986	480	C 110	12,480	Avq.	77%	100%	100%	9,610
Shed(s) wd. fr.	1986	120	C 100	1,440	Avq.	77%	95%	100%	1,054
Deck(s) wd. fr.	2000	310	C 110	3,414	Avq.	85%	100%	100%	2,902
Deck(s) wd. fr.	2000	268	C 110	2,951	Avq.	85%	100%	100%	2,508
Canopy, wd. fr.	2000	168	C 100	1,009	Avq.	85%	100%	100%	858
Outbuilding Total									17,847

2,088 SFLA

Accpt Land

40,160

Accepted Bldg126,210 **Total**

166,370

Account: 3043 Card: 1 of 1

Map/Lot: 46-27
Location: 52 Ledgewood Drive

Neighborhood 11 Neighborhood 11

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 N
Topography Gently sloping-rolling-Severely Sloping-
Utilities Well-Septic System-
Street Gravel

Sale Data
Sale Date 05/22/2007
Sale Price 100,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Liquidation

Reference 1

Reference 2 small loft above 2nd fl.

Bldg Codes 2

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Multi-Fact	39,600
1.00	ACRES-Secondary ac.	5,650.00	5,650	50%	Unimproved	2,825
2.66	ACRES-Rear land: 1st 5ac.	1,950.00	5,187	90%	Topography	4,668
Total Acres 4.66						Land Total 47,093

Dwelling Description

Dwelling Description				Replacement Cost New	
Conventional	Two Story	864 Sqft	Grade C 105	Base	106,958
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-2,996
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Hot Water	Cooling	0% None	Heat	-1,651
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,914
Attic	1/4 Finished			Attic	2,901
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1995	0	Typical	Typical	Average	Typical	110,126			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Basement		None		82%	100% 100%	90,303			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1995	544	C 110	5,990	Avq.	82%	100%	100%	4,912
Shed(s) wd. fr.	1995	80	D 120	772	Avq.	82%	100%	100%	633
1,728 SFLA									
Outbuilding Total									5,545

Acpt Land

47,090

Accepted Bldg

95,850

Total

142,940

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Level-slightly sloping-
Utilities Well-Septic System-
Street Gravel
0 28

Sale Data
Sale Date 09/27/2004
Sale Price 137,150
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 cdbg 10.3k rehab 2014 f5
Reference 2 more rehab f5 SP = 177k in '18.
Bldg Codes 4
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	92%	Multi-Fact	40,480
0.22	ACRES-Secondary ac.	5,625.00	1,238	100%		1,238
Total Acres 1.22				Land Total		41,718

Dwelling Description				Replacement Cost New	
Conventional	One Story	2,456 Sqft	Grade C 100	Base	164,077
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-8,110
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,151
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	14,040
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,704
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated	Kitchens	Baths		Condition		Layout		Total
1978		0	Typical	Typical		Above Average		Typical		169,560
Functional Obsolescence			Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete			None			79%	95%	100%	127,255	
Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Shed(s) wd. fr.	2016	288	D 130	3,013	Avq.	94%	100%	100%	2,832	
2,456 SFLA		Outbuilding Total							2,832	
Acpt Land			41,720		Accepted Bldg		130,090		Total	171,810

Neighborhood 11 Neighborhood 11

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 N
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Gravel
0 34

Sale Data
Sale Date 09/15/2017
Sale Price 170,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split

Reference 1 9/2017 split, back house kept by RM
Reference 2 See older notes in 46-29-1
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 11

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	80%	Multi-Fact	35,200
1.00	ACRES-Secondary ac.	5,650.00	5,650	50%	Unimproved	2,825
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	80%	Access/Loc	7,800
8.00	ACRES-Rear-remaining	500.00	4,000	90%	Proq/Restr	3,600
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	90%	Topography	4,388
Total Acres 20.00			Land Total			53,813

Dwelling Description				Replacement Cost New	
Contemporary/Modern	Two Story	864 Sqft	Grade C 100	Base	92,605
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-2,853
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	455
Heating	100% Hot Water	Cooling	0% None	Heat	2,696
Rooms	9	Extras	Add'l Heat 1		
Bedrooms	5	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	11,232
Attic	1/4 Finished			Attic	2,763
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Unimproved Living Area			Dwelling Condition			Unimproved		0	
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1997	0	Typical	Typical	Average	Typical	106,898			
Functional Obsolescence			Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete			Location		83%	100%	85%	75,417	

Outbuildings/Additions/Improvements				Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Swimming Pool	2000			---	S O U N D	V A L U E	---	500
Porch(es) encl. wd. fr.	1997	308	C 110	9,623	Avq.	83%	100%	85%
1.75 Story, wd. fr.	1997	184	C 110	16,572	Avq.	83%	100%	85%
2 Story, wd. fr.	1997	864	C 110	65,671	Avq.	83%	100%	85%
Deck(s) wd. fr.	2012	32	C 120	385	Avq.	92%	100%	85%
Deck(s) wd. fr.	2012	32	C 120	385	Avq.	92%	100%	85%
Deck(s) wd. fr.	2012	24	C 120	289	Avq.	92%	100%	85%
Outbuilding Total								66,140

3,778 SFLA	Acpt Land	53,810	Accepted Bldg	141,560	Total	195,370
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Valuation Report

07/09/2019

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Map/Lot:

46-29-1

Account: 1879 Card: 1 of 1

Location:

139 Ledgewood Drive

Neighborhood 11 Neighborhood 11

Sale Data	
Sale Date	11/03/2017
Sale Price	1
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Assemblage

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Level-slightly sloping-
Utilities Well-Septic System-
Street Gravel
0 34

Reference 1 House on this remainder was card 2 of 46-29
Reference 2 KW says sold for \$1 as p/o prev. transaction
Bldg Codes 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 11

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	70%	Multi-Fact	30,800
1.00	ACRES-Secondary ac.	5,650.00	5,650	50%	Unimproved	2,825
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	80%	Access/Loc	7,800
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	80%	Access/Loc	3,900
2.00	ACRES-Rear-remaining	500.00	1,000	50%	Prog/Restr	500
Total Acres 14.00			Land Total			45,825

Dwelling Description				Replacement Cost New	
Conventional	Two Story	896 Sqft	Grade C 100	Base	94,783
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-2,959
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,796
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,808
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Built		Renovated	Kitchens		Baths		Condition		Layout			Total
2005		0	Typical		Typical		Average		Typical			97,428
Functional Obsolescence			Economic Obsolescence			Phys. %		Func. %	Econ. %		Value(Rcnld)	
Multiple Factors			Location			88%		50%	86%		36,867	
Outbuildings/Additions/Improvements						Percent Good					Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ			Rcnld	
Canopy, wd. fr.	2005	256	C 100	1,537	Avq.	88%	80%	86%			931	
Canopy, wd. fr.	2005	160	C 100	962	Avq.	88%	80%	86%			583	
Garage, wd. fr.	2005	352	C 100	8,065	Avq.	88%	85%	86%			5,188	
Porch(es) encl. wd. fr.	2005	96	C 100	4,212	Avq.	88%	95%	86%			3,029	
1,792 SFLA											9,731	
Accpt Land		45,830		Accepted Bldg		46,600		Total		92,430		

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	06/21/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Other
Verified	Public Record
Validity	Related Parties

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	31

Reference 1 -46-18A - div decree 2013. Vets/HS off.

Reference 2 1646=RENTAL HOUSE f5

Bldg Codes 94

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	ACRES-Developed Lot	44,000.00	41,360	96%	View/Envir	39,706
Total Acres 0.94				Land Total		39,706

Dwelling Description

Replacement Cost New

Other type bldg.	Two Story	3,200 Sqft	Grade C 100	Base	276,772
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm 1/2 Bsmnt	Basement	-10,566
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	11	Extras	Add'l Heat 1		
Bedrooms	9	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	9,360
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	2002	Typical	Typical	Average	Typical	275,566
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Superadequate	Location	72%	52%	96%	99,045	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story, wd. fr.	2000	672	C 110	47,780	Avq.	85%	95%	96%	37,039
1S Overhang, wd. fr.	2000	80	C 100	3,536	Avq.	85%	100%	96%	2,886
Porch(es) encl. wd. fr.	2003	324	C 100	9,092	Avq.	87%	100%	96%	7,594
Deck(s) wd. fr.	2000	480	C 130	6,245	Avq.	85%	100%	96%	5,096
Basement, Unfin.	2000	672	C 120	6,505	Avq.	85%	100%	96%	5,308
Deck(s) wd. fr.	2000	352	C 110	3,877	Avq.	85%	100%	96%	3,163
Hot Tub	2018	1	C 100	3,900	Avq.	95%	50%	96%	1,778
7,656 SFLA									
Outbuilding Total									62,864

Acpt Land

39,710

Accepted Bldg

161,910 Total

201,620

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-Above Street-
Utilities Well-Septic System-
Street Gravel
0 37

Reference 1
Reference 2 OOT PO box but lives here
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 11 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Unimproved	39,600
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
0.50	ACRES-Rear land: 1st 5ac.	1,950.00	975	100%		975
Total Acres 2.50						Land Total 43,388

Dwelling Description

Replacement Cost New

Ranch	One Story	1,308 Sqft	Grade C 110	Base	86,856
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-4,751
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Electrical	Cooling	0% None	Heat	-2,245
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,170
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Typical	Typical	Above Average	Typical	82,030
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	63,983	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Garage, wd. fr.	1976	624	C 110	13,538 Avq.	71% 90% 100%	8,651
Porch(es) open wd. fr.	1976	60	C 100	1,716 Avq.	71% 100% 100%	1,218
1,308 SFLA					Outbuilding Total	9,869

Acpt Land	43,390	Accepted Bldg	73,850	Total	117,240
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BUCKSPORT

Valuation Report

07/09/2019

Name: OMALLEY, MAUREEN TERESA

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MINERVINO, TRACEY JT

Map/Lot:

46-32

Account: 472 Card: 1 of 1

Location:

25 Ledgewood Drive

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 09/28/2007
 Sale Price 163,300
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-Above Street-
 Utilities Well-Septic System-
 Street Gravel
 0 35

Reference 1

Reference 2 fairfield development -landowner came in

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Unimproved	39,600
1.00	ACRES-Road Frontage	11,250.00	11,250	90%	Topography	10,125
1.40	ACRES-Rear land: 1st 5ac.	1,950.00	2,730	100%		2,730
Total Acres 3.40						Land Total 52,455

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Other type bldg.	One & 1/2 Story	768 Sqft	Grade C 120	Base	91,883
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-3,043
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,240
Insulation	Heavy			Insulation	2,085
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Typical	Typical	Above Average	Typical	97,165
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	75,789	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1990	384	C 110	32,105	Avq.	79%	100%	100%	25,363
Porch Roof	1976	192	C 100	1,877	Avq.	71%	100%	100%	1,333
Deck(s) wd. fr.	1990	168	C 110	1,849	Avq.	79%	100%	100%	1,461
Garage, wd. fr.	1986	720	C 110	15,187	Avq.	77%	100%	100%	11,694
Attic, Unfinished	1986	720	C 110	2,150	Avq.	77%	100%	100%	1,656
Shed(s) wd. fr.	1986	120	D 100	965	Avq.	77%	100%	100%	743
Deck(s) wd. fr.	1990	160	C 110	1,763	Avq.	79%	100%	100%	1,393
1,920 SFLA									43,643

Acpt Land

52,460

Accepted Bldg

119,430

Total

171,890

BUCKSPORT

Valuation Report

07/09/2019

Name: Harlow, Dana F. & Tamika S.

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Clark, Carol-Ann B. & Donald E. JT

Map/Lot:

46-33

Account: 709 Card: 1 of 1

Location:

1 Heros Brook Lane

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	11/12/2014
Sale Price	30,000
Sale Type	Land & Mo-Ho
Financing	Unknown
Verified	Public Record
Validity	Other

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved

Reference 1	-46-14B Deed- "Harlows of Bucksport		
Reference 2	and Clarks of Eddington"		
Bldg Codes	9		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.96	ACRES-Developed Lot	44,000.00	42,240	70%	Multi-Fact	29,568
Total Acres 0.96					Land Total	29,568

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
OXFORD Moho	1989	14X72	C 95	39,287	Avq.	40%	100%	100%	15,715
Deck(s) wd. fr.	2010	36	D 100	242	Avq.	91%	100%	100%	220
Shed(s) wd. fr.	2017	64	D 120	619	Avq.	94%	100%	100%	582
1,008 SFLA						Outbuilding Total			16,517

Acpt Land	29,570	Accepted Bldg	16,520	Total	46,090
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Name: Pinkham, Nicole (Downing)

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Map/Lot:

46-34

Account: 2720

Card: 1 of 1

Location:

13 Ledgewood Drive

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	04/18/2000
Sale Price	76,298
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Gravel
0	32

Reference 1

Reference 2 FM-08-610 BANGOR

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Multi-Fact	39,600
0.10	ACRES-Secondary ac.	5,625.00	563	100%		563
Total Acres 1.10				Land Total		40,163

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	916 Sqft	Grade C 114	Base	73,307
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	432 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,994
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	2,987
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,575
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Above Average	Typical	82,863
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	77%	98%	100%	62,528	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1973	55	C 114	5,390	Avq+	77%	98%	100%	4,067
Deck(s) wd. fr.	2015	120	C 100	1,201	Avq.	93%	100%	100%	1,117
1.5S Garage, wd. fr.	1985	576	C 100	13,044	Avq.	76%	100%	100%	9,913
Shed(s) wd. fr.	2011	120	C 100	1,440	Avq.	91%	100%	100%	1,310
2 Story, wd. fr.	2013	288	C 100	23,085	Avq.	92%	95%	100%	20,176
1 Story, wd. fr.	2013	72	D 110	3,939	Avq.	92%	90%	100%	3,262
Porch(es) encl. wd. fr.	2013	320	C 115	10,356	Avq.	92%	95%	100%	9,052
Garage, wd. fr.	2015	528	D 110	7,969	Avq.	93%	90%	100%	6,670
Shed(s) wd. fr.	1973			---	S O U N D	V A L U E	---		2,000
Garage, wd. fr.	2016	1020	C 110	20,335	Avq.	94%	95%	100%	18,159
1,619 SFLA						Outbuilding Total			75,726

Acpt Land

40,160

Accepted Bldg

138,250 Total

178,410

BUCKSPORT
Name: PINKHAM, GREGORY A

Valuation Report

07/09/2019

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Map/Lot:

46-36

Location:

0 River Road

Account: 2721 Card: 1 of 1

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	10/22/2010
Sale Price	2,000
Sale Type	Land only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-
Street	Paved
0	29

Reference 1	@ Ledgewood Drive		
Reference 2	OLD LOT-HOUSE BURNED-WON'T PASS		
Bldg Codes	0		
X Coordinate	0	Y Coordinate	0
Exemption(s)	Land Schedule		15

Land Description		Total	Fctr	Influence	Value
Units	Method - Description	Price/Unit			
0.52	ACRES-Base Lot (Fract.)	21,500.00	15,504	20% Multi-Fact	3,101
Total Acres 0.52			Land Total		3,101
Acpt Land	3,100	Accepted Bldg	0	Total	3,100

Name: BENNETT, MARK

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Bennett, Susan

Map/Lot:

46-37

Account: 207 Card: 1 of 1

Location:

1653 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Level-slightly sloping-
 Utilities Well-Septic System-
 Street Paved
 0 36

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
0.50	ACRES-Secondary ac.	5,625.00	2,813	50%	Unimproved	1,406
Total Acres 1.50					Land Total	43,206

Dwelling Description**Replacement Cost New**

Colonial/Traditional	Two Story	1,144 Sqft	Grade C 100	Base	111,664
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	3,569
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,808
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	1991	Typical	Typical	Above Average	Typical	118,041
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	100%	100%	100%	118,041	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
Patio	1963	48	C 100	289 Avq.	64% 100% 100%	185
Garage, wd. fr.	1985	552	C 110	12,303 Avq.	76% 100% 100%	9,350
Deck(s) wd. fr.	2015	280	C 115	3,224 Avq.	93% 100% 100%	2,998
1S Overhang, wd. fr.	1991	44	C 110	2,140 Avq.	80% 90% 100%	1,541
Shed(s) wd. fr.	1963			----	S O U N D V A L U E ----	200
2,332 SFLA					Outbuilding Total	14,274
Acpt Land		43,210	Accepted Bldg		132,320 Total	175,530

BUCKSPORT

Valuation Report

07/09/2019

Name: WARDWELL, FORREST E JR

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WARDWELL, KAREN

Map/Lot:

46-38

Account: 2677 Card: 1 of 1

Location:

1647 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Level-slightly sloping-
 Utilities Well-Septic System-
 Street Paved
 0 39

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
2.00	ACRES-Rear land: 1st 5ac.	1,950.00	3,900	95%	Size/Shape	3,705
Total Acres 3.00					Land Total	45,505

Dwelling Description

Replacement Cost New

Ranch	One Story	617 Sqft	Grade D 130	Base	42,867
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-405
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Typical	Typical	Above Average	Typical	42,462			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	67%	100%	100%	28,450				
Outbuildings/Additions/Improvements					Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Porch(es) encl. wd. fr.	1950	80	D 130	3,370	Avq+	67%	100%	100%	2,258
Shed(s) wd. fr.	2005	192	D 120	1,854	Avq.	88%	100%	100%	1,632
617 SFLA									
Outbuilding Total									3,890
Acpt Land		45,510	Accepted Bldg		32,340	Total			77,850

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-Below Street-
Utilities Well-Septic System-
Street Gravel
0 47

Reference 1 -46-14A
Reference 2
Bldg Codes 9
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	80%	Access/Loc	35,200
1.00	ACRES-Secondary ac.	5,625.00	5,625	60%	Unimproved	3,375
0.13	ACRES-Rear land: 1st 5ac.	1,950.00	254	100%		253
Total Acres 2.13			Land Total			38,828

Dwelling Description				Replacement Cost New	
Apartment	One Story	1,536 Sqft	Grade C 90	Base	80,852
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-4,565
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Forced Warm Air	Cooling	0%	Heat	-4,673
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	8,806
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	75%			Unfinished	-21,565

Unim. Living Area		75 %		Dwelling Condition				Uniminished		21,505	
Built	Renovated	Kitchens		Baths		Condition		Layout		Total	
2004	0	Typical		Typical		Average		Inadeq.		58,855	
Functional Obsolescence		Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnld)			
None		None		87%		96%	100%	49,156			
Outbuildings/Additions/Improvements										Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Rcnld	
SKYLINE JAY	Moho	1974	12X56	B 105	36,707	Poor	20%	20%	100%	1,468	
1,056 SFLA		Outbuilding Total								1,468	
Acpt Land		38,830		Accepted Bldg		50,620		Total		89,450	

BUCKSPORT

Valuation Report

07/09/2019

Name: JACOBS, STANLEY G

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JACOBS, GLORIA

Map/Lot:

46-40

Account: 116 Card: 1 of 1

Location:

1714 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved

Sale Data
 Sale Date 03/22/2004
 Sale Price 17,500
 Sale Type Land only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 46-40

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	80%	Unimproved	4,500
4.98	ACRES-Rear land: 1st 5ac.	1,950.00	9,711	100%		9,711
Total Acres 6.98			Land Total			58,211

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Cape Cod/Salt Box	One & 1/2 Story	768 Sqft	Grade C 115	Base	88,054
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,067
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,229
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Typical	Typical	Average	Typical	93,350
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	81,214

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	2004	160	C 100	5,582	Avq.	87%	95%	100%	4,613
Garage, wd. fr.	2006	308	C 110	8,117	Avq.	88%	100%	100%	7,143
Shed(s) wd. fr.	2011	96	D 100	772	Avq.	91%	90%	100%	633
1,152 SFLA									
Outbuilding Total									12,389

Acpt Land

58,210

Accepted Bldg

93,600

Total

151,810

Name: Cardenas Godina, Juan A.

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Cardenas Godina, Brandle M JT

Map/Lot:

46-42

Account: 2645 Card: 1 of 1

Location:

1580 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 05/18/2017
 Sale Price 160,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Level-slightly sloping-Above Street-
 Utilities Well-Septic System-
 Street Paved
 0 51

Reference 1 -46-09A

Reference 2 exempts off for 2018

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	70%	Unimproved	3,938
2.25	ACRES-Rear land: 1st 5ac.	1,950.00	4,388	100%		4,388
Total Acres 4.25					Land Total	50,126

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Cape Cod/Salt Box	One & 1/2 Story	868 Sqft	Grade C 120	Base	99,149
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Dry Bm Full Bsmnt	Basement	-677
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	0
Rooms	8	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,178
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Above Average	Typical	97,294
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	58,376	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1890	168	C 120	6,906	Avq+	60%	100%	100%	4,144
Garage, wd. fr.	1995	768	C 110	16,011	Avq.	82%	100%	100%	13,129
1 Story, wd. fr.	2007	304	C 110	15,150	Avq.	89%	100%	100%	13,484
Porch(es) open wd. fr.	2007	72	C 100	1,911	Avq.	89%	100%	100%	1,701
Porch(es) open wd. fr.	2007	248	C 117	5,582	Avq.	89%	100%	100%	4,968
Deck(s) wd. fr.	2007	128	C 110	1,409	Avq.	89%	100%	100%	1,254
1,606 SFLA									38,680

Accpt Land

50,130

Accepted Bldg97,060 **Total**

147,190

BUCKSPORT

Valuation Report

07/09/2019

Name: GAUDET, STEVEN A

Page 208

CALVI-GAUDET, DEBRA (heirs of)*

Map/Lot:

46-43

Account: 489 Card: 1 of 1

Location:

0 Foss Farm Drive

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 06/24/2005

Sale Price 0

Sale Type Land only

Financing Unknown

Verified

Validity Related Parties

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL

Topography Gently sloping-rolling-

Utilities Electricity at lot-Well-

Street 0

0 62

Reference 1 owner f5 -46-07A

Reference 2 *only grantee name on deed

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	ACRES-Secondary ac.	5,625.00	2,756	100%	Access/Loc	2,756
Total Acres 0.49				Land Total		2,756

Acpt Land

2,760

Accepted Bldg

0

Total

2,760

BUCKSPORT

Valuation Report

07/09/2019

Name: MAYO, PETER

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MAYO, GLORIA

Map/Lot:

46-44

Account: 1791 Card: 1 of 1

Location:

1192 MILLVALE RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	12/23/1976
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	0
0	99

Reference 1 Added 3 acres from Bennett in 7/5/2000

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 2 11 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Road Frontage	11,250.00	11,250	100%		11,250
3.50	ACRES-Rear land: 1st 5ac.	1,950.00	6,825	100%		6,825
Total Acres 5.50				Land Total		59,875

Dwelling Description

Replacement Cost New

Ranch	One Story	704 Sqft	Grade C 115	Base	61,020
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	588 Sqft, Grade D	Basement Gar	None	Fin Bsmnt	4,671
Heating	100% Hot Water	Cooling	0% None	Heat	1,263
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Above Average	Typical	66,954
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	77%	100%	100%	51,555	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
1S Overhang, wd. fr.	1972	52	C 115	2,644 Avq+	77% 100% 100%	
1 Story, wd. fr.	1972	64	C 115	5,814 Avq+	77% 100% 100%	
Deck(s) wd. fr.	2013	72	C 120	866 Avq.	92% 100% 100%	
Garage, wd. fr.	1982	600	C 110	13,127 Avq.	75% 100% 100%	
Shed(s) wd. fr.	1982	112	C 100	1,344 Avq.	75% 100% 100%	
Garage, wd. fr.	2010	480	C 110	11,068 Avq.	91% 90% 100%	
820 SFLA					Outbuilding Total	
					27,228	
Acpt Land		59,880	Accepted Bldg		78,780	Total
						138,660

BUCKSPORT

Valuation Report

07/09/2019

Name: MOULTON, CARL R

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MOULTON, SHERRY J

Map/Lot:

46-45

Account: 1922 Card: 1 of 1

Location:

1210 MILLVALE RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 11/30/1984
 Sale Price 0
 Sale Type Land & Buildings
 Financing FHA or VA
 Verified Public Record
 Validity

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Level-slightly sloping-
 Utilities Well-Septic System-
 Street Paved
 0 94

Reference 1 No SP.
 Reference 2 Triangle lot.
 Bldg Codes 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	ACRES-Developed Lot	44,000.00	33,880	85%	Multi-Fact	28,798
Total Acres 0.77						28,798

Land Total

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,008 Sqft	Grade C 120	Base	79,797
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	50% Heat pump	Heat	1,572
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1973	0	Typical	Typical	Above Average	Typical	81,369		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		77%	100%	100%		
Value(Rcnld)						62,654		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Deck(s) wd. fr.	2018	96	C 105	1,009	Avq.	95%	100%	100%
Garage, wd. fr.	1990	480	C 100	10,062	Avq.	79%	100%	100%
1,008 SFLA	Outbuilding Total						8,908	

Acpt Land

28,800

Accepted Bldg

71,560

Total

100,360

Name: LUGDON, LAUREN L

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LUGDON, KATHLEEN L

Map/Lot:

46-46

Account: 1721 Card: 1 of 1

Location:

1224 MILLVALE RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 06/11/2009
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-Below Street-
 Utilities Well-Septic System-
 Street Paved
 0 76

Reference 1 Lugdon paid 80.5k in '98 =120k in '18
 Reference 2 7/14: Merged 46-50 at owners request
 Bldg Codes 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 2 11 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	ACRES-Dev. Lot (Fract.)	44,000.00	42,203	95%	Unimproved	40,093
0.92	ACRES-Road Frontage	11,250.00	10,350	90%	Topography	9,315
Total Acres 1.84						Land Total 49,408

Dwelling Description**Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 109	Base	70,170
Exterior	Composite	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Average	Typical	70,170
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Delapidation		None		69%	95%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
Porch(es) encl. wd. fr.	1972	80	D 120	3,112	Avq.	69%
Deck(s) wd. fr.	1980	152	C 100	1,521	Poor	34%
Shed(s) wd. fr.	1972	112	D 100	900	Poor	25%
Garage, wd. fr.	1978	768	C 100	14,555	Avq.	73%
Swimming Pool	1986	648	C 100	15,553	Poor	42%
960 SFLA						Outbuilding Total
13,499						
Acpt Land		49,410	Accepted Bldg		59,500	Total
						108,910

BUCKSPORT

Valuation Report

07/09/2019

Name: SENTER, JOHN T

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SENER, ELIZABETH A

Map/Lot:

46-47

Account: 2346 Card: 1 of 1

Location:

1571 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	10/18/1982
Sale Price	53,200
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Paved
0	64

Reference 1

Reference 2 SP = 134k in '18 + imprv.

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Road Frontage	11,250.00	11,250	100%		11,250
4.00	ACRES-Rear land: 1st 5ac.	1,950.00	7,800	100%		7,800
Total Acres 6.00					Land Total	63,050

Dwelling Description

Replacement Cost New

Conventional	One Story	1,160 Sqft	Grade C 112	Base	82,002
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	580 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,730
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,145
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,824
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Above Average	Typical	96,701
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	71%	100%	100%	68,658	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1960	540	C 100	22,344	Avq.	62%	95%	100%	13,160
Deck(s) wd. fr.	1988	448	C 100	4,485	Avq.	78%	100%	100%	3,498
Shed(s) wd. fr.	1986	140	E 100	556	Avq-	67%	100%	100%	373
Shed(s) wd. fr.	1960	240	D 100	1,932	Avq-	49%	100%	100%	947
Shed, 1.5s wd. fr.	2000	320	D 100	3,143	Avq.	85%	75%	100%	2,004
Porch(es) encl. wd. fr.	2004	320	D 110	6,638	Avq.	87%	100%	100%	5,775
1,700 SFLA									25,757

Outbuilding Total

Acct Land

63,050

Accepted Bldg

94,420 Total

157,470

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 75

Sale Data
Sale Date 08/31/1989
Sale Price 30,000
Sale Type Land & Buildings
Financing
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Rear land: 1st 5ac.	1,950.00	1,950	100%		1,950
Total Acres 2.00						45,950

Dwelling Description

Replacement Cost New

Conventional	One Story	624 Sqft	Grade D 142	Base	47,118
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-1,003
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-448
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	Typical	Typical	Above Average	Typical	45,667
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		72%	100%	100%
						32,880

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2003	140	D 110	1,032	Avq.	87%	100%	100%	898
Garage, wd. fr.	2003	672	C 100	13,057	Avq.	87%	100%	100%	11,360
Screen Porch	2003	140	D 120	2,673	Avq.	87%	100%	100%	2,326
Shed(s) wd. fr.	1985	80	D 110	710	Avq.	76%	100%	100%	540
624 SFLA									
Outbuilding Total									15,124

Acpt Land	45,950	Accepted Bldg	48,000	Total	93,950
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BUCKSPORT

Valuation Report

07/09/2019

Name: BENNETT, BERNARD

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BENNETT, ROSEMARY

Map/Lot:

46-49

Account: 202 Card: 1 of 1

Location:

1529 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Level-slightly sloping-
 Utilities Well-Septic System-
 Street Paved
 0 85

Reference 1
 Reference 2 daughter living in B'pt house rem exempts
 Bldg Codes 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
Total Acres 1.00					Land Total	41,800

Dwelling Description

Replacement Cost New

Conventional	One Story	825 Sqft	Grade D 130	Base	50,874
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-560
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-467
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	9,155
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-542
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Above Average	Typical	58,460
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Multiple Factors	None	60%	97%	100%	34,024	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1880	420	D 130	15,662	Avq+	60%	97%	100%	9,115
Garage, wd. fr.	1980	384	C 110	9,420	Avq.	74%	100%	100%	6,971
Deck(s) wd. fr.	1980	64	C 100	640	Avq.	74%	100%	100%	474
Shed(s) wd. fr.	2017	144	C 100	1,729	Avq.	94%	100%	100%	1,625
Deck(s) wd. fr.	2014	100	D 100	671	Avq.	93%	100%	100%	624
SwimPool, Above Grnd	2014	200	E 100	109	Avq.	93%	100%	100%	101
1,245 SFLA									18,910

Outbuilding Total

Acctpt Land

41,800

Accepted Bldg

52,930 Total

94,730

BUCKSPORT
Name: Shaw, Lawrence

Valuation Report

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Map/Lot: 46-51

Account: 2356 Card: 1 of 1

Location: 1532 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Level-slightly sloping-
Utilities Well-Septic System-
Street Right-of-way
0 159

Sale Data
Sale Date 06/09/1993
Sale Price 0
Sale Type Land only
Financing
Verified Public Record
Validity Related Parties

Reference 1 -46-01A

Reference 2

Bldg Codes 10

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
Total Acres 1.00				Land Total		41,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Double Wide Moho	1994	26X48	A 105	87.193	Good	50%	100%	100%	43,596
Basement, Unfin.	1994	1248	C 100	9.599	Avq.	82%	100%	100%	7,871
Entry Enclosure(s)	1994	48	C 120	1.373	Avq.	82%	100%	100%	1,126
Garaqe, wd. fr.	2003	576	C 110	12.717	Avq.	87%	100%	100%	11,064
Porch(es) open wd. fr.	2008	112	C 110	2.818	Avq.	89%	100%	100%	2,508
Canopy, wd. fr.	2008	288	C 100	1.729	Avq.	89%	100%	100%	1,539
Deck(s) wd. fr.	2016	192	C 110	2.114	Avq.	94%	100%	100%	1,987
Shed(s) wd. fr.	1999	80	C 100	962	Avq.	84%	100%	100%	808
1,248 SFLA							Outbuilding Total		70,499

Acpt Land	41,800	Accepted Bldg	70,500	Total	112,300
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BUCKSPORT

Valuation Report

07/09/2019

Name: MARTIN, CARL E

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MARTIN, APRIL M

Map/Lot:

47-01

Account: 820 Card: 1 of 1

Location:

1726 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 07/09/2010
 Sale Price 84,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL

Topography

Utilities Well-Septic System-

Street 0

0 15

Reference 1 "Affordable Maintenance" 989-5170

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	ACRES-Dev. Lot (Fract.)	44,000.00	29,516	90%	Multi-Fact	26,564
Total Acres 0.45						26,564
						Land Total

Dwelling Description**Replacement Cost New**

Colonial/Traditional	One Story	500 Sqft	Grade C 105	Base	46,246
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-409
Foundation	Brick/Stone Walls	Basement	Damp Bm 1/2 Bsmnt	Basement	-2,075
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Add'l Heat 1	.....	410
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	6,689
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-396
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Above Average	Typical	50,465
Functional Obsolescence						Value(Rcnld)
None						29,976

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1 Story, wd. fr.	1860	322	C 105	15,145	Avq+	60%	99%	100%	8,996	
Porch(es) encl. wd. fr.	1860	60	C 105	3,614	Avq+	60%	99%	100%	2,146	
Garage, wd. fr.	1965	480	C 100	10,062	Avq.	65%	100%	100%	6,540	
Barn, 2s wd. fr.	2002	480	D 130	11,404	Avq.	86%	100%	100%	9,807	
Canopy, wd. fr.	2002	140	D 130	731	Avq.	86%	100%	100%	629	
Canopy, wd. fr.	2002	96	D 130	502	Avq.	86%	100%	100%	432	
822 SFLA Outbuilding Total									28,550	

Acpt Land

26,560

Accepted Bldg58,530 **Total**

85,090

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Level-slightly sloping-Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 11

Sale Data
Sale Date 07/25/2002
Sale Price 135,000
Sale Type Land & Buildings
Financing
Verified Public Record
Validity

Reference 1 617 230-1943
Reference 2 SP = 182k in '18
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
1.06	ACRES-Rear land: 6-10ac.	975.00	1,034	100%		1,034
Total Acres 8.06						Land Total 55,397

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,440 Sqft	Grade C 118	Base	100,999
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	960 Sqft, Grade C	Basement Gar	None	Fin Bsmnt	9,485
Heating	100% Hot Water	Cooling	0% None	Heat	2,651
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,313
Attic	None, no access/use			Attic	0
FirePlaces	2			Fireplace	9,204
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	2013	Typical	Typical	Above Average	Typical	125,652			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	76%	100%	100%	95,496				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1970	624	C 100	12,308	Avq.	68%	100%	100%	8,369
Deck(s) wd. fr.	2002	280	C 110	3,084	Avq.	86%	100%	100%	2,652
Deck(s) wd. fr.	2012	247	C 110	2,720	Avq.	92%	100%	100%	2,502
1,440 SFLA						Outbuilding Total			13,523

Acpt Land

55,400

Accepted Bldg

109,020

Total

164,420

BUCKSPORT

Valuation Report

07/09/2019

Name: Maritimes & Northeast Pipeline LLC

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c/o Spectra Energy

Map/Lot:

47-04

Account: 1774 Card: 1 of 1

Location:

1746 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL

Topography Varied Topography-

Utilities Electricity at lot-

Street Paved

0 10

Reference 1 f5 for abutter list

Reference 2 PIPELINE UNDER LAND DATA

Bldg Codes 90

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
0.08	ACRES-Secondary ac.	5,625.00	450	100%		450
414.00	LF -Pipeline 8" (MNE)	65.65	27,179	100%		27,179
8554.00	LF -Pipeline 24" (MNE)	147.73	1,263,682	100%		1,263,682
1001.00	LF -Mainline Valves (MNE)	210.00	210,210	100%		210,210
Total Acres 1.08					Land Total	1,545,521

Accpt Land	1, 545, 520	Accepted Bldg	0	Total	1, 545, 520
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BUCKSPORT
Name: GODFREY, PATRICIA

Valuation Report

07/09/2019

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Map/Lot:

47-05

Account: 1122 Card: 1 of 1

Location:

RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-
Utilities Electricity at lot-
Street Paved
0 4

Reference 1

Reference 2 RG died 7/29/15 per PG

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	100%		21,500
0.15	ACRES-Secondary ac.	5,625.00	844	100%		844
Total Acres 1.15				Land Total		22,344
Acpt Land		22,340	Accepted Bldg	0	Total	22,340

BUCKSPORT
Name: GODFREY, PATRICIA

Valuation Report

07/09/2019

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Map/Lot:

47-06

Account: 1123 Card: 1 of 1

Location:

RIVER RD (OFF)

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
Topography Gently sloping-rolling-
Utilities
Street Right-of-way
0 2

Reference 1
Reference 2 RG died 7/29/15
Bldg Codes 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	5,625.00	5,625	75%	Access/Loc	4,219
1.26	ACRES-Rear land: 1st 5ac.	1,950.00	2,457	100%		2,457
Total Acres 2.26				Land Total		6,676
Accpt Land		6,680	Accepted Bldg		0	Total
						6,680

Name: Schley, Jackianne & Donald

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Map/Lot:

47-07

Account: 1462 Card: 1 of 1

Location: 0 Jamieson Rd(via Orrington)

Neighborhood 22 Neighborhood 22

Sale Data	
Sale Date	10/11/2018
Sale Price	2,553
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Liquidation

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL RP
Topography	Gently sloping-rolling-
Utilities	Unknown-Unknown-
Street	Right-of-way
0	2

Reference 1 Deed: 42' deep x 59' wide at river=0.056 ac.

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.05	ACRES-Dev. Lot (Fract.)	65,000.00	14,534	25%	Multi-Fact	3,634
Total Acres 0.05				Land Total		3,634

Dwelling Description

Replacement Cost New

Other type bldg.	One Story	260 Sqft	Grade D 100	Base	22,402
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-1,150
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-589
Rooms	1	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,881
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-763
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	None	None	Below Average	Typical	18,019
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	%	100%	0	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Seasonal Camp	1900								4,000
260 SFLA									4,000
									Outbuilding Total

Acpt Land

3,630

Accepted Bldg

4,000

Total

7,630

Name: Schley, Jackianne & Donald

Page 222

Madsen, D. and Suter, J.

Map/Lot:

47-08

Account: 1461 Card: 1 of 1

Location:

0 Jamieson Rd(via Orrington)

Neighborhood 22 Neighborhood 22

Sale Data	
Sale Date	10/11/2018
Sale Price	2,976
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Liquidation

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL RP
Topography	Gently sloping-rolling-
Utilities	
Street	Right-of-way
0	2

Reference 1	2009 deed was for taxes		
Reference 2	Deed: 28' deep x 60' wide at river=0.038 ac		
Bldg Codes	8		
X Coordinate	0	Y Coordinate	0
Exemption(s)	Land Schedule 22		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.04	ACRES-Dev. Lot (Fract.)	65,000.00	13,000	25%	Multi-Fact	3,250
Total Acres 0.04				Land Total		3,250

Dwelling Description

Replacement Cost New

Other type bldg.	One Story	374 Sqft	Grade D 126	Base	32,480
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-2,085
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,067
Rooms	3	Extras	Add'l Heat 1		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,371
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,106
Unfin. Living Area	70%			Unfinished	-4,597

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old style	None	Below Average	Typical	21,254
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	93%	100%	7,906	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1900	84	D 100	1,412	Poor	10%	0%	100%	0
Privy	1900	30	D 126	658	Avq-	40%	93%	100%	245
Porch Roof	1950	48	D 100	380	Fair	30%	100%	100%	114
113 SFLA									
Outbuilding Total									359

Acpt Land

3,250

Accepted Bldg

8,270

Total

11,520

BUCKSPORT

Valuation Report

07/09/2019

Name: BUSTARD, KENNETH

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BUSTARD, PEARL

Map/Lot:

47-09

Account: 480 Card: 1 of 1

Location:

1758 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 03/20/1986
 Sale Price 0
 Sale Type Land & Buildings
 Financing
 Verified None
 Validity

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 5

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	ACRES-Dev. Lot (Fract.)	44,000.00	24,498	105%	Improvement	25,723
Total Acres 0.31						25,723

Dwelling Description				Replacement Cost New	
Conventional	One Story	528 Sqft	Grade C 110	Base	49,810
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	Damp Bm Full Bsmnt	Basement	-378
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	906
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,178
Attic	Full finished			Attic	7,399
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2012	Typical	Typical	Above Average	Typical	63,915
Functional Obsolescence						Value(Rcnld)
None						37,966

Outbuildings/Additions/Improvements				Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.5 Story, wd. fr.	1880	280	C 110	20,582	Avq+	60%	99%	100%	12,226
1 Story, wd. fr.	1880	70	C 110	5,801	Avq+	60%	95%	100%	3,307
Porch(es) open wd. fr.	1880	126	C 110	3,065	Avq+	60%	99%	100%	1,821
1 Story, wd. fr.	1994	480	C 110	22,181	Avq.	82%	95%	100%	17,279
Basement, Unfin.	1994	480	D 100	2,699	Avq.	82%	100%	100%	2,213
Garage, wd. fr.	1990	576	C 110	12,717	Avq.	79%	100%	100%	10,046
Porch(es) open wd. fr.	2012	144	C 100	3,081	Avq.	92%	100%	100%	2,835
Shed(s) wd. fr.	2002	200	D 100	1,609	Avq-	79%	50%	100%	636
Entry Enclosure(s)	1999	25	C 100	845	Avq.	84%	100%	100%	710
1,498 SFLA									51,073

Acpt Land

25,720

Accepted Bldg

89,040

Total

114,760

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 N
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 12

Sale Data
Sale Date 07/25/2014
Sale Price 74,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Estate Sale

Reference 1 SALIS FAM TR sold ac's and home f5
Reference 2 10/99 CUT, gas pipeline easement
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	70%	Topoqraphy	30,800
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	90%	Topoqraphy	8,775
4.10	ACRES-Rear land: 6-10ac.	975.00	3,998	90%	Proq/Restr	3,598
Total Acres 11.10						Land Total 45,986

Dwelling Description

Replacement Cost New

Conventional	One Story	440 Sqft	Grade C 100	Base	41,392
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	No Bm CrawlSp	Basement	-2,105
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Hot Water	Cooling	0% None	Heat	686
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	5,606
FirePlaces	1			Fireplace	5,200
Insulation	Capped only			Insulation	-332
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1925	0	Typical	Typical	Above Average	Typical	50,447			
Functional Obsolescence						Value(Rcnld)			
Damaged						27,241			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1925	330	C 90	13,244	Avq+	60%	95%	100%	7,549
Porch(es) encl. wd. fr.	2011	176	C 90	5,333	Avq.	91%	100%	100%	4,853
Porch(es) encl. wd. fr.	1965	112	C 100	4,555	Avq.	65%	100%	100%	2,961
1 Story, wd. fr.	1965	308	C 90	12,524	Avq+	74%	95%	100%	8,805
Shed(s) wd. fr.	1925	80	C 90	866	Avq.	50%	100%	100%	433
Garage, wd. fr.	1980	380	C 95	8,076	Avq.	74%	100%	100%	5,976
Slab/Crawl Sp.	1925	330	C 100	1,674	Avq.	50%	100%	100%	837
1,078 SFLA									31,414

Acpt Land

45,990

Accepted Bldg

58,660 **Total**

104,650

BUCKSPORT

Valuation Report

07/09/2019

Name: GOUPEE, JAMES P

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GOUPEE, JONATHAN I JT

Map/Lot:

47-10-1

Account: 3275 Card: 1 of 1

Location:

River Rd (off) @ Orrington

Neighborhood 10 Neighborhood 10

Sale Data

Sale Date 08/07/2006

Sale Price 5,000

Sale Type Land only

Financing Unknown

Verified Public Record

Validity Assemblage

Zoning/Use R2-N BUCKSPORT
 Topography Gently sloping-rolling-
 Utilities
 Street 0

Reference 1 2014: acres added f5

Reference 2 CUT-OVER 10-99

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 10

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	5,650.00	5,650	90%	Access/Loc	5,085
5.00	ACRES-Rear land: 1st 5ac.	1,800.00	9,000	50%		4,500
5.00	ACRES-Rear land: 6-10ac.	900.00	4,500	50%		2,250
20.00	ACRES-Rear-remaining	450.00	9,000	100%		9,000
13.90	ACRES-Remote Land	350.00	4,865	100%		4,865
Total Acres 44.90			Land Total			25,700

Accpt Land

25,700

Accepted Bldg0 **Total**

25,700

BUCKSPORT
Name: HUNT, PAUL S

Valuation Report

07/09/2019

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Map/Lot: 47-11

Account: 1442 Card: 1 of 1

Location: 1753 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-Above Street-
Utilities Well-Septic System-
Street Paved

Reference 1

Reference 2

Bldg Codes 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	ACRES-Dev. Lot (Fract.)	44,000.00	41,040	55%	Multi-Fact	22,572
Total Acres 0.87					Land Total	22,572

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ASTRO Moho	1994	14X72	C 100	41,354	Avg.	40%	100%	100%	16,542
Deck(s) wd. fr.	1995	120	C 110	1,321	Avg.	82%	100%	100%	1,083
Slab/Crawl Sp.	1994	1008	C 100	5,112	Avg.	82%	100%	100%	4,192
Shed(s) wd. fr.	1994	120	D 90	868	Avg-	73%	100%	100%	634
1,008 SFLA									
Outbuilding Total									22,451

Accpt Land	22,570	Accepted Bldg	22,450	Total	45,020
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Valuation Report

07/09/2019

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Map/Lot: 47-12

Account: 2303 Card: 1 of 1

Location: 1739 RIVER RD

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-Above Street-
Utilities Well-Septic System-
Street Paved

Sale Data
Sale Date 10/21/2014
Sale Price 18,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other

Reference 1 land/bldg improve?

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Multi-Fact	39,600
0.60	ACRES-Secondary ac.	5,625.00	3,375	25%	Proq/Restr	844
Total Acres 1.60						Land Total 40,444

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Colonial/Traditional	One Story	550 Sqft	Grade C 100	Base	46,254
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	AllWet CrawlSp	Basement	-2,631
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	50% Heat pump	Heat	-214
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	7,007
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	2016	Typical	Typical	Above Average	Typical	50,416			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	None	60%	92%	100%	27,830				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1870	294	C 100	13,408	Avq-	40%	95%	100%	5,095
Porch(es) open wd. fr.	2010	84	C 100	2,106	Avq.	91%	100%	100%	1,916
Entry Enclosure(s)	1999	20	C 100	780	Avq.	84%	100%	100%	655
Shed, 1.5s wd. fr.	2017	180	D 120	2,122	Avq.	94%	90%	100%	1,796
Canopy, wd. fr.	2017	120	D 120	580	Avq.	94%	100%	100%	545
Shed(s) wd. fr.	1999	64	C 100	770	Avq.	84%	100%	100%	647
844 SFLA									10,654
Outbuilding Total									10,654
Acpt Land		40,440		Accepted Bldg		38,480		Total	78,920

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Gently sloping-rolling-Above Street-
Utilities Well-Septic System-
Street Paved
0 13

Sale Data
Sale Date 12/09/2016
Sale Price 133,700
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 2014: rental home
Reference 2 for sale f5
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Topography	39,600
0.57	ACRES-Secondary ac.	5,625.00	3,206	100%		3,206
Total Acres 1.57						Land Total 42,806

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	840 Sqft	Grade C 130	Base	79,097
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	732 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	7,824
Heating	100% Hot Water	Cooling	50% Heat pump	Heat	3,123
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,650
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	2008	Typical	Typical	Good	Typical	93,694
Functional Obsolescence						Value(Rcnld)
None						79,640

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S Overhanq, wd. fr.	1978	168	C 126	9,357	Avq.	73%	100%	100%	6,831
Deck(s) wd. fr.	2012	160	C 120	1,921	Avq.	92%	100%	100%	1,767
Hot Tub	2018	1	C 100	3,900	Avq.	95%	50%	100%	1,852
1,008 SFLA									Outbuilding Total 10,450

Acpt Land	42,810	Accepted Bldg	90,090	Total	132,900
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BUCKSPORT
Name: Albert, Kelley J.

Valuation Report

07/09/2019

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Map/Lot:

47-13-1

Account: 3278 Card: 1 of 1

Location:

RIVER RD (OFF)

Neighborhood 10 Neighborhood 10

Sale Data

Sale Date 12/29/2003
Sale Price 0
Sale Type Land only
Financing
Verified Public Record
Validity

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 N
Topography Gently sloping-rolling-
Utilities
Street Right-of-way

Reference 1 TIP off 10/16.

Reference 2 Cut all 5/18.

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 10

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	5,650.00	5,650	100%		5,650
5.00	ACRES-Rear land: 1st 5ac.	1,800.00	9,000	100%		9,000
5.00	ACRES-Rear land: 6-10ac.	900.00	4,500	100%		4,500
7.43	ACRES-Rear-remaining	450.00	3,344	100%		3,344
Total Acres 18.43				Land Total		22,494

Accpt Land

22,490

Accepted Bldg

0 **Total**

22,490

BUCKSPORT

Valuation Report

07/09/2019

Name: Albert, Kelley J.

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Babcock, Allen D

Map/Lot:

47-14

Account: 165

Card: 1 of 1

Location:

1713 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	05/22/2017
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	17

Reference 1 7/17 parts being torn down.

Reference 2 empty 5/31/11. 5-17 to raze.

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.95	ACRES-Dev. Lot (Fract.)	44,000.00	42,886	60%	Unimproved	25,732
Total Acres 0.95				Land Total		25,732

Dwelling Description

Replacement Cost New

Conventional	One Story	624 Sqft	Grade C 100	Base	49,525
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Brick/Stone Walls	Basement	No Bm CrawlSp	Basement	-2,985
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	973
Rooms	7	Extras	Add'l Heat 1		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,808
Attic	Full finished			Attic	7,950
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-470
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2007	Typical	Typical	Fair	Typical	57,801
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	30%	%	100%	0	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1960	858	C 110	17,555	Avq-	49%	80%	100%	6,882
624 SFLA									6,882
							Outbuilding Total		6,882

Accpt Land

25,730

Accepted Bldg

6,880

Total

32,610

BUCKSPORT
Name: Albert, Kelley J.

Valuation Report

07/09/2019

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Map/Lot: 47-15

Account: 2861 Card: 1 of 1

Location: RIVER RD (OFF)

Neighborhood 10 Neighborhood 10

Zoning/Use R2-N BUCKSPORT
Topography Gently sloping-rolling-
Utilities
Street Semi-improved
0 18

Sale Data	
Sale Date	10/26/1993
Sale Price	3,000
Sale Type	Land only
Financing	
Verified	Public Record
Validity	Related Parties

Reference 1 5/2015: "Kelley Albert"
Reference 2 5/18, 4/16, 4/12 cut all. 2019 split f5
Bldg Codes 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 10

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	ACRES-Rear land: 1st 5ac.	1,800.00	9,000	100%		9,000
35.20	ACRES-Rear-remaining	450.00	15,840	95%		15,048
5.00	ACRES-Rear land: 6-10ac.	900.00	4,500	100%		4,500
1.00	ACRES-Secondary ac.	5,650.00	5,650	100%		5,650
Total Acres 46.20			Land Total			34,198

Accpt Land	34,200	Accepted Bldg	0	Total	34,200
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BUCKSPORT
Name: GOUPEE, JAMES P

Valuation Report

07/09/2019

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Map/Lot: 47-16

Account: 1632 Card: 1 of 1 Location: 0 River Rd (off) @ Orrington

Neighborhood 10 Neighborhood 10

Sale Data	
Sale Date	12/13/2013
Sale Price	0
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use R2-N BUCKSPORT
Topography Gently sloping-rolling-
Utilities
Street Right-of-way
0 20

Reference 1 \$3k paid 2009
Reference 2 5/01 CUT 12.5,CLAIMS 12/5 AC
Bldg Codes 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 10

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.00	ACRES-Rear-remaining	450.00	3,150	70%	Access/Loc	2,205
5.00	ACRES-Rear land: 6-10ac.	900.00	4,500	60%	Access/Loc	2,700
1.00	ACRES-Secondary ac.	5,650.00	5,650	70%		3,955
Total Acres 13.00			Land Total			8,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Seasonal Camp	2017	320	D 115	4,568	Avq.	94%	100%	100%		4,294
Attic, Unfinished	2017	320	D 115	1,027	Avq.	94%	100%	100%		965
2S Porch, Open wd. fr.	2017	160	D 115	3,864	Avq.	94%	100%	100%		3,632
320 SFLA							Outbuilding Total			8,891

Accpt Land	8,860	Accepted Bldg	8,890	Total	17,750
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BUCKSPORT

Valuation Report

07/09/2019

Name: DAVIS, MATTHEW S

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DAVIS, SHARON W JT

Map/Lot:

47-17

Account: 1477 Card: 1 of 1

Location:

1689 RIVER RD

Neighborhood 15 Neighborhood 15

Sale Data	
Sale Date	09/02/2009
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Zoning/Use	RT 15 RESIDENTIAL/COMMERCIAL
Topography	Gently sloping-rolling-Above Street-
Utilities	Well-Septic System-
Street	Paved
0	19

Reference 1 CIRCULAR DRIVE

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	100%		44,000
1.00	ACRES-Secondary ac.	5,625.00	5,625	100%		5,625
2.11	ACRES-Rear land: 1st 5ac.	1,950.00	4,115	100%		4,115
Total Acres 4.11					Land Total	53,740

Dwelling Description

Replacement Cost New

Gambrel/Mansard	Two Story	864 Sqft	Grade C 120	Base	111,125
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	800 Sqft, Grade C	Basement Gar	None	Fin Bsmnt	8,694
Heating	100% Hot Water	Cooling	0% None	Heat	3,235
Rooms	8	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,370
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,240
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	0	Typical	Typical	Above Average	Typical	132,664
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	66%	100%	100%	87,558	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
Garage, wd. fr.	1946	528	C 110	11,892 Avq.	55% 100% 100%	6,541
Shed(s) wd. fr.	1946	280	C 100	3,364 Fair	30% 100% 100%	1,009
Deck(s) wd. fr.	2005	70	C 100	702 Avq.	88% 100% 100%	618
Shed(s) wd. fr.	2007	60	C 100	720 Avq.	89% 100% 100%	641
Canopy, wd. fr.	2017	299	D 100	1,204 Avq.	94% 100% 100%	1,132
Porch Roof	1946	24	C 120	419 Avq+	66% 100% 100%	277
1,728 SFLA					Outbuilding Total	10,218
Acpt Land		53,740	Accepted Bldg		97,780	Total
						151,520

BUCKSPORT
Name: GUIMOND, PATRICE R

Valuation Report

07/09/2019

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Map/Lot: 47-17-1

Account: 3362 Card: 1 of 1

Location: OFF River Rd (off)@LedgewoodDr

Neighborhood 10 Neighborhood 10

Sale Data

Sale Date 08/17/2009

Sale Price 0

Sale Type

Financing

Verified

Validity

Zoning/Use R2-N BUCKSPORT
Topography Gently sloping-rolling-
Utilities
Street Right-of-way

Reference 1 ACCESS THRU OTHER PROPERTY OF

Reference 2 SPLIT FROM T. JACOBS

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 10

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	5,650.00	5,650	100%		5,650
5.00	ACRES-Rear land: 1st 5ac.	1,800.00	9,000	100%		9,000
5.00	ACRES-Rear land: 6-10ac.	900.00	4,500	100%		4,500
3.99	ACRES-Rear-remaining	450.00	1,796	100%		1,796
Total Acres 14.99			Land Total			20,946

Accpt Land

20,950

Accepted Bldg

0 **Total**

20,950

BUCKSPORT

Valuation Report

07/09/2019

Name: WOODARD, TIMOTHY A

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LEEMAN, SANDRA E

Map/Lot:

47-17-2

Account: 3364 Card: 1 of 1

Location:

River Rd

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 09/10/2010
 Sale Price 15,000
 Sale Type Land only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-
 Street Paved

Reference 1 near Dalton Lane, but no access - F5

Reference 2 MDOT- No River Rd access-see ceo file.

Bldg Codes 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	55%	Access/Loc	11,825
1.00	ACRES-Secondary ac.	5,625.00	5,625	50%	Unimproved	2,813
1.98	ACRES-Rear land: 1st 5ac.	1,950.00	3,861	80%	Topoqraphy	3,089
Total Acres 3.98						Land Total 17,727

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Gazebo	1900	56	B 100	1,750	Avq.	50%	90%	100%		788
Outbuilding Total										788

Acpt Land

17,730

Accepted Bldg

790

Total

18,520

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL R2 N
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 18

Sale Data
Sale Date 07/11/1989
Sale Price 0
Sale Type Land only
Financing
Verified Public Record
Validity Related Parties

Reference 1 5/18, 4/16, 7/12 cut all. 47-15A
Reference 2 See f5, grn crd for more deed history.
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	80%	Multi-Fact	35,200
1.00	ACRES-Secondary ac.	5,625.00	5,625	70%	Unimproved	3,938
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
3.66	ACRES-Rear land: 6-10ac.	975.00	3,569	100%		3,569
Total Acres 10.66			Land Total			52,457

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 113	Base	101,117
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	670 Sqft, Grade E	Basement Gar	None	Fin Bsmnt	2,184
Heating	100% Hot Water	Cooling	0% None	Heat	2,369
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,231
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Above Average	Typical	109,901
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
Garage, wd. fr.	1989	672	C 110	14,362	Avq.	79%
Shed(s) wd. fr.	1989	140	D 120	1,352	Avq.	79%
1,344 SFLA						Outbuilding Total
12,414						
Acpt Land		52,460	Accepted Bldg		104,730	Total
						157,190

Name: WOODARD, TIMOTHY A

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Map/Lot:

47-19

Account: 2863 Card: 1 of 1

Location:

9 Dalton Lane

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Right-of-way
 0 18

Reference 1 2015 deeds correct/release -47-15B

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Access/Loc	39,600
0.93	ACRES-Secondary ac.	5,625.00	5,231	60%	Unimproved	3,139
Total Acres 1.93					Land Total	42,739

Dwelling Description**Replacement Cost New**

Ranch	One Story	1,344 Sqft	Grade B 100	Base	108,194
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Various mat'ls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,210
Heating	100% Alternative	Cooling	0% None	Heat	0
Rooms	3	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,696
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Above Average	Typical	112,100
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	93,043	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1988	288	C 110	3,172	Avq.	78%	100%	100%	2,474
Deck(s) wd. fr.	1988	128	C 110	1,409	Avq.	78%	100%	100%	1,099
1,344 SFLA									
Outbuilding Total									3,573

Acpt Land

42,740

Accepted Bldg

96,620

Total

139,360

Neighborhood 15 Neighborhood 15

Sale Data

Sale Date 03/31/2011
Sale Price 0
Sale Type
Financing
Verified
Validity

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL
Topography Level-slightly sloping-Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 11

Reference 1 -47-02A b2297p209=2.03'x150' only

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	ACRES-Dev. Lot (Fract.)	44,000.00	34,082	95%	Unimproved	32,378
Total Acres 0.60						32,378

Dwelling Description				Replacement Cost New	
Cape Cod/Salt Box	One & 3/4 Story	651 Sqft	Grade C 110	Base	80,338
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Earth Floor Bfloor			Bsmnt Floor	-559
Foundation	Concrete Walls	Basement	BWetx 3/4 Bsmnt	Basement	-1,173
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1989	Typical	Typical	Good	Typical	78,606
Functional Obsolescence						
None						
Economic Obsolescence						
None						
Phys. %						
70%						
Func. %						
98%						
Econ. %						
100%						
Value(Rcnld)						
53,924						

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	1960	420	C 100	9,126	Avq+	71%	100%	100%	6,479
Deck(s) wd. fr.	2012	128	C 110	1,409	Avq.	92%	100%	100%	1,296
Porch(es) open wd. fr.	2002	248	C 100	4,771	Avq.	86%	100%	100%	4,103
1,139 SFLA									
Outbuilding Total									11,878

Acpt Land	Accepted Bldg	Total
32,380	65,800	98,180

BUCKSPORT
Name: GODFREY, PATRICIA

Valuation Report

07/09/2019

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Map/Lot: 47-21

Account: 1121 Card: 1 of 1 Location: RIVER RD (off @Orring. TL)

Neighborhood 15 Neighborhood 15

Zoning/Use RT 15 RESIDENTIAL/COMMERCIAL RP
Topography Gently sloping-rolling-
Utilities
Street Right-of-way
0 2

Reference 1 DEED: 40'X42' LOT. -47-06A

Reference 2 Adjacent to relative lands

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 15

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.04	ACRES-Base Lot (Fract.)	21,500.00	4,300	80%	Size/Shape	3,440
Total Acres 0.04				Land Total		3,440
Acpt Land		3,440	Accepted Bldg		0	Total
						3,440

BUCKSPORT
Name: PINKHAM, GREGORY A

Valuation Report

07/09/2019

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Map/Lot:

47-22

Location:

RIVER RD (OFF)

Account: 871 Card: 1 of 1

Neighborhood 10 Neighborhood 10

Sale Data

Sale Date 01/31/2019
Sale Price 8,000
Sale Type Land only
Financing Unknown
Verified Public Record
Validity Split

Zoning/Use R2-N BUCKSPORT
Topography Gently sloping-rolling-
Utilities
Street Right-of-way
0 18

Reference 1 2-19 split from 47-15
Reference 2 5/18, 4/16, 4/12 cut all.
Bldg Codes 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 10

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	19,500.00	19,500	30%	Access/Loc	5,850
5.00	ACRES-Rear land: 1st 5ac.	1,800.00	9,000	50%		4,500
5.00	ACRES-Rear land: 6-10ac.	900.00	4,500	50%		2,250
7.80	ACRES-Remote Land	350.00	2,730	100%		2,730
Total Acres 18.80			Land Total			15,330

Accpt Land	15,330	Accepted Bldg	0	Total	15,330
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BUCKSPORT

Valuation Report

07/09/2019

Name: Abbotoni, Sharon

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Crane, Aimee A JT

Map/Lot:

48-01

Account: 1

Card: 1 of 1

Location:

128 CHARLES LANE

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	11/03/2016
Sale Price	0
Sale Type	Land & Buildings
Financing	Private Finance
Verified	Public Record
Validity	Related Parties

Zoning/Use	R2-WILLIAM'S POND LIMITED RESID. S'LAND
Topography	Gently sloping-rolling-
Utilities	Alternative System(s)-
Street	Gravel
0	321

Reference 1	100'x100' lot		
Reference 2	elec for GA only? f5		
Bldg Codes	8		
X Coordinate	0	Y Coordinate	0
Exemption(s)	Land Schedule	21	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Dev. Lot (Fract.)	110,000	52,754	70%	Multi-Fact	36,928
Total Acres 0.23				Land Total		36,928

Dwelling Description

Replacement Cost New

Seasonal Home or	One Story	550 Sqft	Grade D 110	Base	34,089
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-2,677
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,370
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,069
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,161
Unfin. Living Area	10%			Unfinished	-843

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	None	Average	Typical	25,969
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	95%	100%	19,243	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1988	192	B 100	3,068	Avq.	78%	100%	100%	2,393
Shed(s) wd. fr.	1988			---	S O U N D	V A L U E	---		100
Deck(s) wd. fr.	1988	220	C 100	2,202	Avq.	78%	95%	100%	1,632
Deck(s) wd. fr.	2013	218	C 100	2,181	Avq.	78%	100%	100%	1,701
495 SFLA									5,826

Outbuilding Total

Acpt Land

36,930

Accepted Bldg

25,070 Total

62,000

BUCKSPORT

Valuation Report

07/09/2019

Name: Bergmann, Raymond

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Bergmann, Anna JT

Map/Lot:

48-02

Account: 2244 Card: 1 of 1

Location:

134 Charles Lane

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	02/29/2016
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Alternative System(s)-Electricity at lot-
 Street Gravel
 0 314

Reference 1 413-884-5072 = cell
 Reference 2 borders 12'rw. 12x13 add?
 Bldg Codes 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Dev. Lot (Fract.)	110,000	77,782	73%	Multi-Fact	56,781
Total Acres 0.50				Land Total		56,781

Dwelling Description

Replacement Cost New

Seasonal Home or	One Story	384 Sqft	Grade D 126	Base	32,854
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-2,141
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-548
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,371
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,119
Unfin. Living Area	95%			Unfinished	-6,406

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1950	0	Typical	None	Average		Typical			20,269
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		57%	95%	100%	10,976		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Porch(es) encl. wd. fr.	1950	120	D 126	3,991	Avq.	57%	100%	100%	2,275
Privy	1999	16	C 100	416	Avq.	84%	100%	100%	349
20 SFLA				Outbuilding Total			2,624		

Acpt Land

56,780

Accepted Bldg

13,600

Total

70,380

BUCKSPORT
Name: HENLEY, HUGH I

Valuation Report

07/09/2019

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Map/Lot: 48-03

Account: 2299 Card: 1 of 1

Location: 158 Charles Lane

Neighborhood 21 Neighborhood 21

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street 0
0 316

Sale Data
Sale Date 06/11/2004
Sale Price 200,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Bldg Codes 91
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	110,000	110,000	100%		110,000
0.57	Acres-Water Frontage	37,500.00	21,375	100%		21,375
1.00	ACRES-Rear land: 1st 5ac.	1,800.00	1,800	100%		1,800
Total Acres 2.57					Land Total	133,175

Dwelling Description

					Replacement Cost New
Log Home or Cabin	One Story	880 Sqft	Grade B 100	Base	89,009
Exterior	Logs	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	880 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	11,038
Heating	100% Hot Water	Cooling	0% None	Heat	1,826
Rooms	6	Extras	Generator2	.....	1,300
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	6,224
Attic	Full finished			Attic	14,911
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	Typical	Typical	Above Average	Typical	124,308
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		82%	100%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnd
Garage, wd. fr.	1984	702	B 100	17,989	Avq+	82%	100%	14,751
Deck(s) wd. fr.	1984	244	B 100	3,247	Avq+	82%	100%	2,663
Shed(s) wd. fr.	1984							500
880 SFLA								

Outbuilding Total 17,914

Accpt Land	133,180	Accepted Bldg	119,850	Total	253,030
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BUCKSPORT

Valuation Report

07/09/2019

Name: MURPHY, MAURICE H

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MURPHY, ELLEN M

Map/Lot:

48-04

Account: 1681 Card: 1 of 1

Location:

54 Shore Drive

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	10/28/2002
Sale Price	145,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Zoning/Use	R2-WILLIAM'S POND LIMITED RESID. S'LAND
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Gravel
0	326

Reference 1 Put RV, shed and land improve's were "-on"

Reference 2 R/V site value see f5

Bldg Codes 91

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	110,000	110,000	100%		110,000
0.40	ACRES-Rear land: 1st 5ac.	1,800.00	720	100%		720
1000.00	\$Valu-Land Improvements	1.00	1,000	100%		1,000
Total Acres 1.40					Land Total	111,720

Dwelling Description

Replacement Cost New

Conventional	Two Story	952 Sqft	Grade C 115	Base	113,384
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,153
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-1,651
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Typical	Typical	Average	Typical	113,886
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	91,109	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1992	64	C 115	5,814	Avq.	80%	95%	100%	4,418
Sunroom	1992	168	C 100	11,596	Avq.	80%	95%	100%	8,813
Basement, Unfin.	1992	232	C 110	2,452	Avq.	80%	100%	100%	1,962
Porch(es) open wd. fr.	1992	272	C 115	5,936	Avq.	80%	100%	100%	4,749
1.5S Garage, wd. fr.	1995	840	C 110	19,482	Avq.	82%	100%	100%	15,975
Deck(s) wd. fr.	1992	72	C 110	793	Avq.	80%	100%	100%	634
Canopy, wd. fr.	2003	364	C 120	2,623	Avq.	87%	100%	100%	2,282
2,136 SFLA									
									38,833

Acpt Land

111,720

Accepted Bldg

129,940

Total

241,660

BUCKSPORT

Valuation Report

07/09/2019

Name: VALLIERE, GEORGE

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VALLIERE, MARY

Map/Lot:

48-05

Account: 2631 Card: 1 of 1

Location:

60 Shore Drive

Neighborhood 21 Neighborhood 21

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Alternative System(s)-Electricity at lot-
 Street Gravel
 0 338

Reference 1 100'? frontage on Wms Pond

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.67	ACRES-Dev. Lot (Fract.)	110,000	90,039	70%	Unimproved	63,027
Total Acres 0.67				Land Total		63,027

Dwelling Description

Replacement Cost New

Seasonal Home or	Two Story	240 Sqft	Grade D 126	Base	41,897
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-1,338
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-685
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,371
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,241
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Typical	None	Average	Typical	36,262
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Basement	None	79%	76%	100%	21,772	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Screen Porch	1999	64	D 110	1,433	Avq.	84%	100%	100%	1,204
Yurt	1999	68	C 110	1,113	Avq.	84%	100%	100%	935
Seasonal Camp	1999	240	D 130	3,986	Avq.	84%	100%	100%	3,348
Deck(s) wd. fr.	1999	288	D 130	2,509	Avq.	84%	100%	100%	2,108
Privy	1999	20	D 110	382	Avq.	76%	100%	100%	290
Yurt	1999	68	C 110	1,113	Avq.	84%	100%	100%	935
720 SFLA									
Outbuilding Total									8,820

Acctpt Land

63,030

Accepted Bldg

30,590 Total

93,620

BUCKSPORT

Valuation Report

07/09/2019

Name: GRAY, VERNARD G

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GRAY, CAROL A

Map/Lot:

48-06

Account: 1213 Card: 1 of 1

Location:

64 Shore Drive

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR STREAM PROT
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Gravel
 0 347

Reference 1

Reference 2

Bldg Codes 91

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	ACRES-Dev. Lot (Fract.)	110.000	104.355	100%		104.355
Total Acres 0.90				Land Total		104,355

Dwelling Description

Replacement Cost New

Ranch	One Story	936 Sqft	Grade C 125	Base	79,144
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	No Bm CrawlSp	Basement	-5,597
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% Heat pump	Heat	-1,977
Rooms	5	Extras	Generator2		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Small storage area			Attic	1,421
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,217
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	Typical	Typical	Above Average	Typical	71,774
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	73%	100%	100%	52,395	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
2S Garage, wd. fr.	1988	720	C 120	19,880 Avq.	78% 100% 100%	
Deck(s) wd. fr.	2000	180	C 115	2,072 Avq.	85% 100% 100%	
Deck(s) wd. fr.	1964	180	C 115	2,072 Avq.	65% 100% 100%	
1 Story, wd. fr.	1964	144	C 125	9,953 Avq+	73% 100% 100%	
Deck(s) wd. fr.	2008	448	C 100	4,485 Avq.	89% 100% 100%	
Shed(s) wd. fr.	2013	300	C 100	3,604 Avq.	92% 90% 100%	
1,080 SFLA					Outbuilding Total	
					32,856	
Accpt Land		104,360	Accepted Bldg		85,250 Total	
					189,610	

Valuation Report

07/09/2019

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Map/Lot: 48-07

Account: 694 Card: 1 of 1

Location: 2 Edgewater Lane

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR STREAM PROT
Topography Gently sloping-rolling-
Utilities Unknown-Unknown-
Street 0
0 350

Sale Data
Sale Date 02/27/2006
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other

Reference 1 DAVIS, THOMAS F JR died 4-3-16
Reference 2 lot sz unknown-lgr than .26 prev assessed
Bldg Codes 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	ACRES-Dev. Lot (Fract.)	110,000	65,077	100%		65,077
Total Acres 0.35						65,077

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	682 Sqft	Grade C 110	Base	57,297
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Very close 2			St. Setback	-1,658
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-4,954
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,268
Rooms	3	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,952
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	2006	Typical	Modern	Above Average	Typical	47,465
Functional Obsolescence						
None						
Economic Obsolescence						
None						
Phys. %						63%
Func. %						101%
Econ. %						100%
Value(Rcnld)						30,202

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	2011	176	C 100	5,923	Avq.	91%	80%	100%	4,312
Shed(s) wd. fr.	2007	160	C 100	1,921	Avq.	89%	100%	100%	1,710
Privy	2011	16	C 100	416	Avq.	91%	100%	100%	379
682 SFLA									
Outbuilding Total									6,401

Acpt Land

65,080

Accepted Bldg

36,600

Total

101,680

Neighborhood 21 Neighborhood 21

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
Topography Gently sloping-rolling-
Utilities Electricity at lot-Alternative System(s)-
Street Gravel
0 355

Reference 1 line dispute f5
Reference 2 WILLIAMS PD
Bldg Codes 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Dev. Lot (Fract.)	110,000	69,570	85%	Unimproved	59,135
Total Acres 0.40						Land Total 59,135

Dwelling Description

Replacement Cost New

Seasonal Home or	One Story	600 Sqft	Grade C 96	Base	46,525
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,804
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall	Cooling	0% None	Heat	-1,460
Rooms	4	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,696
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,585
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	2000	Typical	None	Above Average	Typical	36,980
Functional Obsolescence						
None						
Economic Obsolescence						
None						
Phys. %						74%
Func. %						95%
Econ. %						100%
Value(Rcnld)						25,997

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1966			----	SOUND	VALUE	----			200
Shed(s) wd. fr.	1966			----	SOUND	VALUE	----			100
600 SFLA										
Outbuilding Total										300

Acpt Land	59,140	Accepted Bldg	26,300	Total	85,440
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BUCKSPORT

Valuation Report

07/09/2019

Name: CARTER, MICHAEL I JT

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CARTER, WENDY L

Map/Lot:

48-09

Account: 2129 Card: 1 of 1

Location:

8 Edgewater Lane

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 08/30/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing
 Verified Public Record
 Validity Related Parties

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND

Topography Gently sloping-rolling-

Utilities Unknown-Unknown-

Street Gravel

0 357

1133

Reference 1 WC was W Pooler

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	ACRES-Dev. Lot (Fract.)	110,000	64,140	100%		64,140
Total Acres 0.34			Land Total			64,140

Dwelling Description**Replacement Cost New**

Conventional	One Story	579 Sqft	Grade D 118	Base	37,582
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,023
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-774
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-740
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,280
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	Typical	Above Average	Typical	31,765
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	100%	100%
						19,059
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
Shed(s) wd. fr.	1930					
Porch(es) encl. wd. fr.	1930	84	D 118	3,125	Avq+	60%
579 SFLA						
Percent Good						Value
						Rcnld
						200
						1,875
Outbuilding Total						2,075
Acpt Land		64,140	Accepted Bldg		21,130	Total
						85,270

BUCKSPORT

Valuation Report

07/09/2019

Name: Doll, Shawn & Kimberly

Page 250

C/O Richard Doll

Map/Lot:

48-10

Account: 1133 Card: 1 of 1

Location:

12 Edgewater Lane

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 02/02/2012
 Sale Price 62,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Holding Tank-Alternative System(s)-
 Street Gravel
 0 356

Reference 1 2014 bath added 2017

Reference 2 18: LOMA f5.

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.39	ACRES-Dev. Lot (Fract.)	110,000	68,695	75%	Unimproved	51,521	
Total Acres 0.39						Land Total	51,521

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Conventional	One Story	815 Sqft	Grade D 110	Base	42,294
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,967
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,015
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,456
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	None	Above Average	Typical	35,856
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	95%	100%
						Value(Rcnld)
						20,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1930			----	SOUND	VALUE	----			200
Shed(s) wd. fr.	1930			----	SOUND	VALUE	----			100
815 SFLA										300
Outbuilding Total										300

Acpt Land

51,520

Accepted Bldg

20,740

Total

72,260

BUCKSPORT

Valuation Report

07/09/2019

Name: Snyder, Timothy

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Snyder, Nancy JT

Map/Lot:

48-11

Account: 2610 Card: 1 of 1

Location:

16 Edgewater Lane

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Level-slightly sloping-
 Utilities Septic System-Well-
 Street Gravel
 0 361

Sale Data
 Sale Date 07/08/2015
 Sale Price 108,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 pine, paneling, cath clgs,

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	ACRES-Dev. Lot (Fract.)	110,000	56,089	95%	Unimproved	53,285
Total Acres 0.26				Land Total		53,285

Dwelling Description

Replacement Cost New

Conventional	One Story	840 Sqft	Grade C 112	Base	66,161
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-6,213
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,590
Rooms	6	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	840	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Typical	Typical	Good	Typical	58,358
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	75%	100%	100%	43,768	

Acpt Land

53,290

Accepted Bldg

43,770

Total

97,060

Valuation Report

07/09/2019

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Map/Lot: 48-12

Account: 1603 Card: 1 of 1

Location: 18 Edgewater Lane

Neighborhood 21 Neighborhood 21

Sale Data
Sale Date 07/27/2011
Sale Price 97,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography Level-slightly sloping-
Utilities Holding Tank-Alternative System(s)-
Street Gravel
0 364

Reference 1
Reference 2 LN summer address = physical loc.
Bldg Codes 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	110,000	45,354	90%	Unimproved	40,819
Total Acres 0.17						40,819

Dwelling Description

Replacement Cost New

Cape Cod/Salt Box	One Story	720 Sqft	Grade C 114	Base	61,296
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	N/A no basement			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	No Bm No Bsmnt	Basement	-5,421
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,387
Rooms	4	Extras	Generator2		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Part Cath. Clg.			Attic	1,707
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
2009	2013	Typical	Typical	Above Average	Typical	56,195		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		92%	100%	100%		
Value(Rcnld)						51,699		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Shed(s) wd. fr.	2016	96	C 95	1,095	Avq.	94%	100%	100%
Attic , Finished	2013	360	C 120	5,504	Avq.	92%	100%	100%
900 SFLA	Outbuilding Total						6,093	
Acpt Land		40,820	Accepted Bldg		57,790	Total		98,610

BUCKSPORT

Valuation Report

07/09/2019

Name: NESLUSAN, CATHLEEN M

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Neslusan, Mark A JT

Map/Lot:

48-14

Account: 983 Card: 1 of 1

Location:

22 Edgewater Lane

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 12/27/2016
 Sale Price 220,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-Below Street-
 Utilities Well-Septic System-
 Street Gravel
 0 353

Reference 1 17: now weekly vacation rentals

Reference 2 Bunkhouse on this prop?

Bldg Codes 91

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	ACRES-Dev. Lot (Fract.)	110,000	88,685	100%		88,685
Total Acres 0.65						88,685

Land Total

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Contemporary/Modern	Two Story	700 Sqft	Grade C 115	Base	93,658
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-2,658
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,512
Rooms	6	Extras	Generator2		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,229
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,980
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	1995	Typical	Typical	Good	Typical	102,721
Functional Obsolescence						Value(Rcnld)
None						85,258

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story, wd. fr.	1971	316	C 130	18,470	Good	83%	100%	100%	15,330
Garage, wd. fr.	1986	750	C 110	15,701	Avq.	77%	100%	100%	12,090
Shed(s) wd. fr.	2009	140	C 100	1,682	Avq.	90%	100%	100%	1,514
Patio	1999	1600	E 100	3,172	Avq.	84%	50%	100%	1,332
Shed(s) wd. fr.	2005	110	C 130	1,719	Avq.	88%	100%	100%	1,513
1,716 SFLA									31,779

Acpt Land

88,690

Accepted Bldg

117,040

Total

205,730

BUCKSPORT
Name: GAFF, SHARON A

Valuation Report

07/09/2019

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Map/Lot: 48-15

Account: 1070 Card: 1 of 1

Location: EDGEWATER LANE

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	06/20/2014
Sale Price	0
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use	RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-
Street	Gravel
0	351

Reference 1	
Reference 2	
Bldg Codes	0
X Coordinate	0
Y Coordinate	0
Exemption(s)	Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	110.000	60,249	75%	Unimproved	45,187
Total Acres 0.30				Land Total		45,187

Accpt Land	45,190	Accepted Bldg	0	Total	45,190
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BUCKSPORT

Valuation Report

07/09/2019

Name: SUCY, LARRY J

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SUCY, ALLYSON R JT

Map/Lot:

48-16

Account: 2529 Card: 1 of 1

Location:

38 Edgewater Lane

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 06/09/1998
 Sale Price 43,500
 Sale Type Land & Buildings
 Financing
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Gravel
 0 343

Reference 1 sale in 2016 dollars = \$64k.

Reference 2 2014: New septic on 48-31

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	ACRES-Dev. Lot (Fract.)	110,000	56,089	95%	Unimproved	53,285
Total Acres 0.26				Land Total		53,285

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Conventional	One Story	480 Sqft	Grade D 130	Base	37,592
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-2,761
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,413
Rooms	3	Extras	Generator2		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,280
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Above Average	Typical	32,138
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		67%	100%	100%
						21,532

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Bunkhouse	1950	160	D 130	2,101	Avq+	67%	100%	100%	1,408
Privy	1950	24	D 130	543	Avq+	67%	100%	100%	364
Screen Porch	1950	96	D 130	2,200	Avq+	67%	100%	100%	1,474
Porch(es) open wd. fr.	1950	32	D 130	1,097	Avq+	67%	100%	100%	735
480 SFLA									
Outbuilding Total									3,981

Acpt Land

53,290

Accepted Bldg

25,510

Total

78,800

BUCKSPORT

Valuation Report

07/09/2019

Name: SUCY, LARRY J

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SUCY, ALLYSON R

Map/Lot:

48-17

Account: 2528 Card: 1 of 1

Location:

42 Edgewater Lane

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 03/23/1994
 Sale Price 38,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities Alternative System(s)-Unknown-
 Street Gravel
 0 339

Reference 1 100 x 100' lot per deed
 Reference 2 1994 sale price in 2016 dollars = 62k.
 Bldg Codes 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	ACRES-Dev. Lot (Fract.)	110,000	58,207	85%	Unimproved	49,476
Total Acres 0.28						Land Total 49,476

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Conventional	One Story	416 Sqft	Grade D 135	Base	36,115
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-1,242
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-636
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,540
Attic	Full finished			Attic	4,794
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,242
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Old style	None	Average	Typical	35,249
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	93%	100%
						Value(Rcnld) 22,947

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1974	63	D 135	684	Avq.	70%	93%	100%	445
Shed(s) wd. fr.	1974	96	D 135	1,043	Avq.	70%	93%	100%	679
Porch(es) open wd. fr.	2008	112	D 120	2,059	Avq.	89%	100%	100%	1,833
Deck(s) wd. fr.	2008	56	D 120	452	Avq.	89%	100%	100%	402
Privy	1974								400
416 SFLA									Outbuilding Total 3,759

Acpt Land

49,480

Accepted Bldg

26,710

Total

76,190

BUCKSPORT

Valuation Report

07/09/2019

Name: MUNSON, DANIEL J JT

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MUNSON, CHARLOTTE M

Map/Lot:

48-18

Account: 2603 Card: 1 of 1

Location:

46 Edgewater Lane

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 08/10/2004
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Gravel

Reference 1 DM is Sec of road assoc. for Edgewater Ln

Reference 2 rw from lot 42

Bldg Codes 91

X Coordinate 0 Y Coordinate 0

Exemption(s) 2 11 0 Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Dev. Lot (Fract.)	110,000	52,754	100%		52,754
Total Acres 0.23				Land Total		52,754

Dwelling Description**Replacement Cost New**

Conventional	One Story	576 Sqft	Grade D 135	Base	42,876
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,441
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	3	Extras	Add'l Heat 1	.....	371
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	2012	Typical	Typical	Above Average	Typical	39,806
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		74%	100%	100%
						29,456

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2012	112	C 110	1,232	Avq.	92%	100%	100%	1,133
1 Story, wd. fr.	2013	80	C 110	6,198	Avq.	92%	95%	100%	5,417
Porch(es) open wd. fr.	2013	32	C 100	1,261	Avq.	92%	95%	100%	1,102
2S Shed, wd. fr.	2013	196	C 110	3,783	Avq.	92%	95%	100%	3,306
656 SFLA									
Outbuilding Total									10,958

Acpt Land

52,750

Accepted Bldg

40,410

Total

93,160

Name: CARPENTER, DENNIS E

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Map/Lot:

48-19

Account: 510 Card: 1 of 1

Location:

48 Edgewater Lane

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	05/18/1998
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Zoning/Use	RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography	Gently sloping-rolling-
Utilities	Unknown-Unknown-
Street	Gravel
0	336

Reference 1	16: cedar shingles added, other rehab?		
Reference 2	rw from lot 18		
Bldg Codes	8		
X Coordinate	0	Y Coordinate	0
Exemption(s)	Land Schedule 21		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	110,000	42,603	70%	Unimproved	29,822
Total Acres 0.15				Land Total		29,822

Dwelling Description

Replacement Cost New

Conventional	One Story	520 Sqft	Grade D 130	Base	39,132
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-2,991
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-765
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,446
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,333
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1970	0	Typical	None	Above Average	Typical	31,597				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	76%	95%	100%	22,813					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Rcnld
Shed(s) wd. fr.	1970			---	S	O	U	N	D	200
520 SFLA										200
Outbuilding Total						200				
Acpt Land		29,820	Accepted Bldg		23,010	Total		52,830		

BUCKSPORT

Valuation Report

07/09/2019

Name: Kelso, Gina M

Page 259

Kelso, Bradley G JT

Map/Lot:

48-20

Account: 882 Card: 1 of 1

Location:

50 Edgewater Lane

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 07/19/2018
 Sale Price 150,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities Septic System-Alternative System(s)-
 Street Gravel
 0 340

Reference 1

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Dev. Lot (Fract.)	110,000	77,782	100%		77,782
Total Acres 0.50			Land Total			77,782

Dwelling Description**Replacement Cost New**

Other type bldg.	One Story	460 Sqft	Grade C 125	Base	52,845
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,797
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-972
Rooms	2	Extras	Add'l Heat 1		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	3,663
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,800
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1956	0	Typical	Typical	Good	Typical	49,939		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		78%	100%	100%		
Value(Rcnld)						38,952		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
1 Story, wd. fr.	1993	256	C 117	14,074	Avg.	81%	82%	100%
Shed(s) wd. fr.	1956					----- S O U N D V A L U E -----		
716 SFLA						Outbuilding Total		
						10,548		

Acpt Land

77,780

Accepted Bldg

49,500

Total

127,280

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Gravel
 0 342

Reference 1 BENNETT, BEVERLY F JT died 4/2015

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	ACRES-Dev. Lot (Fract.)	110,000	79,322	95%	Unimproved	75,356
Total Acres 0.52					Land Total	75,356

Dwelling Description**Replacement Cost New**

Cape Cod/Salt Box	One Story	832 Sqft	Grade B 100	Base	78,095
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	N/A no basement			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-3,654
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump(s)	Cooling	50% Heat pump	Heat	2,589
Rooms	6	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,224
Attic	Part Cath. Clg.			Attic	2,302
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Typical	Typical	Average	Typical	85,556
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	100%	100%
						80,423

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1949	330	D 126	3,346	Avq.	56%	100%	100%	1,874
Deck(s) wd. fr.	2016	400	C 112	4,485	Avq.	94%	100%	100%	4,216
Attic , Finished	2016	288	C 125	4,586	Avq.	94%	100%	100%	4,311
976 SFLA									
Outbuilding Total									10,401

Acpt Land

75,360

Accepted Bldg

90,820

Total

166,180

BUCKSPORT

Valuation Report

07/09/2019

Name: CLEMENT, CRAIG

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CLEMENT, SEREAN

Map/Lot:

48-22

Account: 651 Card: 1 of 1

Location:

54 Edgewater Lane

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	06/22/1961
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Zoning/Use	R2-WILLIAM'S POND LIMITED RESID. S'LAND
Topography	Gently sloping-rolling-
Utilities	Septic System-Alternative System(s)-
Street	Gravel
0	345

Reference 1 Long time in fam. No SP.

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	ACRES-Dev. Lot (Fract.)	110,000	80,081	100%		80,081
Total Acres 0.53				Land Total		80,081

Dwelling Description

Replacement Cost New

Conventional	One Story	600 Sqft	Grade D 132	Base	42,862
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-1,752
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-897
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,460
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	Typical	Typical	Above Average	Typical	38,753			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	71%	100%	100%	27,515				
Outbuildings/Additions/Improvements					Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Porch(es) encl. wd. fr.	1960	152	D 132	4,784	Avq+	71%	100%	100%	3,397
1 Story, wd. fr.	1997	88	D 146	5,798	Avq.	83%	100%	100%	4,812
Shed(s) wd. fr.	1960			----- S O U N D V A L U E -----					600
688 SFLA				Outbuilding Total					8,809

Acpt Land

80,080

Accepted Bldg

36,320

Total

116,400

Neighborhood 21 Neighborhood 21

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
Topography Gently sloping-rolling-
Utilities Unknown-Unknown-
Street Gravel
0 352

Sale Data
Sale Date 08/01/1990
Sale Price 0
Sale Type Land & Buildings
Financing
Verified Public Record
Validity Related Parties

Reference 1 Long time in fam. No SP.

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	ACRES-Dev. Lot (Fract.)	110,000	86,614	85%	Unimproved	73,622
Total Acres 0.62						73,622

Dwelling Description

Replacement Cost New

Other type bldg.	One Story	750 Sqft	Grade D 132	Base	48,725
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-4,380
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,121
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,483
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,660
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Modern	None	Above Average	Typical	39,081
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		69%	97%	100%
Value(Rcnld)						26,157
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Shed(s) wd. fr.	1960	112	C 100	1,344	Avg.	62%
Shed(s) wd. fr.	1960					100%
750 SFLA						100%
Outbuilding Total						933

Acpt Land	73,620	Accepted Bldg	27,090	Total	100,710
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BUCKSPORT

Valuation Report

07/09/2019

Name: GEAGAN, GREGORY F

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Geagan, Allison JT

Map/Lot:

48-24

Account: 2504 Card: 1 of 1

Location:

62 Edgewater Lane

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	01/28/2013
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use	R2-WILLIAM'S POND LIMITED RESID. S'LAND
Topography	Gently sloping-rolling-Below Street-
Utilities	Electricity at lot-Septic System-
Street	Gravel
0	363

Reference 1

Reference 2

Bldg Codes 91

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	ACRES-Dev. Lot (Fract.)	110,000	65,077	95%	Unimproved	61,823
Total Acres 0.35					Land Total	61,823

Dwelling Description

Replacement Cost New

Conventional	One Story	1,064 Sqft	Grade C 108	Base	74,491
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	BWetx Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Heat Pump(s)	Cooling	50% Heat pump	Heat	149
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,691
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Average	Typical	77,331
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Basement	None	69%	95%	100%	50,690	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
Shed(s) wd. fr.	1972	168	C 120	2,421 Avq.	69% 100% 100%	1,670
Shed(s) wd. fr.	1972			----- S O U N D V A L U E -----		200
Deck(s) wd. fr.	1972	120	C 100	1,201 Avq-	57% 100% 100%	685
1,064 SFLA					Outbuilding Total	2,555
Acpt Land		61,820	Accepted Bldg	53,250	Total	115,070

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	05/10/1991
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Zoning/Use	R2-WILLIAM'S POND LIMITED RESID. S'LAND
Topography	Gently sloping-rolling-
Utilities	Unknown-Unknown-
Street	Gravel
0	349

Reference 1 Long time in fam. No SP.

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	ACRES-Dev. Lot (Fract.)	110,000	105,508	90%	Topography	94,957
Total Acres 0.92				Land Total		94,957

Dwelling Description

Replacement Cost New

Other type bldg.	One Story	620 Sqft	Grade D 130	Base	42,982
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,566
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-913
Rooms	3	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-815
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,464
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Above Average	Typical	36,224
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		69%	100%	100%
						24,995

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1980	48	C 100	481	Avq-	63%	100%	100%	303
Shed(s) wd. fr.	1980								200
Porch(es) encl. wd. fr.	1955	160	D 120	4,488	Avq-	45%	70%	100%	1,414
620 SFLA									1,917
									Outbuilding Total

Acpt Land

94,960

Accepted Bldg

26,910

Total

121,870

Neighborhood 21 Neighborhood 21

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Gravel
0 341

Sale Data
Sale Date 07/26/2015
Sale Price 31,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Bldg Codes 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	ACRES-Dev. Lot (Fract.)	110.000	74.606	95%	Topography	70,875
Total Acres 0.46					Land Total	70,875

Dwelling Description

Replacement Cost New

Cape Cod/Salt Box	One & 1/2 Story	780 Sqft	Grade C 95	Base	73,431
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-4,894
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-1,878
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Typical	Typical	Above Average	Typical	66,659
Functional Obsolescence						Value(Rcnld)
None						56,660

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1991	88	C 95	837	Avq+	85%	100%	100%	711
Deck(s) wd. fr.	1991	40	C 95	380	Avq+	85%	100%	100%	323
Deck(s) wd. fr.	1991	36	C 95	343	Avq+	85%	100%	100%	292
Deck(s) wd. fr.	2013	30	C 110	330	Avq.	92%	100%	100%	304
Deck(s) wd. fr.	2013	240	C 110	2,642	Avq.	92%	100%	100%	2,431
1,170 SFLA									4,061

Outbuilding Total

Acpt Land

70,880

Accepted Bldg

60,720 Total

131,600

BUCKSPORT

Valuation Report

07/09/2019

Name: ARCHER, WESLEY D

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ARCHER, TAMMY F JT

Map/Lot:

48-27

Account: 80

Card: 1 of 1

Location:

30 Archer Way

Neighborhood 11 Neighborhood 11

Sale Data

Sale Date 09/10/1981
 Sale Price 0
 Sale Type Land only
 Financing
 Verified Public Record
 Validity Related Parties

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Gravel
 0 333

Reference 1 #30 may be on 48-35

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Access/Loc	39,600
1.00	ACRES-Secondary ac.	5,650.00	5,650	50%	Unimproved	2,825
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
3.59	ACRES-Rear land: 6-10ac.	975.00	3,500	100%		3,500
Total Acres 10.59					Land Total	55,675

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,288 Sqft	Grade C 115	Base	139,685
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Deep 3 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	4,621
Rooms	9	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,382
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,980
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Typical	Typical	Above Average	Typical	155,668
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	Location	85%	100%	95%	125,702	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1993	32	D 126	2,400	Avq.	81%	90%	95%		1,662
Deck(s) wd. fr.	2011	560	C 100	5,606	Avq.	91%	90%	95%		4,361
2,576 SFLA										6,023
Outbuilding Total										6,023

Acpt Land

55,680

Accepted Bldg

131,730

Total

187,410

BUCKSPORT

Valuation Report

07/09/2019

Name: CLEMENT, MERRILL E, JR

Page 267

CLEMENT, DENISE M jt

Map/Lot:

48-27-1

Account: 3285 Card: 1 of 1

Location:

55 Edgewater Lane

Neighborhood 11 Neighborhood 11

Sale Data

Sale Date 11/27/2006
 Sale Price 33,750
 Sale Type Land only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Gravel

Reference 1

Reference 2

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 2 0 Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,650.00	5,650	50%	Topography	2,825
1.00	ACRES-Rear land: 1st 5ac.	1,950.00	1,950	90%	Size/Shape	1,755
Total Acres 3.00					Land Total	46,380

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Cape Cod/Salt Box	One Story	952 Sqft	Grade C 117	Base	74,906
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-3,678
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	65% Hot Water	Cooling	100% None	Heat	-188
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	14,190
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Typical	Typical	Average	Typical	85,230
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
Incomplete	None	89%	100%	100%		75,855

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
Shed(s) wd. fr.	2007			----	SOUND	VALUE----		400
Shed(s) wd. fr.	2009			----	SOUND	VALUE----		1,000
Garage, wd. fr.	2017	504	C 110	11,479	Avg.	94%	100% 100%	10,790
1 Story, wd. fr.	2016	448	D 115	14,641	Avg.	94%	100% 100%	13,763
1,400 SFLA								25,953
Outbuilding Total								25,953

Acpt Land

46,380

Accepted Bldg101,810 **Total**

148,190

Name: Gaff, Eric

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Gaff, Larrisa A JT

Map/Lot:

48-28

Account: 1067 Card: 1 of 1

Location:

19 Allison Lane

Neighborhood 11 Neighborhood 11

Sale Data	
Sale Date	02/23/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Gravel
 0 370

Reference 1 HS off at sale -48-27B

Reference 2 access f5

Bldg Codes 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	85%	Access/Loc	37,400
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
0.43	ACRES-Rear land: 6-10ac.	975.00	419	100%		419
1.00	ACRES-Secondary ac.	5,650.00	5,650	70%	Unimproved	3,955
Total Acres 7.43			Land Total			51,524

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	768 Sqft	Grade C 120	Base	101,071
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-3,043
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,157
Rooms	10	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,739
Attic	Full finished			Attic	11,741
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
2004	1989	Typical	Typical	Average	Typical			118,665	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Basement		None		87%	90%	100%	92,915		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story, wd. fr.	2004	360	C 120	18,967	Avq.	87%	90%	100%	14,851
1.5S Garage, wd. fr.	1993	836	D 120	14,183	Avq.	81%	60%	100%	6,893
1 Story, wd. fr.	1989	768	C 100	30,625	Avq.	79%	70%	100%	16,936
Barn, 1s wd. fr.	2006	728	C 100	16,110	Avq.	88%	100%	100%	14,177
Shed(s) wd. fr.	2006			---- S O U N D V A L U E ----				2,000	
Sunroom	2009			---- S O U N D V A L U E ----				3,300	
Porch(es) open wd. fr.	2012	200	C 100	3,991	Avq.	92%	100%	100%	3,672
Shed(s) wd. fr.	2015	128	C 110	1,690	Avq.	93%	100%	100%	1,572
Porch(es) open wd. fr.	2016	144	C 100	3,081	Avq.	94%	100%	100%	2,896
2,280 SFLA				Outbuilding Total				66,297	

Acpt Land

51,520

Accepted Bldg

159,210

Total

210,730

BUCKSPORT
Name: COTE, BARBARA J

Valuation Report

07/09/2019

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Map/Lot: 48-29

Account: 2748 Card: 1 of 1

Location: 166 WILLIAMS POND RD

Neighborhood 11 Neighborhood 11

Sale Data	
Sale Date	08/04/2015
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Zoning/Use	R2-WILLIAM'S POND LIMITED RESID. S'LAND
Topography	Level-slightly sloping-
Utilities	Well-Septic System-
Street	Paved
0	389

Reference 1 Homestead off at sale

Reference 2 estate sale

Bldg Codes 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	80%	Unimproved	35,200
0.35	ACRES-Secondary ac.	5,650.00	1,978	50%	Unimproved	989
Total Acres 1.35						Land Total 36,189

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
COLONY Moho	1989	14X76	C 100	43,215	Avq.	40%	100%	100%	17,286
1.5S Garaqe, wd. fr.	1995	720	C 100	15,590	Avq.	82%	100%	100%	12,784
Porch(es) encl. wd. fr.	2012	348	C 100	9,604	Avq.	100%	90%	100%	8,644
1,064 SFLA									Outbuilding Total 38,714
Accpt Land		36,190	Accepted Bldg		38,710	Total		74,900	

Neighborhood 11 Neighborhood 11

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 393

Sale Data
Sale Date 09/24/2003
Sale Price 5,000
Sale Type Land only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 17: Is Apt. finished?

Reference 2

Bldg Codes 34

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.88	ACRES-Dev. Lot (Fract.)	44,000.00	41,276	90%	Multi-Fact	37,148
Total Acres 0.88				Land Total		37,148

Dwelling Description

Replacement Cost New

Conventional	One Story	1,792 Sqft	Grade C 100	Base	111,265
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-5,917
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	2,796
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,872
Attic	1/2 Finished			Attic	11,415
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,792	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Typical	Typical	Average	Typical	121,431
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	100%	108,074	

Acpt Land	37,150	Accepted Bldg	108,070	Total	145,220
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BUCKSPORT

Valuation Report

07/09/2019

Name: SUCY, LARRY J

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SUCY, ALLYSON R

Map/Lot:

48-31

Account: 2635 Card: 1 of 1

Location:

0 EDGEWATER LANE

Neighborhood 11 Neighborhood 11

Sale Data

Sale Date 10/17/2005
 Sale Price 14,000
 Sale Type Land only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Septic System-Well-
 Street Gravel
 0 358

Reference 1 -48-15B

Reference 2 15: 2014 septic on this lot f5

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	ACRES-Base Lot (Fract.)	21,500.00	15,203	100%		15,203
Total Acres 0.50				Land Total		15,203
Acpt Land		15,200	Accepted Bldg	0	Total	15,200

BUCKSPORT

Valuation Report

07/09/2019

Name: CARTER, MARILYN R (Heirs of)

Page 272

Sucy, Allyson PR

Map/Lot:

48-32

Account: 1071 Card: 1 of 1

Location:

EDGEWATER LANE

Neighborhood 11 Neighborhood 11

Sale Data	
Sale Date	06/20/2014
Sale Price	0
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use	R2-WILLIAM'S POND LIMITED RESID. S'LAND
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-
Street	Gravel
0	358

Reference 1 -48-15A

Reference 2 MRC died 9-22-17

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	93%	Access/Loc	19,995
0.52	ACRES-Rear land: 1st 5ac.	1,950.00	1,014	100%		1,014
Total Acres 1.52					Land Total	21,009

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
Privy	0						300	
----- S O U N D V A L U E -----								300
Outbuilding Total								300

Acpt Land

21,010

Accepted Bldg

300 Total

21,310

BUCKSPORT
Name: Gaff, Robert

Valuation Report

07/09/2019

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Map/Lot: 48-33

Account: 1069 Card: 1 of 1

Location: 17 Edgewater Lane

Neighborhood 11 Neighborhood 11

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Gravel
0 358

Sale Data
Sale Date 03/21/1989
Sale Price 0
Sale Type Land only
Financing
Verified Public Record
Validity Related Parties

Reference 1 GAFF, ANITA JT died 4-12-17
Reference 2 heirship property
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 11 0 Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	90%	Access/Loc	39,600
1.00	ACRES-Secondary ac.	5,650.00	5,650	50%		2,825
1.03	ACRES-Rear land: 1st 5ac.	1,950.00	2,009	100%		2,009
Total Acres 3.03			Land Total			44,434

Dwelling Description

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	1,113 Sqft	Grade C 130	Base	133,171
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,650
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,760
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	2018	Typical	Typical	Good	Typical	143,581
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		88%	100%	100%
Value(Rcnld)						126,351

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1989	108	C 130	3,245	Good	88%	100%	100%	2,856
Porch(es) encl. wd. fr.	2000	192	C 130	8,146	Good	88%	100%	100%	7,168
1,948 SFLA									
Outbuilding Total									10,024

Acpt Land	44,430	Accepted Bldg	136,380	Total	180,810
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Neighborhood 11 Neighborhood 11

Sale Data	
Sale Date	06/27/2012
Sale Price	42,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Liquidation

Zoning/Use	R2-WILLIAM'S POND LIMITED RESID. S'LAND
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Gravel
0	333

Reference 1 48-27C

Reference 2

Bldg Codes 10

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	86%	Multi-Fact	37,840
Total Acres 1.00					Land Total	37,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Double Wide Moho	2001	28X48	C 130	77.004	Avg.	48%	100%	100%	37,154
Shed(s) wd. fr.	1995	96	C 80	923	Avg.	74%	100%	100%	683
Slab/Crawl Sp.	2001	1344	C 100	6,815	Avg.	85%	100%	100%	5,793
Porch(es) open wd. fr.	2014	96	D 120	1,851	Avg.	93%	90%	100%	1,549
Patio	2001								200
Shed(s) wd. fr.	2016	338	C 100	4,061	Avg.	94%	100%	100%	3,817
1 Story, wd. fr.	2016	338	C 100	15,007	Avg.	94%	90%	100%	12,696
1,682 SFLA									61,892

Acpt Land

37,840

Accepted Bldg61,890 **Total**

99,730

BUCKSPORT

Valuation Report

07/09/2019

Name: ARCHER, WESLEY D

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ARCHER, TAMMY F

Map/Lot:

48-35

Account: 81

Card: 1 of 1

Location:

32&33 Archer Way

Neighborhood 21 Neighborhood 21

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Alternative System(s)-Unknown-
 Street Gravel
 0 333

Reference 1 -48-27A

Reference 2 #30 may be on 48-35

Bldg Codes 94

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	110,000	110,000	85%	Unimproved	93,500
1.00	ACRES-Secondary ac.	9,375.00	9,375	100%		9,375
3.43	ACRES-Rear land: 1st 5ac.	1,800.00	6,174	100%		6,174
Total Acres 5.43					Land Total	109,049

Dwelling Description

Replacement Cost New

Other type bldg.	One Story	576 Sqft	Grade D 100	Base	31,760
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-2,549
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,304
Rooms	1	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,881
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,082
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1955	0	Typical	None	Fair	Typical	24,944		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		30%	95%	100%		
						7,109		
Outbuildings/Additions/Improvements					Percent Good	Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
1 Story, wd. fr.	1950	384	D 100	11,172	Avq-	41%	90%	100%
Deck(s) wd. fr.	1955	192	D 100	1,287	Poor	20%	30%	100%
Shed(s) wd. fr.	1986	180	D 126	1,825	Avq-	67%	100%	100%
Privy	1955			----- S O U N D V A L U E -----				300
Privy	1955			----- S O U N D V A L U E -----				300
960 SFLA						Outbuilding Total		6,023
Acpt Land		109,050	Accepted Bldg		13,130	Total		122,180

BUCKSPORT

Valuation Report

07/09/2019

Name: COUTURE, RONALD G

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COUTURE, MARY Z

Map/Lot:

48-36

Account: 739 Card: 1 of 1

Location:

234 WILLIAMS POND RD

Neighborhood 21 Neighborhood 21

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Gravel
 0 325

Reference 1 600' wide +/- at shore -48-031

Reference 2 2017 woods fire.

Bldg Codes 91

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	110,000	110,000	100%		110,000
2.00	Acres-Water Frontage	37,500.00	75,000	75%	Multi-Fact	56,250
5.00	ACRES-Rear land: 1st 5ac.	1,800.00	9,000	100%		9,000
1.16	ACRES-Rear land: 6-10ac.	900.00	1,044	100%		1,044
Total Acres 9.16						Land Total 176,294

Dwelling Description

Replacement Cost New

Cape Cod/Salt Box	One Story	586 Sqft	Grade C 110	Base	52,630
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Damp Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,089
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	8,212
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1990	0	Typical	Typical	Average	Typical	59,753		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		79%	99%	100%		
						Value(Rcnld)		
						46,733		

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1990	144	C 110	3,390	Avq.	79%	99%	100%		2,651
586 SFLA										2,651
Outbuilding Total										2,651

Acpt Land

176,290

Accepted Bldg

49,380

Total

225,670

BUCKSPORT

Valuation Report

07/09/2019

Name: OLSON, CARL E

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OLSON, LEAH M

Map/Lot:

48-37

Account: 3218 Card: 1 of 1

Location:

WILLIAMS POND RD

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 08/18/2005
 Sale Price 20,000
 Sale Type Land only
 Financing Unknown
 Verified Public Record
 Validity Assemblage

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Septic System-Well-
 Street STREET SURFACE

Reference 1 LOTS 36-1 AND 37 merged for 2017-18

Reference 2 about 310' shore front. 2017 fire.

Bldg Codes 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	110,000	110,000	50%	Multi-Fact	55,000
1.73	ACRES-Rear land: 1st 5ac.	1,800.00	3,114	100%		3,114
0.82	ACRES-Secondary ac.	9,375.00	7,688	50%	Unimproved	3,844
Total Acres 3.55					Land Total	61,958

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Garage, wd. fr.	2013	576	C 110	12,717	C qr	100%	80%	100%	10,174
Privy	2015	9	D 100	156	Avq.	93%	100%	100%	145
Shed(s) wd. fr.	2015	64	D 100	515	Avq-	88%	85%	100%	385
Camper Trailer	2009	48	D 100	1,846	Avq.	90%	50%	100%	830
Outbuilding Total									11,534

Acpt Land

61,960

Accepted Bldg

11,530

Total

73,490

BUCKSPORT

Valuation Report

07/09/2019

Name: Sturtevant, Michael

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Sturtevant, Tracy JT

Map/Lot:

48-38

Account: 336 Card: 1 of 1

Location:

327 WILLIAMS POND RD

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 01/25/2019
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Gravel
 0 286

Reference 1 "Williams Pd Lodge" B&B -48-032

Reference 2 HS off at sale

Bldg Codes 37

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	110,000	110,000	70%	Multi-Fact	77,000
3.00	Acres-Water Frontage	37,500.00	112,500	55%	Access/Loc	61,875
5.00	ACRES-Rear land: 1st 5ac.	1,800.00	9,000	75%	Topography	6,750
3.90	ACRES-Rear-remaining	450.00	1,755	75%	Topography	1,316
5.00	ACRES-Rear land: 6-10ac.	900.00	4,500	75%	Size/Shape	3,375
4.00	ACRES-Waste-wet	200.00	800	100%		800
Total Acres 21.90					Land Total	151,116

Dwelling Description**Replacement Cost New**

Log Home or Cabin	One Story	864 Sqft	Grade C 120	Base	72,159
Exterior	Log siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Conc. Block Walls	Basement	Dry Bm Full Bsmnt	Basement	-674
Fin. Basement Area	864 Sqft, Grade C	Basement Gar	None	Fin Bsmnt	8,536
Heating	50% Floor/Wall	Cooling	0% None	Heat	-2,628
Rooms	9	Extras	Add'l Heat 1		
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	10,109
Attic	Part Cath. Clg.			Attic	2,157
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	Typical	Typical	Above Average	Typical	89,659
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. %	Econ. %
None			Alternate Electricity	75%	100%	95%
						Value(Rcnld)
						63,882

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2sf Dwell/Garage	2007	720	B 110	116,748	Avq.	89%	100%	95%	98,711
Porch Roof	2007	18	B 100	390	Avq.	89%	100%	95%	330
Porch(es) open wd. fr.	2007	48	B 90	1,820	Avq.	89%	100%	95%	1,539
864 SFLA									
Outbuilding Total									100,580

Accpt Land

151,120

Accepted Bldg164,460 **Total**

315,580

BUCKSPORT
Name: BOYLE, DENNIS

Valuation Report

07/09/2019

Page 279

Map/Lot:

48-39

Account: 3155 Card: 1 of 1

Location:

WILLIAMS POND RD

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	10/22/1986
Sale Price	30,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
Topography Gently sloping-rolling-
Utilities
Street Gravel

Reference 1 deed f5

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	75,000.00	75,000	85%	Multi-Fact	63,750
1.00	Acres-Water Frontage	37,500.00	37,500	53%	Unimproved	19,875
3.50	ACRES-Rear land: 1st 5ac.	1,800.00	6,300	80%	Proq/Restr	5,040
Total Acres 5.50 Land Total						88,665

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Storage Structure(s)	0									Rcnld
----- SOUND VALUE -----										500
Outbuilding Total										500

Accpt Land

88,670

Accepted Bldg

500

Total

89,170

Neighborhood 21 Neighborhood 21

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Gravel
0 310

Sale Data
Sale Date 09/29/2007
Sale Price 305,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 -48-03A

Reference 2

Bldg Codes 91

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	110,000	110,000	95%	Unimproved	104,500
1.00	Acres-Water Frontage	37,500.00	37,500	50%	Topography	18,750
0.42	ACRES-Rear land: 1st 5ac.	1,800.00	756	100%		756
Total Acres 2.42					Land Total	124,006

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Log Home or Cabin	One Story	960 Sqft	Grade B 115	Base	98,463
Exterior	Logs	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	760 Sqft, Grade B	Basement Gar	None	Fin Bsmt	9,987
Heating	100% Hot Water	Cooling	0% None	Heat	2,291
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	18,706
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	2006	Typical	Typical	Good	Typical	129,447
Functional Obsolescence						Value(Rcnld)
None						111,324

Outbuildings/Additions/Improvements				Condition			Layout			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Garage, wd. fr.	1981	480	B 110	14,721	Exc.	94%	100%	100%	13,838	
Deck(s) wd. fr.	1981	192	B 115	2,938	Exc.	94%	100%	100%	2,762	
Shed(s) wd. fr.	1981	48	B 115	881	Good	86%	100%	100%	758	
960 SFLA									17,358	

Acpt Land	124,010	Accepted Bldg	128,680	Total	252,690
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Neighborhood 21 Neighborhood 21

Zoning/Use R2-WILLIAM'S POND LIMITED RESID. S'LAND
Topography Gently sloping-rolling-
Utilities Well-Unknown-
Street Gravel
0 332

Sale Data
Sale Date 04/18/1985
Sale Price 40,000
Sale Type Land & Buildings
Financing
Verified Public Record
Validity

Reference 1 -48-04A
Reference 2 FLEGEL, TERRY R JT was owner too.
Bldg Codes 91
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.81	ACRES-Dev. Lot (Fract.)	110,000	99,000	95%	Unimproved	94,050
Total Acres 0.81				Land Total		94,050

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	Two Story	896 Sqft	Grade C 124	Base	116,355
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	720 Sqft, Grade D	Basement Gar	None	Fin Bsmt	6,005
Heating	100% Hot Water	Cooling	0% None	Heat	3,466
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,482
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	1993	Typical	Typical	Above Average	Typical	129,308
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		79%	100%	100%
						Value(Rcnld)
						102,153
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Shed(s) wd. fr.	1978	176	C 124	2,621	Avq+	79%
Deck(s) wd. fr.	1978	120	C 124	1,490	Avq+	79%
1,792 SFLA						
Percent Good						Value Rcnld
						2,071
						1,177
Outbuilding Total						3,248

Acpt Land	94,050	Accepted Bldg	105,400	Total	199,450
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BUCKSPORT

Valuation Report

07/09/2019

Name: CARPENTER, DENNIS E

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Map/Lot:

48-42

Account: 509

Card: 1 of 1

Location:

00000 EDGEWATER LANE

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.

Topography Gently sloping-rolling-

Utilities Electricity at lot-Unknown-

Street 0

0 348

Reference 1 -48-18A

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	ACRES-Base Lot (Fract.)	75,000.00	31.820	75%	Proq/Restr	23,865
Total Acres 0.18				Land Total		23,865
Accpt Land		23,870	Accepted Bldg	0	Total	23,870

Name: GUP, THEODORE S Tr.

Page 283

Map/Lot:

49-01

Account: 97

Card: 1 of 1

Location:

34 Appalachian Trail

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	09/21/2004
Sale Price	275,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Assemblage

Zoning/Use	RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Gravel
0	838

Reference 1	-49-002A		
Reference 2	5-7-18: GUP, PEGGY W rel. div.		
Bldg Codes	91		
X Coordinate	0	Y Coordinate	0
Exemption(s)	Land Schedule	21	

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	110,000	110,000	97%	Unimproved	106,700
1.00	ACRES-Secondary ac.	9,375.00	9,375	100%		9,375
0.52	ACRES-Rear land: 1st 5ac.	1,800.00	936	100%		936
Total Acres 2.52			Land Total			117,011

Dwelling Description				Replacement Cost New	
Log Home or Cabin	One Story	784 Sqft	Grade B 115	Base	86,565
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	450 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,224
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,027
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,295
Attic	Full finished			Attic	15,277
FirePlaces	1			Fireplace	7,953
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1985	2005	Typical	Typical	Good	Typical			118,287	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		87%	100%	100%	102,910		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	2005	528	B 100	29,138	Avq.	88%	100%	100%	25,641
Shed(s) wd. fr.	1985	168	C 100	2,018	Good	87%	100%	100%	1,756
Deck(s) wd. fr.	1985	192	C 110	2,114	Good	87%	100%	100%	1,839
Porch(es) open wd. fr.	1985	96	C 100	2,301	Good	87%	100%	100%	2,002
Deck(s) wd. fr.	1985	120	B 115	1,836	Good	87%	100%	100%	1,597
Slab/Crawl Sp.	2005	528	C 126	3,372	Avq.	88%	100%	100%	2,967
Shed(s) wd. fr.	2012	96	D 100	772	Avq.	92%	100%	100%	710
1,312 SFLA									36,512
Acpt Land		117,010		Accepted Bldg		139,420		Total	256,430

BUCKSPORT

Valuation Report

07/09/2019

Name: WARDWELL, FORREST E JR

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WARDWELL, KAREN J

Map/Lot:

49-02

Account: 2678 Card: 1 of 1

Location:

36 Appalachian Trail

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities Well-Holding Tank-
 Street Gravel
 0 836

Reference 1 KJW added 5/14
 Reference 2 homestead exempt in Florida
 Bldg Codes 91
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Dev. Lot (Fract.)	110,000	52,754	90%	Unimproved	47,479
Total Acres 0.23				Land Total		47,479

Dwelling Description

Replacement Cost New

Conventional	One Story	783 Sqft	Grade B 100	Base	75,215
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Walls	Basement	Dry Bm CrawlSp	Basement	-4,305
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,760
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	6,634
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Typical	Typical	Average	Typical	75,784
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	62,143	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1995	162	B 100	2,158	Avq.	82%	100%	100%	1,770
Shed(s) wd. fr.	2008	120	C 110	1,586	Avq.	89%	100%	100%	1,412
783 SFLA									3,182

Outbuilding Total 3,182

Acpt Land

47,480

Accepted Bldg

65,330

Total

112,810

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Gravel
0 824

Reference 1 8-18 Owner request merged 49-03 into this.

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	ACRES-Dev. Lot (Fract.)	110,000	93,338	98%	Unimproved	91,471
Total Acres 0.72				Land Total		91,471

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	529 Sqft	Grade C 110	Base	71,796
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Very close 2			St. Setback	-1,286
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,843
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-1,721
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,357
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1984	Typical	Typical	Above Average	Typical	62,589
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	63%	100%	100%	39,431	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1984	156	C 100	1,875	Avq+	82%	100%	100%	1,538
Deck(s) wd. fr.	1984	168	C 100	1,682	Avq+	63%	100%	100%	1,060
1 Story, wd. fr.	1984	198	C 100	9,922	Avq+	63%	95%	100%	5,938
Deck(s) wd. fr.	1984	138	C 110	1,518	Avq+	63%	100%	100%	956
Deck(s) wd. fr.	1984	587	C 100	5,876	Avq+	63%	100%	100%	3,702
Screen Porch	2013	108	D 110	2,020	Avq.	92%	100%	100%	1,858
2S Garage, wd. fr.	1995	672	C 130	20,368	Avq+	86%	100%	100%	17,516
Attic , Finished	1995	672	C 130	11,131	Avq+	86%	100%	100%	9,573
1,460 SFLA									42,141

Outbuilding Total 42,141

Acpt Land	91,470	Accepted Bldg	81,570	Total	173,040
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BUCKSPORT

Valuation Report

07/09/2019

Name: ALMQUIST, HARLAND

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ALMQUIST, ELLEN

Map/Lot:

49-05

Account: 54 Card: 1 of 1

Location:

0 Appalachian Trail (off)

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 06/26/1987

Sale Price 3,000

Sale Type Land only

Financing

Verified Public Record

Validity Arms Length Sale

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.

Topography Gently sloping-rolling-

Utilities

Street Water Access

0 822

Reference 1 Deed: 107.37' wide at shore by about 100' dp

Reference 2 Deed: No means of ingress/egress!

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	ACRES-Base Lot (Fract.)	75,000.00	36,742	40%	Multi-Fact	14,697
Total Acres 0.24				Land Total		14,697

Acpt Land

14,700

Accepted Bldg0 **Total**

14,700

BUCKSPORT

Valuation Report

07/09/2019

Name: FLEMING, JAMES R

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FLEMING, PAMELA R

Map/Lot:

49-06

Account: 881 Card: 1 of 1

Location:

52 APPALACHIAN TRAIL

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	06/03/2003
Sale Price	25,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Zoning/Use	RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography	Gently sloping-rolling-
Utilities	Well-Septic System-
Street	Gravel
0	813

Reference 1

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	110,000	110,000	90%	Multi-Fact	99,000
1.00	ACRES-Secondary ac.	9,375.00	9,375	70%	Unimproved	6,563
2.06	ACRES-Rear land: 1st 5ac.	1,800.00	3,708	100%		3,708
Total Acres 4.06					Land Total	109,271

Dwelling Description

Replacement Cost New

Conventional	One Story	572 Sqft	Grade C 100	Base	47,226
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Floating Slab Fnd.	Basement	No Bm No Bsmnt	Basement	-1,889
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	0% None	Heat	892
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	2004	Typical	Typical	Above Average	Typical	46,229
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
None	None	None	None	82%	100%	100%
						Value(Rcnld)
						37,908

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1984			----	S O U N D	V A L U E	----			600
1 Storv. wd. fr.	2003	598	C 100	24,450	Avg.	87%	95%	100%		20,208
Slab/Crawl Sp.	2003	598	C 100	3,032	Avg.	87%	95%	100%		2,506
Deck(s) wd. fr.	2012	210	C 100	2,101	Avg.	92%	100%	100%		1,933
Porch(es) open wd. fr.	1984			----	S O U N D	V A L U E	----			300
Porch(es) open wd. fr.	1984			----	S O U N D	V A L U E	----			300
Garage, wd. fr.	2013	432	C 110	10,244	Avg.	92%	100%	100%		9,424
Shed(s) wd. fr.	1984			----	S O U N D	V A L U E	----			400
1,170 SFLA				Outbuilding Total						35,671

Acpt Land

109,270

Accepted Bldg

73,580 Total

182,850

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	07/31/2018
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-Alternative System(s)-
 Street Gravel
 0 813

Reference 1 was 426 Jacob Buck Pd Rd [mailing]

Reference 2 17: 0.75 acres split to 17-07

Bldg Codes 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	110,000	110,000	78%	Unimproved	85,800
1.00	ACRES-Secondary ac.	9,375.00	9,375	25%	Multi-Fact	2,344
2.32	ACRES-Rear land: 1st 5ac.	1,800.00	4,176	100%		4,176
Total Acres 4.32					Land Total	92,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
8' MOBILE HOME	1967	8X33	D 100	13,677	Fair	28%	100%	100%		3,830
1 Story, wd. fr.	1967	72	D 100	3,583	Fair	60%	100%	100%		2,150
Porch(es) open wd. fr.	1967	180	D 100	2,457	Fair	50%	100%	100%		1,228
336 SFLA										
Outbuilding Total										7,208
Accpt Land		92,320	Accepted Bldg		7,210	Total		99,530		

BUCKSPORT

Valuation Report

07/09/2019

Name: Clark, Lemuel & Kimberly

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Worster, Michael & Stephanie TC

Map/Lot:

49-06-2

Account: 2438 Card: 1 of 1

Location:

48 APPALACHIAN TRAIL

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	07/11/2017
Sale Price	77,000
Sale Type	Land only
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Gravel
 0 813

Reference 1 HS off at sale
 Reference 2 Bldg permit says PO Box 651
 Bldg Codes 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	110,000	110,000	74%	Multi-Fact	81,400
1.00	ACRES-Secondary ac.	9,375.00	9,375	50%	Unimproved	4,688
2.42	ACRES-Rear land: 1st 5ac.	1,800.00	4,356	80%	Size/Shape	3,485
Total Acres 4.42					Land Total	89,573

Dwelling Description

Replacement Cost New

Conventional	One Story	1,076 Sqft	Grade C 95	Base	66,028
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-6,751
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electrical	Cooling	0% None	Heat	-1,595
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-889
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,250
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout			Total
1970	0	Typical	Typical	Average	Typical			54,543
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete	None	68%	95%	100%	35,235			
Outbuildings/Additions/Improvements					Percent Good			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Porch Roof	1970	16	C 100	276	Avq+	76%	100%	100%
Seasonal Camp	1980	252	C 95	4,540	Good	86%	100%	100%
Garage, wd. fr.	1975	384	C 105	8,993	Avq+	78%	100%	100%
Shed(s) wd. fr.	1980	168	D 120	1,622	Avq+	80%	100%	100%
Garage, wd. fr.	1975	384	D 110	6,310	Avq.	71%	100%	100%
Shed(s) wd. fr.	1980	80	D 120	772	Avq+	80%	100%	100%
1,328 SFLA								
					Outbuilding Total			17,525
Acpt Land		89,570	Accepted Bldg		52,760	Total		142,330

BUCKSPORT

Valuation Report

07/09/2019

Name: FREEMAN, EVERETT B

Page 290

FREEMAN, POLLY A

Map/Lot:

49-07

Account: 1055 Card: 1 of 1

Location:

426 JACOB BUCK POND RD

Neighborhood 11 Neighborhood 11

Zoning/Use RURAL 1 DEV'T CORRIDOR
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 873

Reference 1 Deed: 512' rd x 250' deep
 Reference 2 17: 0.75 ac. added from 49-06-1
 Bldg Codes 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 11 0 0 Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Road Frontage	11,250.00	11,250	75%	Size/Shape	8,438
1.00	ACRES-Rear land: 1st 5ac.	1,950.00	1,950	100%		1,950
Total Acres 3.00					Land Total	52,188

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 126	Base	97,153
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,453
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,538
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Typical	Typical	Average	Typical	103,144
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	89,735

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	2003	120	C 126	3,390	Avq.	87%	100%	100%	2,949
Deck(s) wd. fr.	2003	96	C 126	1,212	Avq.	87%	100%	100%	1,054
1,248 SFLA						Outbuilding Total			4,003

Acpt Land

52,190

Accepted Bldg

93,740

Total

145,930

07/09/2019

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49-08

47 Arrow Drive

Sale Data

Sale Date	07/08/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Public Record
Validity	Related Parties

Reference 1	CLAIMS 12-13 AC-DEED		
Reference 2	2000 GERSZEWSKI FAMILY TRUST-(MELFRED		
Bldg Codes	8		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	110,000	110,000	95%	Unimproved	104,500
1.00	Acres-Water Frontage	37,500.00	37,500	95%	Topoqraphy	35,625
5.00	ACRES-Rear land: 1st 5ac.	1,800.00	9,000	100%		9,000
4.40	ACRES-Rear land: 6-10ac.	900.00	3,960	100%		3,960
Total Acres 11.40				Land Total		153,085

Dwelling Description

Replacement Cost New

Split Level	One Story	630 Sqft	Grade C 100	Base	49,790
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-4,161
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electrical	Cooling	0% None	Heat	-983
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,200
Insulation	None			Insulation	-1,696
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built		Renovated	Kitchens	Baths	Condition		Layout			Total
1957		0	Typical	Typical	Above Average		Typical			48,150
Functional Obsolescence			Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnd)	
None			None			70%	100%	100%	33,705	
Outbuildings/Additions/Improvements					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd	
2 Story, wd. fr.	1957	434	C 100	32,365	Avq+	70%	100%	100%	22,655	
Shed(s) wd. fr.	1957			---- S O U N D V A L U E ----					200	
1,498 SFLA								Outbuilding Total	22,855	
Acpt Land		153,090		Accepted Bldg		56,560		Total	209,650	

BUCKSPORT

Valuation Report

07/09/2019

Name: GERSZEWSKI, CONSTANCE (TRUSTEE)

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LUENING, WILLIAM D, JR TC

Map/Lot:

49-08-on

Account: 1723 Card: 1 of 1

Location:

48 Arrow Drive

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR
 Topography Gently sloping-rolling-
 Utilities Unknown-Unknown-
 Street Gravel
 0 793

Reference 1 -49-008-1
 Reference 2 (SEE #1722 RE: TRUST)
 Bldg Codes 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 21

Dwelling Description				Replacement Cost New	
Seasonal Home or	One Story	551 Sqft	Grade D 130	Base	40,326
Exterior	Logs	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,169
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-811
Rooms	2	Extras	Add'l Heat 1		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,446
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	4,529
Insulation	None	SFLA	551	Insulation	-1,374
Unfin. Living Area	NONE			Unfinished	0
Dwelling Condition				Layout	
Built	Renovated	Kitchens	Baths	Condition	Total
1957	0	None	None	Average	37,055
Functional Obsolescence		Economic Obsolescence		Phys. %	Value(Rcnld)
None		None		61%	19,439
Accpt Land		0	Accepted Bldg	19,440	Total
					19,440

BUCKSPORT

Valuation Report

07/09/2019

Name: POTTER, STACY R

Page 293

Potter, Darlene M JT

Map/Lot:

49-09

Account: 946 Card: 1 of 1

Location:

79 Loon Landing

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	01/04/2007
Sale Price	164,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	R2-JACOB BUCK LIMITED RESID. S'LAND
Topography	Gently sloping-rolling-
Utilities	Septic System-Unknown-
Street	0
0	797

Reference 1	2-18 Fort F tax collect says Buck't addr now		
Reference 2	FFairfld keeping HS on awaiting Bucksp app		
Bldg Codes	8		
X Coordinate	0	Y Coordinate	0
Exemption(s)	Land Schedule 21		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	ACRES-Dev. Lot (Fract.)	110,000	66,000	95%	Unimproved	62,700
Total Acres 0.36				Land Total		62,700

Dwelling Description

Replacement Cost New

Seasonal Home or	One Story	836 Sqft	Grade C 105	Base	61,840
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-5,797
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,483
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	2,807
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,107
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Typical	Typical	Average	Typical	55,260
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	35,919	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Percent Good	Rcnld
Deck(s) wd. fr.	1965	390	C 110	4,295 Avq.	100% 90% 100%	3,866
836 SFLA					Outbuilding Total	3,866
Acpt Land		62,700	Accepted Bldg		39,790	Total 102,490

BUCKSPORT

Valuation Report

07/09/2019

Name: POTTER, STACY R

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Potter, Darlene M JT

Map/Lot:

49-10

Account: 743 Card: 1 of 1

Location:

0 LOON LANDING

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 05/01/2012
 Sale Price 22,500
 Sale Type Land only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-
 Street Gravel
 0 798

Reference 1 See 49-09

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Base Lot (Fract.)	75,000.00	41.079	75%	Topography	30,809
Total Acres 0.30				Land Total		30,809

Acpt Land

30,810

Accepted Bldg

0

Total

30,810

BUCKSPORT

Valuation Report

07/09/2019

Name: Losnes, Raymond C

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Losnes, Carol A JT

Map/Lot:

49-11

Account: 464 Card: 1 of 1

Location:

71 Loon Landing

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 11/10/2016
 Sale Price 57,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-Alternative System(s)-
 Street Gravel
 0 792

Reference 1

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.22	ACRES-Dev. Lot (Fract.)	110,000	51,595	60%	Multi-Fact	30,957	
Total Acres 0.22						Land Total	30,957

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Seasonal Home or	One Story	644 Sqft	Grade C 100	Base	50,409
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-4,253
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,088
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,808
Attic	Floor & Stairs			Attic	1,837
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,717
Unfin. Living Area	40%			Unfinished	-5,358

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	None	Average	Typical	37,022
Functional Obsolescence						Value(Rcnld)
None		None		Phys. % 62%	Func. % 95%	21,806
Economic Obsolescence						
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
Privy	1960	16	C 100	416	Avq.	62%
387 SFLA						100%
Percent Good						Value
Econ						Rcnld
Outbuilding Total						258
Accpt Land						Accepted Bldg
30,960						22,060
Total						53,020

Name: KENNEDY, BARBARA M

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Map/Lot:

49-12

Account: 838 Card: 1 of 1

Location:

65 Loon Landing

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	06/01/1999
Sale Price	51,300
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	

Zoning/Use	R2-JACOB BUCK LIMITED RESID. S'LAND
Topography	Gently sloping-rolling-
Utilities	Holding Tank-Well-
Street	Gravel
0	787

Reference 1

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	ACRES-Dev. Lot (Fract.)	110.000	53.889	95%	Unimproved	51,194
Total Acres 0.24				Land Total		51,194

Dwelling Description

Replacement Cost New

Conventional	One Story	648 Sqft	Grade C 108	Base	54,632
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-4,622
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall	Cooling	0% None	Heat	-1,774
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,861
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	Typical	Typical	Average	Typical	46,375
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	58%	100%	100%	26,897	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
Deck(s) wd. fr.	1952	454	C 108	4,909 Avq.	58% 100% 100%	2,847
Shed(s) wd. fr.	1952			---- SOUND VALUE ----		200
Shed(s) wd. fr.	1952			---- SOUND VALUE ----		200
648 SFLA					Outbuilding Total	3,247
Acpt Land		51,190	Accepted Bldg		30,140	Total
						81,330

Name: Alquist, Lawrence J. & Patricia L., Tr.

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Alquist Family 2016 Trust

Map/Lot:

49-13

Account: 55 Card: 1 of 1

Location:

63 Loon Landing

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Septic System-Alternative System(s)-
 Street Gravel
 0 774

Reference 1

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	ACRES-Dev. Lot (Fract.)	110.000	66,910	95%		63,565
Total Acres 0.37						Land Total 63,565

Dwelling Description**Replacement Cost New**

Cape Cod/Salt Box	One Story	600 Sqft	Grade C 106	Base	50,858
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-4,200
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump(s)	Cooling	0% None	Heat	661
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Part Cath. Clg.			Attic	1,323
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,750
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	Typical	Typical	Above Average	Typical	46,892			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	76%	100%	100%	35,638				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Bunkhouse	1970	220	C 106	3,518	Avq+	76%	100%	100%	2,674
Porch(es) encl. wd. fr.	1970	240	C 106	7,730	Avq+	76%	100%	100%	5,875
Deck(s) wd. fr.	1970	328	C 106	3,481	Avq+	76%	100%	100%	2,646
600 SFLA									
Outbuilding Total									11,195
Acpt Land		63,570	Accepted Bldg		46,830	Total			110,400

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 771

Reference 1 SZCZEPKOWSKI, SIGMAD M JT died 1-18
 Reference 2 Kim has diff address on deed
 Bldg Codes 91
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 21

		Land Description					
Units	Method - Description	Price/Unit		Total	Fctr	Influence	Value
0.66	ACRES-Dev. Lot (Fract.)	110,000		89,364	100%		89,364
Total Acres 0.66					Land Total		89,364
Dwelling Description						Replacement Cost New	
Log Home or Cabin	One & 1/2 Story	720 Sqft	Grade B 107		Base	104,829	
Exterior	Logs	Masonry Trim	None		Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles		Roof	0	
						0	
						0	
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt		Basement	0	
Fin. Basement Area	None	Basement Gar	None		Fin Bsmt	0	
Heating	100% Floor/Wall	Cooling	0% None		Heat	-2,597	
Rooms	0	Extras	Add'l Heat 1				
Bedrooms	0	Add Fixtures	0				
Baths	2	Half Baths	0		Plumbing	3,996	
Attic	None, no access/use				Attic	0	
FirePlaces	0				Fireplace	0	
Insulation	Full				Insulation	0	
Unfin. Living Area	NONE				Unfinished	0	
		Dwelling Condition					
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1989	0	Typical	Typical	Above Average	Typical	106,228	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		84%	100%	100%	89,232
Outbuildings/Additions/Improvements							Value
Description	Year	Units	Grade	RCN	Cond	Phy	Value Rcnld
Deck(s) wd. fr.	1989	192	B 107	2,735	Avq+	84%	2,297
1,080 SFLA						2,297	
						2,297	
Accpt Land		89,360	Accepted Bldg		91,530	Total	180,890

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
Topography Gently sloping-rolling-
Utilities Septic System-Well-
Street Gravel
0 763

Sale Data
Sale Date 08/24/2011
Sale Price 145,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Bldg Codes 91
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.59	ACRES-Dev. Lot (Fract.)	110.000	84,493	95%	Unimproved	80,268
Total Acres 0.59						80,268

Dwelling Description

Replacement Cost New

Conventional	One Story	500 Sqft	Grade C 110	Base	48,448
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	390 Sqft, Grade C	Basement Gar	None	Fin Bsmnt	4,239
Heating	50% Floor/Wall	Cooling	0% None	Heat	-1,394
Rooms	3	Extras	Add'l Heat 1		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,650
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Typical	Typical	Good	Typical	49,643			
Functional Obsolescence									
None									
Economic Obsolescence									
None									
Phys. %						77%			
Func. %						100%			
Econ. %						100%			
Value(Rcnld)						38,225			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story, wd. fr.	1993	200	C 100	17,490	Good	90%	100%	100%	15,741
Shed(s) wd. fr.	1950								200
2 Story, wd. fr.	2004	64	C 100	8,845	Avq.	87%	100%	100%	7,695
1,028 SFLA									23,636
Acpt Land		80,270	Accepted Bldg		61,860	Total			142,130

BUCKSPORT

Valuation Report

07/09/2019

Name: WILLIAMS, ROBERT

Page 300

WILLIAMS, SUZANNE

Map/Lot:

49-16

Account: 2806 Card: 1 of 1

Location:

12 Peaceful Valley

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Gravel
 0 754

Reference 1

Reference 2

Bldg Codes 91

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	ACRES-Dev. Lot (Fract.)	110.000	70,434	98%	Unimproved	69,026
Total Acres 0.41					Land Total	69,026

Dwelling Description

Replacement Cost New

Log Home or Cabin	One & 1/2 Story	980 Sqft	Grade C 126	Base	112,652
Exterior	Logs	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
Bsmnt Floor	Concrete Floor Bfloor			Bsmnt Floor	0
Foundation	Concrete Walls	Basement	Dry Bm Full Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,538
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	6,552
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Typical	Typical	Above Average	Typical	122,742
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	101,876	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
Deck(s) wd. fr.	1988	624	C 126	7,870 Avq+	83% 100% 100%	6,532
Deck(s) wd. fr.	1988	72	C 100	720 Avq.	78% 100% 100%	562
1,470 SFLA					Outbuilding Total	7,094
Acpt Land		69,030	Accepted Bldg		108,970	Total 178,000

BUCKSPORT

Valuation Report

07/09/2019

Name: AREY, EDWARD PERCY

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AREY, CAROL A JT

Map/Lot:

49-17

Account: 89 Card: 1 of 1

Location:

16 Peaceful Valley

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	11/06/2006
Sale Price	0
Sale Type	Land only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Zoning/Use	R2-JACOB BUCK LIMITED RESID. S'LAND
Topography	Gently sloping-rolling-
Utilities	Alternative System(s)-Unknown-
Street	Gravel
0	747

Reference 1

Reference 2 rebuilding camp per Jeff 14200 if new, 55fun

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	ACRES-Dev. Lot (Fract.)	110,000	50,408	85%	Multi-Fact	42,847
Total Acres 0.21				Land Total		42,847

Dwelling Description

Replacement Cost New

Seasonal Home or	One Story	473 Sqft	Grade D 126	Base	35,813
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-2,637
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,350
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,371
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	119	Insulation	-1,232
Unfin. Living Area	75%			Unfinished	-6,229

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	21,994
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
Incomplete	None	57%	100%	100%	12,537	

Acpt Land

42,850

Accepted Bldg

12,540

Total

55,390

BUCKSPORT

Valuation Report

07/09/2019

Name: WILSON, GREGORY F & GARY M

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Wilson, Kelly S

Map/Lot:

49-18

Account: 2824 Card: 1 of 1

Location:

22 Peaceful Valley

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 10/16/2006
 Sale Price 0
 Sale Type Land only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Alternative System(s)-Electricity at lot-
 Street Gravel
 0 743

Reference 1

Reference 2 * formerly CHAMBERS, KELLY S

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	ACRES-Dev. Lot (Fract.)	110,000	57,158	98%	Unimproved	56,015
Total Acres 0.27						56,015

Dwelling Description				Replacement Cost New	
Conventional	One Story	496 Sqft	Grade D 126	Base	37,033
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-2,765
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,415
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-790
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,261
Unfin. Living Area	30%			Unfinished	-2,613

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	Typical	Typical	Average	Typical	28,189
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		64%	100%	100%
Value(Rcnld)						18,041
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
Shed(s) wd. fr.	1963			----	SOUND	VALUE----
Privy	1963			----	SOUND	VALUE----
348 SFLA						Outbuilding Total
						300

Acpt Land

56,020

Accepted Bldg

18,340

Total

74,360

BUCKSPORT

Valuation Report

07/09/2019

Name: RANZONI, EDWIN

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RANZONI, PATRICIA

Map/Lot:

49-19

Account: 1544 Card: 1 of 1

Location:

30 Peaceful Valley

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 05/16/2003
 Sale Price 40,000
 Sale Type Land & Buildings
 Financing
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Alternative System(s)-Electricity at lot-
 Street Gravel
 0 716

Reference 1

Reference 2 WET LOT

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	ACRES-Developed Lot	110,000	38,500	70%	Unimproved	26,950
0.35	Acres-Water Frontage	37,500.00	13,125	95%	Topography	12,469
0.34	ACRES-Waste-wet	200.00	68	100%		68
Total Acres 1.04					Land Total	39,487

Dwelling Description**Replacement Cost New**

Seasonal Home or Exterior	One Story	432 Sqft	Grade D 138	Base	37,944
Dwelling Units	Wood Siding	Masonry Trim	None	Trim	0
	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-2,638
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-675
Rooms	2	Extras	Add'l Heat 1		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,596
Attic	Floor & Stairs			Attic	1,392
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,292
Unfin. Living Area	75%			Unfinished	-6,231

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	Typical	Alternative	Above Average	Typical	25,904
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		74%	98%	100%
Value(Rcnld)						18,786
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
Shed(s) wd. fr.	1967			----	S O U N D	V A L U E
108 SFLA						----
Outbuilding Total						200

Acpt Land

39,490

Accepted Bldg

18,990

Total

58,480

BUCKSPORT

Valuation Report

07/09/2019

Name: HUTCHINSON, HAZEL

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HUTCHINSON, MARSHALL

Map/Lot:

49-20

Account: 167 Card: 1 of 1

Location:

46 Peaceful Valley

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 08/20/2013
 Sale Price 97,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Gravel
 0 708

Reference 1 *Costello, James
 Reference 2 1957 SUBD-SURVEY HCRD
 Bldg Codes 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	ACRES-Dev. Lot (Fract.)	110,000	62,225	98%	Unimproved	60,981
0.30	Acres-Water Frontage	37,500.00	11,250	75%	Topography	8,438
Total Acres 0.62						Land Total 69,419

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Conventional	One Story	600 Sqft	Grade C 105	Base	50,378
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-4,161
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,065
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	8,026
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-655
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Typical	Typical	Above Average	Typical	52,523
Functional Obsolescence						Value(Rcnld)
None						44,645

Outbuildings/Additions/Improvements				Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Shed(s) wd. fr.	1991			----	SOUND	VALUE	----		600
Deck(s) wd. fr.	2002	342	C 110	3,765	Avq.	86%	100%	100%	3,238
Shed(s) wd. fr.	1991			----	SOUND	VALUE	----		200
Outbuilding Total									4,038

Acpt Land	69,420	Accepted Bldg	48,680	Total	118,100
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BUCKSPORT

Valuation Report

07/09/2019

Name: REITZ, ROGER L

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REITZ, SANDRA J

Map/Lot:

49-21

Account: 2192 Card: 1 of 1

Location: 0 Peaceful Vy Rd - JB Pond

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
Topography

Utilities Unknown-Unknown-

Street 0

0 710

Reference 1

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	ACRES-Base Lot (Fract.)	75,000.00	21,213	100%		21,213
Total Acres 0.08				Land Total		21,213
Accpt Land	21,210	Accepted Bldg	0	Total		21,210

BUCKSPORT

Valuation Report

07/09/2019

Name: PATTERSON, JUDITH

Page 306

Map/Lot:

49-22

Account: 2051 Card: 1 of 1

Location:

54 Peaceful Valley

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Alternative System(s)-Electricity at lot-
 Street Gravel
 0 711

Reference 1

Reference 2

Bldg Codes 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	ACRES-Dev. Lot (Fract.)	110,000	41,158	85%	Multi-Fact	34,984
Total Acres 0.14						Land Total 34,984

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
8' MOBILE HOME	1960	8X22	C 100	12,470	Fair	28%	100%	100%	3,492
1 Story, wd. fr.	1978	242	D 126	9,727	Avq-	61%	100%	100%	5,933
Porch(es) encl. wd. fr.	1978	68	D 126	3,050	Avq-	61%	100%	100%	1,860
Shed(s) wd. fr.	1978								200
----- S O U N D V A L U E -----									
418 SFLA									Outbuilding Total 11,485

Accpt Land

34,980

Accepted Bldg

11,490

Total

46,470

BUCKSPORT

Valuation Report

07/09/2019

Name: Hutchins, Sherman H. II

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Hutchins, Rebecca A. JT

Map/Lot:

49-23

Account: 2443 Card: 1 of 1

Location:

56 Peaceful Valley

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	10/24/2018
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-Alternative System(s)-
 Street Gravel
 0 707

Reference 1

Reference 2 2018 Private sale to close friend/relative

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	ACRES-Dev. Lot (Fract.)	110,000	47,948	100%		47,948
Total Acres 0.19				Land Total		47,948

Dwelling Description

Replacement Cost New

Seasonal Home or	One Story	540 Sqft	Grade C 95	Base	43,521
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,388
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-867
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,668
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,482
Unfin. Living Area	65%			Unfinished	-6,936

Dwelling Condition

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition		Layout	Total
1950	0	Typical	None	Above Average		Typical	28,180
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		67%	95%	100%	17,937

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	2018	24	D 110	2,655	Avq.	95%	90%	100%	2,270
213 SFLA									2,270

Outbuilding Total

Acpt Land

47,950

Accepted Bldg

20,210

Total

68,160

BUCKSPORT

Valuation Report

07/09/2019

Name: Petralia, Martin TC

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Petralia, Thomas Jr.

Map/Lot:

49-24

Account: 2096 Card: 1 of 1

Location:

58 Peaceful Valley

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	07/27/2018
Sale Price	26,930
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Alternative System(s)-Holding Tank-
 Street Gravel
 0 703

Reference 1 Lot 5 on Lobley plan.
 Reference 2 18: Trust to 2 members Ten. in Common
 Bldg Codes 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	ACRES-Dev. Lot (Fract.)	110,000	56,089	95%	Unimproved	53,285
Total Acres 0.26				Land Total		53,285

Dwelling Description

Replacement Cost New

Conventional	One Story	672 Sqft	Grade D 146	Base	50,521
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-4,341
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electrical	Cooling	0% None	Heat	-1,025
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,721
Unfin. Living Area	70%			Unfinished	-9,571

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	Typical	Typical	Above Average	Typical	33,863			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		78%	100%	100%	26,413		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Shed(s) wd. fr.	1975			- - - - S O U N D V A L U E - - - -					200
Shed(s) wd. fr.	2013	80	C 100	962	Avq.	92%	100%	100%	885
202 SFLA		Outbuilding Total							1,085
Acpt Land		53,290	Accepted Bldg		27,500	Total			80,790

BUCKSPORT

Valuation Report

07/09/2019

Name: SAGE, ROXANNE E, TRUSTEE

Page 309

C/O STANLEY & STEPHANIE FOY

Map/Lot:

49-25

Account: 2292 Card: 1 of 1

Location:

60 Peaceful Valley

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Septic System-Alternative System(s)-
 Street Gravel Driveway
 0 701

Reference 1

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	ACRES-Dev. Lot (Fract.)	110.000	59,237	100%		59,237
Total Acres 0.29				Land Total		59,237

Dwelling Description

Replacement Cost New

Conventional	One Story	1,006 Sqft	Grade D 140	Base	61,669
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-6,232
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,595
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	1,006	Insulation	-2,123
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	1987	Typical	Typical	Good	Typical	51,719
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	77%	100%	100%	39,824	

Accpt Land

59,240

Accepted Bldg

39,820 Total

99,060

BUCKSPORT

Valuation Report

07/09/2019

Name: BEVAN, WAYNE (heirs of)

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POTTER, SANDRA TC

Map/Lot:

49-26

Account: 1198 Card: 1 of 1

Location:

62 Peaceful Valley

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 10/29/2009
 Sale Price 0
 Sale Type Land only
 Financing Conventional
 Verified Buyer
 Validity Related Parties

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-Alternative System(s)-
 Street 0
 0 696

Reference 1

Reference 2 Audrey Berzinis released in b5346 p96

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	ACRES-Dev. Lot (Fract.)	110,000	59,237	85%	Unimproved	50,351
Total Acres 0.29						50,351

Dwelling Description				Replacement Cost New	
Conventional	One Story	609 Sqft	Grade D 127	Base	41,161
Exterior	Plywood/T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,422
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,752
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,389
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,416
Unfin. Living Area	20%			Unfinished	-2,156

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	None	Above Average	Typical	30,026
Functional Obsolescence						
Economic Obsolescence						
None		None		Phys. % 63%	Func. % 95%	17,971

Outbuildings/Additions/Improvements				Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Deck(s) wd. fr.	1940	48	D 127	408	Avq+	63%	95%	100%	244
Shed(s) wd. fr.	1940			----- S O U N D V A L U E -----					200
Shed(s) wd. fr.	1940			----- S O U N D V A L U E -----					200
Porch(es) encl. wd. fr.	1940	78	D 127	3,255	Avq+	63%	95%	100%	1,948
488 SFLA				Outbuilding Total					2,592

Acpt Land

50,350

Accepted Bldg

20,560

Total

70,910

BUCKSPORT

Valuation Report

07/09/2019

Name: Dufresne, Kevin

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Dufresne, Kathleen JT

Map/Lot:

49-27

Account: 2883 Card: 1 of 1

Location:

64 Peaceful Valley

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	04/27/2018
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-Septic System-
 Street Gravel
 0 691

Reference 1 8/16: LOMA- not in floodplain.

Reference 2 75' on shore

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	ACRES-Dev. Lot (Fract.)	110,000	60,249	100%		60,249
Total Acres 0.30			Land Total			60,249

Dwelling Description

Replacement Cost New

Conventional	One Story	805 Sqft	Grade C 110	Base	63,278
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-5,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall	Cooling	0% None	Heat	-2,245
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,156
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition		Layout	Total
1964	0	Typical	None	Above Average		Typical	53,029
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		73%	95%	100%	36,776

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1999	48	C 100	577	Avq.	84%	100%	100%	485
Deck(s) wd. fr.	1964	88	C 110	970	Avq+	73%	95%	100%	673
Deck(s) wd. fr.	1964	88	C 110	970	Avq+	73%	95%	100%	673
Privy	2014	16	D 100	278	Avq.	93%	100%	100%	259
805 SFLA									
Outbuilding Total									2,090

Acpt Land

60,250

Accepted Bldg

38,870

Total

99,120

BUCKSPORT

Valuation Report

07/09/2019

Name: GLIDDEN, ROBERT E

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GLIDDEN, LILLIAN M

Map/Lot:

49-28

Account: 1118 Card: 1 of 1

Location:

66 Peaceful Valley

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-Alternative System(s)-
 Street 0
 0 690

Reference 1 Long time owned f
 Reference 2 subd lot 9+? (merged 49-29 in 2006)
 Bldg Codes 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	ACRES-Dev. Lot (Fract.)	110,000	77,000	85%	Unimproved	65,450
Total Acres 0.49				Land Total		65,450

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	One Story	516 Sqft	Grade D 120	Base	35,980
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-2,740
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,402
Rooms	4	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,258
Attic	Part Cath. Clg.			Attic	863
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,226
Unfin. Living Area	70%			Unfinished	-6,040

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1950	0	Typical	None	Average	Typical	23,177		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		100%	95%	100%		
						Value(Rcnld)		
						22,018		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Shed(s) wd. fr.	1950	99	D 120	954	Avq.	100%	95%	100%
Deck(s) wd. fr.	1950	126	D 120	1,014	Avq.	100%	95%	100%
155 SFLA						Outbuilding Total		
						1,869		
Acpt Land		65,450	Accepted Bldg		23,890	Total		89,340

BUCKSPORT

Valuation Report

07/09/2019

Name: RONCO, DOUGLAS F

Page 313

RONCO, CONSTANCE R

Map/Lot:

49-30

Account: 2257 Card: 1 of 1

Location:

72 Peaceful Valley

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-Alternative System(s)-
 Street Gravel
 0 680

Reference 1

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	ACRES-Dev. Lot (Fract.)	110.000	47,948	92%	Unimproved	44,112
Total Acres 0.19					Land Total	44,112

Dwelling Description

Replacement Cost New

Conventional	One Story	636 Sqft	Grade D 140	Base	46,952
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,940
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,008
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-878
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,600
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	1984	Typical	Typical	Good	Typical	39,526
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	30,830	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
Porch(es) encl. wd. fr.	1955	176	D 140	5,554 Good	78% 100% 100%	4,332
Shed(s) wd. fr.	2011	70	C 100	840 Avq.	91% 100% 100%	764
636 SFLA					Outbuilding Total	5,096
Acpt Land		44,110	Accepted Bldg		35,930 Total	80,040

Account: 178 Card: 1 of 1

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
Topography Gently sloping-rolling-
Utilities Electricity at lot-Alternative System(s)-
Street Gravel
0 664

Sale Data
Sale Date 08/22/2017
Sale Price 0
Sale Type Land & Buildings
Financing Private Finance
Verified Public Record
Validity Related Parties

Reference 1 17: Jacques, Lynn Baxter quitclaimed
Reference 2 Septic on 49-57? CEO - unknown
Bldg Codes 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	ACRES-Dev. Lot (Fract.)	110,000	66,000	85%	Unimproved	56,100
Total Acres 0.36						56,100

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional	One Story	546 Sqft	Grade D 135	Base	41,677
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,261
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-835
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,540
Attic	1/4 Finished			Attic	1,579
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,420
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	None	Above Average	Typical	35,200
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		76%	95%	100%
						25,414

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	2011	330	C 100	3,302	Avq.	91%	100%	100%	3,005
Deck(s) wd. fr.	1970								200
Privy	1999	16	C 100	416	Avq.	84%	100%	100%	349
Shed(s) wd. fr.	2018	80	C 110	1,058	Avq.	95%	100%	100%	1,005
546 SFLA									
Outbuilding Total									4,559

Acpt Land	56,100	Accepted Bldg	29,970	Total	86,070
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BUCKSPORT

Valuation Report

07/09/2019

Name: BAILEY, BRUCE A (TRUSTEE)

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BAILEY, KELLIE D (TRUSTEE)

Map/Lot:

49-32

Account: 1178 Card: 1 of 1

Location:

80 Peaceful Valley

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 02/24/2011
 Sale Price 0
 Sale Type Land & Buildings
 Financing Other
 Verified Public Record
 Validity Related Parties

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Alternative System(s)-Unknown-
 Street Gravel
 0 657

Reference 1 BAILEY FAMILY IRREV RE TRUST

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Dev. Lot (Fract.)	110,000	52,754	85%	Unimproved	44,841
Total Acres 0.23						44,841

Dwelling Description				Replacement Cost New	
Conventional	One Story	576 Sqft	Grade C 115	Base	54,514
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-4,374
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,119
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	4,219
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,857
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	1987	Typical	Typical	Good	Typical	51,383
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Basement		None		82%	100%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
Deck(s) wd. fr.	1968	384	C 115	4,420	Good	82%
Shed(s) wd. fr.	1968			----- SOUND VALUE -----		
Shed(s) wd. fr.	1968			----- SOUND VALUE -----		
576 SFLA				Outbuilding Total		
						5,224
Acpt Land						Accepted Bldg
44,840						47,360
						Total
						92,200

BUCKSPORT

Valuation Report

07/09/2019

Name: ESP, EIRIK N

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ESP, JULIE L JT

Map/Lot:

49-33

Account: 768

Card: 1 of 1

Location:

82 Peaceful Valley

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-Alternative System(s)-
 Street Gravel
 0 651

Reference 1

Reference 2 FORMERLY LEO CUMMINGS

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	ACRES-Dev. Lot (Fract.)	110,000	59,237	85%	Unimproved	50,351
Total Acres 0.29				Land Total		50,351

Dwelling Description

Replacement Cost New

Conventional	Two Story	552 Sqft	Grade D 140	Base	66,943
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,500
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,634
Attic	Floor & Stairs			Attic	1,588
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,262
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	Typical	None	Below Average	Typical	56,716			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Basement	None	40%	76%	100%	17,242				
Outbuildings/Additions/Improvements	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1940			1,802	Avq-	40%	76%	100%	200
Deck(s) wd. fr.	1940	192	D 140	1,802	Avq-	40%	76%	100%	548
1 Story, wd. fr.	1940	192	D 140	9,100	Avq-	40%	76%	100%	2,766
1,296 SFLA									3,514
									Outbuilding Total
									3,514

Acpt Land

50,350

Accepted Bldg

20,760

Total

71,110

BUCKSPORT

Valuation Report

07/09/2019

Name: BAXTER, GERALDINE (Heirs of)

Page 317

Map/Lot:

49-34

Account: 175 Card: 1 of 1

Location:

PEACEFUL VALLEY

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Level-slightly sloping-
 Utilities Electricity at lot-
 Street Gravel
 0 644

Reference 1

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	ACRES-Base Lot (Fract.)	75,000.00	44,371	100%		44,371
Total Acres 0.35				Land Total		44,371
Acpt Land		44,370	Accepted Bldg	0	Total	44,370

BUCKSPORT

Valuation Report

07/09/2019

Name: HOPKINS, JOHN L

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HOPKINS, HOLLI R

Map/Lot:

49-35

Account: 1407 Card: 1 of 1

Location: 00000 Duddy Hollow-Jacob Buck Pd

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-
 Street Gravel
 0 644

Reference 1

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.02	ACRES-Base Lot (Fract.)	75,000.00	10,607	50%	Size/Shape	5,303
Total Acres 0.02				Land Total		5,303
Accpt Land	5,300	Accepted Bldg	0	Total		5,300

BUCKSPORT

Valuation Report

07/09/2019

Name: Moore, Tammy (Trustee)

Page 319

Hopkins Irrevokable Trust

Map/Lot:

49-36

Account: 1409 Card: 1 of 1

Location:

15 Duddy Hollow

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	05/03/2016
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use	R2-JACOB BUCK LIMITED RESID. S'LAND
Topography	Gently sloping-rolling-
Utilities	Alternative System(s)-Unknown-
Street	Gravel
0	647

Reference 1 Deed says Lot #18 in Block C, Lobley Plan.

Reference 2 At tip of peninsula, Duddy Hollow

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	ACRES-Dev. Lot (Fract.)	110,000	76,210	90%	Unimproved	68,589
Total Acres 0.48				Land Total		68,589

Dwelling Description

Replacement Cost New

Ranch	One Story	884 Sqft	Grade C 115	Base	70,169
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-6,714
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall	Cooling	0% None	Heat	-2,577
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	6,476
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,391
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	1995	Typical	Typical	Good	Typical	64,963
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	54,569	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Shed(s) wd. fr.	1975			----	SOUND	VALUE----			1,000
Deck(s) wd. fr.	1975			----	SOUND	VALUE----			400
884 SFLA							Outbuilding Total		1,400

Acpt Land

68,590

Accepted Bldg

55,970

Total

124,560

BUCKSPORT

Valuation Report

07/09/2019

Name: HOPKINS, JOHN L

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HOPKINS, HOLLI R

Map/Lot:

49-37

Account: 1408 Card: 1 of 1

Location: 00000 Duddy Hollow-Jacob Buck Pd

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-
 Street Gravel
 0 642

Reference 1

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	ACRES-Developed Lot	110.000	28,600	200%		57,200
Total Acres 0.26				Land Total		57,200
Accpt Land		57,200	Accepted Bldg	0	Total	57,200

BUCKSPORT

Valuation Report

07/09/2019

Name: DUDDY, PATRICK D ;TERRANCE;MICHAEL A

Page 321

DUDDY, CHRISTINA C JT

Map/Lot:

49-38

Account: 930 Card: 1 of 1

Location:

5 Duddy Hollow

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Alternative System(s)-Unknown-
 Street Gravel
 0 639

Reference 1

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	ACRES-Dev. Lot (Fract.)	110.000	44.000	100%		44.000
Total Acres 0.16				Land Total		44,000

Dwelling Description

Replacement Cost New

Conventional	One Story	602 Sqft	Grade D 140	Base	45,542
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,729
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,909
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,661
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,551
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1950	0	Typical	Typical	Average	Typical			40,014	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Basement		None		57%	80%	100%	18,246		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Porch(es) open wd. fr.	1950	132	D 140	2.709	Avq.	57%	80%	100%	1,235
Porch(es) open wd. fr.	1950	20	D 140	1.001	Avq.	57%	80%	100%	457
Deck(s) wd. fr.	2008	73	C 110	803	Avq.	89%	100%	100%	715
Privv	1950			- - - - S O U N D V A L U E - - - -					300
602 SFLA				Outbuilding Total					2,707
Acpt Land		44,000		Accepted Bldg		20,950		Total	64,950

BUCKSPORT

Valuation Report

07/09/2019

Name: TRASKO, FREDERICK M

Page 322

TRASKO, CLARISSA G

Map/Lot:

49-39

Account: 2606 Card: 1 of 1

Location:

88 Peaceful Valley

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-Alternative System(s)-
 Street 0
 0 637

Reference 1

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	ACRES-Dev. Lot (Fract.)	110.000	38.105	95%	Unimproved	36.200
Total Acres 0.12					Land Total	36,200

Dwelling Description

Replacement Cost New

Conventional	One Story	560 Sqft	Grade D 138	Base	43,175
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,750
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,471
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Typical	Typical	Average	Typical	36,535
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	30,689	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
1 Story, wd. fr.	1998	240	C 100	11.448 Avq.	84% 90% 100%	8.654
Deck(s) wd. fr.	1986	144	C 100	1.440 Avq.	70% 100% 100%	1.008
800 SFLA					Outbuilding Total	9.662
Acpt Land		36,200	Accepted Bldg		40,350	Total
						76,550

BUCKSPORT

Valuation Report

07/09/2019

Name: NORRIS, MICHAEL J

Page 323

NORRIS, LAURA T JT

Map/Lot:

49-40

Account: 2445 Card: 1 of 1

Location:

104 Peaceful Valley

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 05/08/2001
 Sale Price 43,000
 Sale Type Land & Buildings
 Financing
 Verified Public Record
 Validity

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Septic System-Unknown-
 Street Gravel
 0 631

Reference 1

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	ACRES-Dev. Lot (Fract.)	110.000	49,194	85%	Multi-Fact	41,814
Total Acres 0.20					Land Total	41,814

Dwelling Description**Replacement Cost New**

Conventional	One Story	858 Sqft	Grade D 133	Base	53,348
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-5,049
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,584
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	9,741
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,818
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	Typical	None	Above Average	Typical	53,638
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		73%	95%	100%
Value(Rcld)						37,198
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
Shed(s) wd. fr.	1963			1.401	Avq.	86%
Deck(s) wd. fr.	2002	140	C 100			
858 SFLA						
Outbuilding Total						1,505
Acpt Land		41,810	Accepted Bldg		38,700	Total
						80,510

BUCKSPORT

Valuation Report

07/09/2019

Name: Wilson, Cecil Dexter Jr

Page 324

Wilson, Joan M

Map/Lot:

49-41

Account: 1078 Card: 1 of 1

Location:

106 Peaceful Valley

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 04/11/2014
 Sale Price 93,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Septic System-Alternative System(s)-
 Street Gravel
 0 623

Reference 1 8/13: cut f5
 Reference 2 7/14: gave bill to new owners, septic permit
 Bldg Codes 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	ACRES-Dev. Lot (Fract.)	110,000	78,556	95%	Unimproved	74,628
Total Acres 0.51						Land Total 74,628

Dwelling Description**Replacement Cost New**

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,128 Sqft	Grade D 140	Base	67,350
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
St. Setback	Very close 2			St. Setback	-2,338
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-6,987
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,788
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	878
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,100
Unfin. Living Area	10%			Unfinished	-2,201

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	2014	Typical	Typical	Above Average	Typical	53,814
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
Value(Rcnld)						40,360
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Shed(s) wd. fr.	1968			----	S O U N D	V A L U E
Porch(es) open wd. fr.	2014	96	D 130	2,002	Avq.	93%
1,016 SFLA						100%
Outbuilding Total						2,262
Acpt Land		74,630	Accepted Bldg		42,620	Total
						117,250

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Alternative System(s)-Septic System-
 Street Gravel
 0 619

Reference 1 -49-056

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	ACRES-Dev. Lot (Fract.)	110,000	41,158	95%	Unimproved	39,100
Total Acres 0.14					Land Total	39,100

Dwelling Description**Replacement Cost New**

Conventional	One Story	435 Sqft	Grade D 140	Base	38,618
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-2,695
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,379
Rooms	3	Extras	Add'l Heat 1		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,315
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	Typical	None	Average	Typical	33,229
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	61%	95%	100%	19,256	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Shed(s) wd. fr.	1958			----	SOUND	VALUE	----		600
Shed(s) wd. fr.	1958			----	SOUND	VALUE	----		200
1 Story, wd. fr.	1958	160	D 140	8,011	Avq.	61%	95%	100%	4,643
1 Story, wd. fr.	2006	90	D 140	5,626	Avq.	88%	80%	100%	3,961
Porch(es) open wd. fr.	2006	60	D 140	1,609	Avq.	88%	100%	100%	1,416
685 SFLA									
Outbuilding Total									10,820

Acpt Land

39,100

Accepted Bldg30,080 **Total**

69,180

BUCKSPORT

Valuation Report

07/09/2019

Name: WARDWELL, DANA R

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WARDWELL, SHERRY L

Map/Lot:

49-43

Account: 1256 Card: 1 of 1

Location:

112 Peaceful Valley

Neighborhood 21 Neighborhood 21

Sale Data

Sale Date 01/23/2004
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Gravel
 0 615

Reference 1

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	ACRES-Dev. Lot (Fract.)	110.000	44.000	95%	Unimproved	41,800
Total Acres 0.16						41,800

Dwelling Description				Replacement Cost New	
Conventional	One Story	357 Sqft	Grade C 100	Base	37,723
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-2,358
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,207
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	2,274
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,285
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1960	2017	Typical	Typical	Above Average	Typical				35,147
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)
None		None		71%	100%	100%			24,954
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	2006	120	D 126	1,217	Avq.	88%	100%	100%	1,071
1 Story, wd. fr.	2006	360	C 100	15,805	Avq.	88%	90%	100%	12,517
1 Story, wd. fr.	2017	144	C 100	7,961	Avq.	94%	95%	100%	7,109
861 SFLA						Outbuilding Total			20,697
Acpt Land		41,800		Accepted Bldg		45,650		Total	87,450

BUCKSPORT

Valuation Report

07/09/2019

Name: BONE, GEORGE J

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BONE, EVELYN O C/O HOWARD

Map/Lot:

49-44

Account: 284 Card: 1 of 1

Location:

116 Peaceful Valley

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Holding Tank-Alternative System(s)-
 Street Gravel
 0 612

Reference 1 -49-044
 Reference 2 LIFE RT TO USE
 Bldg Codes 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	ACRES-Dev. Lot (Fract.)	110,000	45,354	88%	Unimproved	39,912
Total Acres 0.17				Land Total		39,912

Dwelling Description

Replacement Cost New

Conventional	One Story	768 Sqft	Grade C 110	Base	61,479
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-5,579
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,428
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,095
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	Typical	Above Average	Typical	52,377
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	76%	100%	100%	39,807	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1970	426	C 110	4,690	Avq+	76%	100%	100%	3,564
Shed(s) wd. fr.	1970			----	S O U N D	V A L U E	----		500
Privy	1970			----	S O U N D	V A L U E	----		300
768 SFLA								Outbuilding Total	4,364

Acpt Land

39,910

Accepted Bldg

44,170

Total

84,080

BUCKSPORT

Valuation Report

07/09/2019

Name: Ayer, John T

Page 328

Ayer, Justin T JT

Map/Lot:

49-45

Account: 329

Card: 1 of 1

Location:

120 Peaceful Valley

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	10/26/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use	R2-JACOB BUCK LIMITED RESID. S'LAND
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-Alternative System(s)-
Street	0
0	605

Reference 1

Reference 2

Bldg Codes 8

X Coordinate 0

Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	ACRES-Dev. Lot (Fract.)	110.000	42.603	90%	Unimproved	38,343
Total Acres 0.15					Land Total	38,343

Dwelling Description

Replacement Cost New

Conventional	One Story	672 Sqft	Grade D 145	Base	50,174
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-4,311
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Electrical	Cooling	0% None	Heat	-1,018
Rooms	5	Extras	Add'l Heat 1		
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,728
Attic	1/2 Finished			Attic	4,159
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,709
Unfin. Living Area	20%			Unfinished	-2,716

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Kit'ette	None	Above Average	Typical	41,851
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	77%	90%	100%	29,003	
Outbuildings/Additions/Improvements					Value Rcnld	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
1 Story, wd. fr.	1973	56	D 145	4,625 Avq+	77% 90% 100%	3,205
Deck(s) wd. fr.	1973	220	C 110	2,423 Avq.	70% 100% 100%	1,696
Deck(s) wd. fr.	1973	70	C 100	702 Avq.	70% 100% 100%	491
Shed(s) wd. fr.	1973			---- SOUND VALUE ----		400
Shed(s) wd. fr.	1973			---- SOUND VALUE ----		1,400
Shed(s) wd. fr.	1973			---- SOUND VALUE ----		200
594 SFLA					Outbuilding Total	7,392
Acpt Land		38,340	Accepted Bldg		36,400	Total
						74,740

Map/Lot:

49-46

Account: 932 Card: 1 of 1

Location:

124 Peaceful Valley

Neighborhood 21 Neighborhood 21

	Sale Data
Sale Date	10/07/2015
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	R2-JACOB BUCK LIMITED RESID. S'LAND
Topography	Gently sloping-rolling-
Utilities	Alternative System(s)-Electricity at lot-
Street	Gravel
0	599

Reference 1

Reference 2 Sold with 49-49

Bldg Codes	8
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X Coordinate	0	Y Coordinate	0
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Exemption(s)	Land Schedule	21
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Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Dev. Lot (Fract.)	110,000	52,754	95%	Unimproved	50,116
Total Acres 0.23				Land Total		50,116

Dwelling Description

Replacement Cost New

Seasonal Home or Exterior Dwelling Units	One Story Wood Siding 1 OTHER Units-0	480 Sqft Masonry Trim Roof Cover	Grade C 105 None Ashpalt Shingles	Base Trim Roof	45,318 0 0 0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,328
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,704
Rooms	3	Extras	Add'l Heat 1		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,948
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,544
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Dwelling Condition							Total Value(Rcnd)
Built 1960	Renovated 0	Kitchens Typical	Baths None	Condition Above Average		Layout Typical	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	
None		None		71%	95%	100%	24,143

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Deck(s) wd. fr.	1960	180	C 105	1,893	Avq.	62%	100%	100%	1,174
Deck(s) wd. fr.	1960	32	C 105	335	Avq+	71%	95%	100%	226
Deck(s) wd. fr.	1960	48	C 105	504	Avq+	71%	95%	100%	340
Privy	1960								
----- S O U N D V A L U E -----									
480 SFLA							Outbuilding Total		1,940

Accpt Land

50,120

Accepted Bldg

26,080

Total

76,200

BUCKSPORT

Valuation Report

07/09/2019

Name: DUNN, MARGARET A (TRUSTEE)

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ALL DUNN FAMILY TRUST

Map/Lot:

49-47

Account: 954 Card: 1 of 1

Location:

126 Peaceful Valley

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-Alternative System(s)-
 Street 0
 0 595

Reference 1

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Dev. Lot (Fract.)	110.000	55.000	95%	Unimproved	52,250
Total Acres 0.25					Land Total	52,250

Dwelling Description

Replacement Cost New

Seasonal Home or	One Story	667 Sqft	Grade D 140	Base	48,237
Exterior	Log siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
St. Setback	Standard 1 Setbac			St. Setback	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-4,132
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,057
Rooms	3	Extras	Add'l Heat 1		
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,634
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,643
Unfin. Living Area	50%			Unfinished	-6,507

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	Typical	None	Above Average	Typical	32,264
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	95%	100%	21,456	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond Phy Func Econ	Rcnld	
Porch(es) encl. wd. fr.	1957	200	D 140	6,040 Avq+ 70% 100% 100%	4,228	
Shed(s) wd. fr.	1957			---- S O U N D V A L U E ----	200	
Shed(s) wd. fr.	1957			---- S O U N D V A L U E ----	100	
Bunkhouse	1957	308	D 100	3,112 Avq+ 70% 100% 100%	2,178	
Shed(s) wd. fr.	1957			---- S O U N D V A L U E ----	400	
334 SFLA				Outbuilding Total	7,106	
Accpt Land		52,250	Accepted Bldg	28,560	Total	80,810

BUCKSPORT

Valuation Report

07/09/2019

Name: DUNN, MARGARET A (TRUSTEE)

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ALL DUNN FAMILY TRUST

Map/Lot:

49-48

Account: 955 Card: 1 of 1

Location:

125 Peaceful Valley

Neighborhood 11 Neighborhood 11

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Alternative System(s)-Electricity at lot-
 Street Gravel
 0 575

Reference 1

Reference 2

Bldg Codes 12

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	75%	Multi-Fact	16,125
Total Acres 1.00					Land Total	16,125

Dwelling Description

Replacement Cost New

Seasonal Home or	One Story	0 Sqft	Grade E 100	Base	7,242
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	0% Not Heated	Cooling	0% None	Heat	0
Rooms	1	Extras	Add'l Heat 1		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-927
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-246
Unfin. Living Area	75%			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	None	None	Average	Typical	6,069
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	90%	%	100%	0	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
Seasonal Camp	2009	132	C 120	3,302 Avq.	90% 100% 100%	2,972
Deck(s) wd. fr.	2013	50	C 105	525 Avq.	92% 100% 100%	483
132 SFLA					Outbuilding Total	3,455
Acpt Land		16,130	Accepted Bldg		3,460 Total	19,590

BUCKSPORT

Valuation Report

07/09/2019

Name: Hummer Real Estate Holdings, Inc.

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Map/Lot:

49-49

Account: 933 Card: 1 of 1

Location:

0 Peaceful Valley

Neighborhood 11 Neighborhood 11

Sale Data

Sale Date 10/07/2015
 Sale Price 0
 Sale Type Land only
 Financing Unknown
 Verified Public Record
 Validity Assemblage

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-
 Street Gravel
 0 590

Reference 1

Reference 2 Sold with 49-46

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	ACRES-Base Lot (Fract.)	21,500.00	14,261	60%	Multi-Fact	8,557
Total Acres 0.44				Land Total		8,557

Accpt Land

8,560

Accepted Bldg0 **Total**

8,560

BUCKSPORT

Valuation Report

07/09/2019

Name: REITZ, ROGER L

Page 333

REITZ, SANDRA J

Map/Lot:

49-51

Account: 2191 Card: 1 of 1

Location:

61 Peaceful Valley

Neighborhood 11 Neighborhood 11

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-Alternative System(s)-
 Street Gravel
 0 656

Reference 1

Reference 2

Bldg Codes 12

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Developed Lot	44,000.00	44,000	95%	Unimproved	41,800
1.00	ACRES-Secondary ac.	5,650.00	5,650	50%	Unimproved	2,825
1.00	ACRES-Rear land: 1st 5ac.	1,950.00	1,950	100%		1,950
Total Acres 3.00					Land Total	46,575

Dwelling Description

Replacement Cost New

Seasonal Home or	One Story	396 Sqft	Grade D 140	Base	37,001
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-2,453
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Floor/Wall	Cooling	0% None	Heat	-942
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,634
Attic	Part Cath. Clg.			Attic	773
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,260
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Typical	None	Above Average	Typical	30,485
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		79%	95%	100%
						Value(Rcnld)
						22,879

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1979									200
396 SFLA										200
Outbuilding Total										200

Acpt Land

46,580

Accepted Bldg

23,080 Total

69,660

BUCKSPORT

Valuation Report

07/09/2019

Name: MCCAFFREY, TYLER TOZIER

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TOZIER, JUDI

Map/Lot:

49-52

Account: 1331 Card: 1 of 1

Location: 00000 JACOB BUCK POND

Neighborhood 11 Neighborhood 11

Sale Data

Sale Date 04/03/2009

Sale Price 0

Sale Type Land only

Financing Unknown

Verified Public Record

Validity Other

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND

Topography Gently sloping-rolling-

Utilities Electricity at lot-

Street Gravel

0 687

Reference 1

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	ACRES-Base Lot	21,500.00	5,375	55%	Size/Shape	2,956
Total Acres 0.25				Land Total		2,956

Accpt Land	2,960	Accepted Bldg	0	Total	2,960
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BUCKSPORT

Valuation Report

07/09/2019

Name: WILLIAMS, SUZANNE P

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Map/Lot:

49-53

Account: 2809 Card: 1 of 1

Location:

0 JACOB BUCK POND

Neighborhood 11 Neighborhood 11

Sale Data

Sale Date 01/17/1999

Sale Price 7,000

Sale Type Land only

Financing

Verified Public Record

Validity

Zoning/Use RURAL 1 DEV'T CORRIDOR R2 JACOB BUCK

Topography Gently sloping-rolling-

Utilities Electricity at lot-Unknown-

Street Paved

0 715

Reference 1

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	50%	Topography	10,750
1.00	ACRES-Secondary ac.	5,650.00	5,650	100%		5,650
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
1.70	ACRES-Rear-remaining	500.00	850	100%		850
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
Total Acres 13.70			Land Total			31,875

Acpt Land

31,880

Accepted Bldg0 **Total**

31,880

BUCKSPORT
Name: WILLIAMS, SUZANNE P

Valuation Report

07/09/2019

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Map/Lot: 49-54

Account: 2808 Card: 1 of 1

Location: 0 JACOB BUCK POND RD

Neighborhood 11 Neighborhood 11

Sale Data

Sale Date 01/17/1999
Sale Price 8,000
Sale Type Land only
Financing
Verified Public Record
Validity

Zoning/Use RURAL 1 DEV'T CORRIDOR
Topography Gently sloping-rolling-
Utilities Electricity at lot-
Street Gravel
0 788

Reference 1
Reference 2
Bldg Codes 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	50%	Topography	10,750
1.00	ACRES-Road Frontage	11,250.00	11,250	50%	Topography	5,625
5.00	ACRES-Rear land: 1st 5ac.	1,950.00	9,750	100%		9,750
2.00	ACRES-Rear-remaining	500.00	1,000	100%		1,000
5.00	ACRES-Rear land: 6-10ac.	975.00	4,875	100%		4,875
Total Acres 14.00			Land Total			32,000

Acpt Land	32,000	Accepted Bldg	0	Total	32,000
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BUCKSPORT
Name: WILLIAMS, SUZANNE P

Valuation Report

07/09/2019

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Map/Lot: 49-55

Account: 2807 Card: 1 of 1

Location: 0 JACOB BUCK POND RD

Neighborhood 11 Neighborhood 11

Sale Data

Sale Date 06/03/1994

Sale Price 8,000

Sale Type Land only

Financing

Verified Public Record

Validity

Zoning/Use RURAL 1 DEV'T CORRIDOR

Topography

Utilities Unknown-Unknown-

Street

0 715

Reference 1 -49-53A

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	100%		21,500
1.00	ACRES-Road Frontage	11,250.00	11,250	100%		11,250
1.08	ACRES-Rear land: 1st 5ac.	1,950.00	2,106	100%		2,106
Total Acres 3.08					Land Total	34,856

Accpt Land	34,860	Accepted Bldg	0	Total	34,860
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Valuation Report

07/09/2019

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Map/Lot: 49-56

Account: 91 Card: 1 of 1

Location: 18 Peaceful Valley

Neighborhood 21 Neighborhood 21

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
Topography Gently sloping-rolling-
Utilities Electricity at lot-Alternative System(s)-
Street 0
0 747

Sale Data
Sale Date 07/28/2000
Sale Price 0
Sale Type Land & Buildings
Financing
Verified Public Record
Validity

Reference 1 -49-17A
Reference 2 Zero SP in 2000
Bldg Codes 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	ACRES-Dev. Lot (Fract.)	110,000	50,408	95%	Unimproved	47,888
Total Acres 0.21						Land Total 47,888

Dwelling Description

Replacement Cost New

Conventional	One Story	480 Sqft	Grade D 140	Base	40,484
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-2,973
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,522
Rooms	0	Extras	Add'l Heat 1		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,634
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,379
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	None	Average	Typical	31,976
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	95%	100%
						Value(Rcnld) 17,315

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Privy	1950									200
480 SFLA										200
Outbuilding Total										200

Acpt Land	47,890	Accepted Bldg	17,520	Total	65,410
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BUCKSPORT

Valuation Report

07/09/2019

Name: Creath, Gail Baxter

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Map/Lot:

49-57

Account: 177 Card: 1 of 1

Location:

0 JACOB BUCK POND

Neighborhood 11 Neighborhood 11

Sale Data	
Sale Date	08/22/2017
Sale Price	0
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use	R2-JACOB BUCK LIMITED RESID. S'LAND
Topography	Gently sloping-rolling-
Utilities	Electricity at lot-Unknown-
Street	Gravel

Reference 1 17: Added 49-50 per deed -49-055

Reference 2 William Norton Baxter died Sept. 20, 2006

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 11

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	90%		19,350
1.00	ACRES-Secondary ac.	5,650.00	5,650	100%		5,650
1.20	ACRES-Rear land: 1st 5ac.	1,950.00	2,340	100%		2,340
Total Acres 3.20					Land Total	27,340

Accpt Land

27,340

Accepted Bldg

0 Total

27,340

Neighborhood 11 Neighborhood 11

Zoning/Use R2-JACOB BUCK LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-
 Street Gravel

Reference 1 -49-056

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Base Lot	21,500.00	21,500	55%	Size/Shape	11,825
0.54	ACRES-Rear land: 1st 5ac.	1,950.00	1,053	100%		1,053
Total Acres 1.54					Land Total	12,878

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Privv	0	20	D 100	348	Avg.	50%	100%	100%		174
							Outbuilding Total			174

Acpt Land

12,880

Accepted Bldg170 **Total**

13,050