

Name: GROSS, LAURENCE F (TRUSTEE)

GROSS REALTY TRUST

Map/Lot: 50-01

Account: 1260 Card: 1 of 1

Location: 50 Bullfrog Way

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-
Utilities: Well-Septic System-
Street: Gravel
0: 1716

Sale Data: Sale Date: 08/29/1996, Sale Price: 0, Sale Type: Land & Buildings, Financing, Verified: Public Record, Validity: Related Parties

Reference 1: cut 2/28/08, cut 2/1/09, cut 2 ac 12/10
Reference 2: Fronts on Mast Hill Rd and H. Pond
Bldg Codes: 8
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 21

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include ACRES-Developed Lot, Acres-Water Frontage, ACRES-Rear land, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include One Story, Logs, OTHER Units-0, Piers, None, 100% Floor/Wall, 0, 0, 1, Floor & Stairs, 1, None, NONE.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1941, 0 Typical, Typical, Above Average, Typical, 48,008.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Porch(es) open wd. fr., Shed(s) wd. fr., Canopy, wd. fr., A-Frame Cabin, Canopy, wd. fr., 656 SFLA.

Acpt Land 145,680 Accepted Bldg 52,040 Total 197,720

Name: BELLA, ROBERT M & CATHY A (TRUSTEES)

R M AND C A BELLA REVOCABLE TRUST

Map/Lot:

Account: 193 Card: 1 of 1

Location:

20 Hancock Pond Rd

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography: Gently sloping-rolling-
 Utilities: Well-Septic System-
 Street: Paved
 0: 1774

Reference 1: VRBO f5
 Reference 2: Fronts on Mast Hill Rd & Pond
 Bldg Codes: 1
 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-Secondary ac.	9,375.00	9,375	100%		9,375
0.85	ACRES-Rear land: 1st 5ac.	1,800.00	1,530	100%		1,530
Total Acres 2.85			Land Total			115,405

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,276 Sqft	Grade A 100	Base		130,833
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	OPEN 4 CHOICE 9			Bsmnt Floor		0
Foundation	Concrete Walls	Basement	Dry Bm CrawlSp	Basement		-8,809
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water	Cooling	100% None	Heat		3,324
Rooms	5					
Bedrooms	2	Add Fixtures	2			
Baths	2	Half Baths	0	Plumbing		7,816
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
2005	0	Typical	Typical	Above Average		Typical			133,164
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		90%	100%	100%		119,848	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	2005	24	A 100	1,888	Avq+	90%	100%	100%	1,699
Deck(s) wd. fr.	2005	72	B 100	957	Avq+	90%	100%	100%	861
Garage, wd. fr.	2005	728	B 100	18,528	Avq+	90%	100%	100%	16,675
Garage, wd. fr.	2017	312	C 115	8,557	Avq.	94%	100%	100%	8,044
1,276 SFLA									27,279

Acpt Land 115,410 Accepted Bldg 147,130 Total 262,540

Name: MacDonald, Deborah H.

McCormick, Philip S. JT

Map/Lot:

50-03

Account: 503 Card: 1 of 1

Location:

19 Hancock Pond Rd

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-
Utilities: Alternative System(s)-Electricity at lot-
Street: Paved
0: 1897

Sale Data
Sale Date: 08/31/2018
Sale Price: 210,000
Sale Type: Land & Buildings
Financing: Conventional
Verified: Public Record
Validity: Arms Length Sale

Reference 1: cut 1/2 ac 12/10
Reference 2: Fronts on Mast Hill Rd & Pond
Bldg Codes: 8
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 21

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include ACRES-Developed Lot, ACRES-Secondary ac., and ACRES-Rear land: 1st 5ac.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Total, Fctr, Influence, Value. Rows include One Story, Wood Siding, Masonry Trim, Roof Cover, etc.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1940, 0 Typical, Typical, Good, Typical, 55,737.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Deck(s) wd. fr., 1 Story, wd. fr., Shed(s) wd. fr., etc.

Acpt Land

114,000

Accepted Bldg

65,760

Total

179,760

Valuation Report

Map/Lot: 50-04

Account: 1891 Card: 1 of 1

Location: 0 Mast Hill Rd at HANCOCK PD

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-Unknown-
 Street Paved
 0 1869

Sale Data	
Sale Date	09/26/2003
Sale Price	11,500
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1 440' on rd
 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	100%		75,000
1.00	Acres-Water Frontage	37,500.00	37,500	50%		18,750
1.65	ACRES-Rear land: 1st 5ac.	1,800.00	2,970	100%		2,970
Total Acres 3.65					Land Total	96,720

Acpt Land	96,720	Accepted Bldg	0	Total	96,720
------------------	--------	----------------------	---	--------------	--------

Name: MASTHEAD FAMILY CAMPGRND, INC

ATTN: R. AND T. VALENOTI

Map/Lot:

50-06

Account: 1785 Card: 1 of 1

Location:

444 MAST HILL RD

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-Alternative System(s)-
 Street Paved
 0 1817

Reference 1
 Reference 2
 Bldg Codes 65
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	ACRES-Developed Lot	110.000	220,000	75%	Unimproved	165,000
1.00	Acres-Water Frontage	37,500.00	37,500	50%	Unimproved	18,750
1.58	ACRES-Rear land: 1st 5ac.	1,800.00	2,844	100%		2,844
Total Acres 4.58					Land Total	186,594

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Pavilion, wd. fr.	1975	800	D 120	7,524	Avg-	59%	100%	100%	4,439
Privy	1975	48	D 110	920	Avg.	71%	100%	100%	653
Privy	1975	18	D 110	346	Avg.	71%	100%	100%	246
Shed(s) wd. fr.	1975	258	D 126	2,616	Avg.	71%	100%	100%	1,857
Shed(s) wd. fr.	1975	158	D 126	1,602	Avg.	71%	100%	100%	1,137
Camper Trailer	1975	189	C 100	10,088	Avg.	30%	100%	100%	3,026
Camper Trailer	1975	168	C 100	8,996	Avg.	30%	100%	100%	2,699
Camper Trailer	1975	98	C 100	5,356	Avg.	30%	100%	100%	1,607
Motor Home	1975	147	D 100	5,993	Avg.	30%	100%	100%	1,798
						Outbuilding Total			17,462

Acpt Land	186,590	Accepted Bldg	17,460	Total	204,050
------------------	---------	----------------------	--------	--------------	---------

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-
Utilities: Electricity at lot-Alternative System(s)-
Street: Gravel
0: 1789

Sale Data
Sale Date: 10/23/2018
Sale Price: 85,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: 2006 line agreement
Reference 2: 2018 deed is proceeded by corrective deed
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
0.58	ACRES-Dev. Lot (Fract.)	110,000	83,774	75%	Multi-Fact	62,830
Total Acres 0.58						62,830

Dwelling Description

Replacement Cost New

Conventional	One Story	336 Sqft	Grade D 126	Base	31,063
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	-1,873
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-479
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,371
Attic	Floor & Stairs			Attic	1,145
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,058
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Typical	None	Above Average	Typical	26,427
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						15,063
None						

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1985	140	D 126	6,596	Avq.	76%	80%	100%	4,010
Porch(es) open wd. fr.	1985	42	D 126	1,201	Avq.	76%	80%	100%	730
Porch(es) encl. wd. fr.	1985	21	D 126	2,202	Avq+	60%	80%	100%	1,057
Shed(s) wd. fr.	1985	80	C 100	962	Avq.	76%	100%	100%	731
Deck(s) wd. fr.	2005	96	C 105	1,009	Avq.	88%	100%	100%	888
Privy	1985	24	C 100	624	Avq.	76%	100%	100%	474
476 SFLA									
Outbuilding Total									7,890

Acpt Land 62,830 **Accepted Bldg** 22,950 **Total** 85,780

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-
Utilities: Electricity at lot-Alternative System(s)-
Street: Paved
0: 1742

Sale Data
Sale Date: 09/13/2012
Sale Price: 320,000
Sale Type: Land & Buildings
Financing: Private Finance
Verified: Public Record
Validity: Related Parties

Reference 1: Sale price included 2260 & 2261
Reference 2: To Seth, then David \$320k 'fair mkt valu'
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	50%	Access/Loc	55,000
2.00	Acres-Water Frontage	37,500.00	75,000	100%	Improvement	75,000
3.00	ACRES-Rear land: 1st 5ac.	1,800.00	5,400	100%		5,400
Total Acres 6.00			Land Total			135,400

Dwelling Description

Replacement Cost New

Seasonal Home or Exterior	Two Story	100 Sqft	Grade D 126	Base	34,275
Dwelling Units	Wood Siding	Masonry Trim	None	Trim	0
	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	-558
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-571
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,371
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	4,390
Insulation	None			Insulation	-885
Unfin. Living Area	90%			Unfinished	-3,161

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1930	0	Typical	None	Above Average	Typical	31,119			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Damaged		None		60%	93%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1930	110	D 126	5,678	Avq+	60%	93%	100%	3,169
Porch(es) open wd. fr.	1930	98	D 126	1,973	Avq+	60%	93%	100%	1,101
Deck(s) wd. fr.	1999	88	C 100	881	Avq.	84%	100%	100%	740
Privy	1999	20	C 100	520	Avq.	84%	100%	100%	437
130 SFLA	Outbuilding Total						5,447		

Acpt Land 135,400 **Accepted Bldg** 22,810 **Total** 158,210

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-
Utilities: Electricity at lot-Alternative System(s)-
Street: Gravel
0: 1742

Sale Data
Sale Date: 09/13/2012
Sale Price: 0
Sale Type: Buildings only
Financing: Conventional
Verified: Public Record
Validity: Related Parties

Reference 1: To Seth, then David
Reference 2:
Bldg Codes: 8
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 21

Dwelling Description				Replacement Cost New	
Conventional Exterior	One Story	456 Sqft	Grade D 120	Base	33,848
Dwelling Units	Wood Siding	Masonry Trim	None	Trim	0
	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	-2,421
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-620
Rooms	0				
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	-1,153
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			29,654
1950	0	Typical	Typical	Fair						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Multiple Factors		None		30%	60%	100%				5,338
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Porch(es) open wd. fr.	1950	144	D 140	2,891	Poor	20%	50%	100%		289
456 SFLA							Outbuilding Total			289
Acpt Land			0	Accepted Bldg			5,630	Total		5,630

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 1742

Sale Data
Sale Date 09/13/2012
Sale Price 0
Sale Type Buildings only
Financing Conventional
Verified Public Record
Validity Related Parties

Reference 1 To Seth, then David
Reference 2 Lot fronts Mast Hill Rd, Lake and Rosen's Ln
Bldg Codes 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 11 0 0 Land Schedule 21

Dwelling Description				Replacement Cost New	
Colonial/Traditional	Two Story	952 Sqft	Grade C 128	Base	126,201
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	100% None	Heat	3,802
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,594
Attic	Part Cath. Clg.			Attic	2,535
FirePlaces	0			Fireplace	0
Insulation	Mostly			Insulation	-634
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout		Total	
1993	0	Typical	Typical	Above Average		Typical		135,498	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %		Value(Rcnld)			
Incomplete	None	85%	99%	100%		114,022			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	1996	100	C 130	8,271	Avq.	83%	95%	100%	6,522
Deck(s) wd. fr.	1993	364	C 110	4,009	Avq.	81%	100%	100%	3,247
1.5S Garaqe, wd. fr.	1993	576	C 110	14,347	Avq.	81%	100%	100%	11,621
Shed(s) wd. fr.	1996	140	C 100	1,682	Avq.	83%	100%	100%	1,396
Deck(s) wd. fr.	2015	120	C 120	1,440	Avq.	93%	100%	100%	1,339
2,004 SFLA									24,125
Acpt Land			0	Accepted Bldg		138,150	Total		138,150

BUCKSPORT
 Name: BELL, STEVEN B ETAL
 Bell, Amy H

Valuation Report

07/09/2019

Page 10

Account: 890 Card: 1 of 1

Map/Lot: 50-09

Location: 476 MAST HILL RD

Neighborhood 21 Neighborhood 21
 Tree Growth 1982
 Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-Alternative System(s)-
 Street Paved
 0 1669

Reference 1 300'+ on pond, 300' on rd.

Reference 2

Bldg Codes 12

X Coordinate 2010 Y Coordinate 0

Exemption(s) Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	ACRES-TG Softwood	133.00	266	100%		266
1.00	ACRES-TG Mixed	159.00	159	100%		159
1.00	ACRES-Developed Lot	110.000	110,000	40%	Multi-Fact	44,000
Total Acres 4.00					Land Total	44,425

Dwelling Description

Replacement Cost New

Seasonal Home or Exterior	One Story	294 Sqft	Grade D 100	Base	23,409
Dwelling Units	Other	Masonry Trim	None	Trim	0
	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	-1,301
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-666
Rooms	2				
Bedrooms	1	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	-797
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Obsolete	None	Fair	Typical	18,764
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Damaged		None		30%	73%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Privy	1930			----	S O U N D	V A L U E
294 SFLA						----
Outbuilding Total						100

Acpt Land 44,430 **Accepted Bldg** 4,210 **Total** 48,640

BUCKSPORT
 Name: Grindle, Jean

Valuation Report

07/09/2019

Page 11

Map/Lot: 50-10

Account: 1250 Card: 1 of 1

Location: 0 Mast Hill Rd - Hancock Pd

Neighborhood 21 Neighborhood 21
 Tree Growth 1982
 Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-
 Street Paved
 0 1481

Sale Data	
Sale Date	06/02/2005
Sale Price	0
Sale Type	Land only
Financing	Unknown
Verified	
Validity	Related Parties

Reference 1 800' on shore, 1600' on paved roads
 Reference 2 18: TG penalty estimates f5.
 Bldg Codes 0
 X Coordinate 2017 Y Coordinate 2017
 Exemption(s) Land Schedule 21

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
13.00	ACRES-TG Mixed	159.00	2,067	100%		2,067	
Total Acres 13.00				Land Total		2,067	
Acpt Land		2,070	Accepted Bldg		0	Total	2,070

Name: WIGHT, PHILIP H SR

WIGHT, GAIL W JT

Map/Lot: 50-11

Account: 2781 Card: 1 of 1

Location: 1051 STATE ROUTE 46

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-Variied Topography-
Utilities: Electricity at lot-Alternative System(s)-
Street: Paved
0: 1443

Sale Data
Sale Date: 02/19/2009
Sale Price: 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Bldg Codes: 8
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule: 21

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include ACRES-Developed Lot, ACRES-Rear land, and ACRES-Farm/Pasture land.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Conventional, Exterior, Dwelling Units, Bsmnt Floor, Foundation, etc.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include Functional Obsolescence and Economic Obsolescence.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Priv, Porch(es) encl. wd. fr., and 560 SFLA.

Acpt Land 60,450 Accepted Bldg 20,420 Total 80,870

Name: PERKINS, SHARON A JT

LLOYD, MARK A

Map/Lot:

50-12

Account: 2385 Card: 1 of 1

Location:

1043 State Route 46

Neighborhood 11 Neighborhood 11

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography: Gently sloping-rolling-
 Utilities: Well-Septic System-
 Street: Paved
 0: 1482

Reference 1
 Reference 2: land area f5
 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
0.93	ACRES-Dev. Lot (Fract.)	44,000.00	42.432 90%	Multi-Fact	38,189
Total Acres 0.93				Land Total	38,189

Dwelling Description

Replacement Cost New

Colonial/Traditional	One Story	352 Sqft	Grade D 120	Base	30,152
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	100% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full finished			Attic	3,606
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-213
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	0	Typical	Typical	Average	Typical	33,545			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	50%	100%	100%	16,772				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1890	576	D 100	4,636	Avq.	50%	100%	100%	2,318
Shed(s) wd. fr.	1890	160	D 100	1,287	Avq.	50%	100%	100%	644
1 Story, wd. fr.	1890	168	D 120	7,101	Avq.	50%	90%	100%	3,195
1 Story, wd. fr.	1890	236	D 110	8,330	Avq.	50%	90%	100%	3,749
Basement, Unfin.	1890	168	C 100	1,765	Avq-	40%	90%	100%	635
Deck(s) wd. fr.	2010	96	C 100	962	Avq.	91%	100%	100%	875
756 SFLA									
Outbuilding Total									11,416
Acpt Land		38,190	Accepted Bldg		28,190	Total		66,380	

BUCKSPORT

Valuation Report

07/09/2019

Name: ROGGENBAUER, JOSEF

Page 14

HORNE, MITZI R

Map/Lot:

50-13

Account: 2248 Card: 1 of 1

Location:

0 HANCOCK POND

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-
 Street Right-of-way
 0 1521

Reference 1
 Reference 2 bought in 2 deeds, 5 parcels
 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	70%	Access/Loc	52,500	
3.00	Acres-Water Frontage	37,500.00	112,500	50%	Access/Loc	56,250	
5.00	ACRES-Rear land: 1st 5ac.	1,800.00	9,000	100%		9,000	
4.88	ACRES-Rear land: 6-10ac.	900.00	4,392	100%		4,392	
Total Acres 13.88					Land Total	122,142	
Acpt Land		122,140	Accepted Bldg		0	Total	122,140

Neighborhood 11 Neighborhood 11

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-
Utilities: Well-Septic System-
Street: Paved
0: 1443

Reference 1: -50-011A
Reference 2: Long time in fam. No SP.
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	100%		44,000
Total Acres 1.00						44,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 119	Base	96,805
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	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water	Cooling	100% None	Heat	2,495
Rooms	0				
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
1989	0	Typical	Typical	Average	Typical	99,300
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				79%	100%	100%
						78,447

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Hot Tub	1989	1	C 100	3,900	Avq.	79%	50%	100%	1,540	
1.5S Garaqe, wd. fr.	1994	1008	C 120	24,817	Avq.	82%	100%	100%	20,350	
Canopy, wd. fr.	2015	144	C 110	952	Avq.	93%	100%	100%	885	
Porch(es) encl. wd. fr.	2015	160	C 120	6,698	Avq.	93%	100%	100%	6,229	
Deck(s) wd. fr.	2015	128	C 110	1,409	Avq.	93%	100%	100%	1,310	
Conc. Slab	2007	1152	C 100	4,493	Avq.	89%	100%	100%	3,999	
Storage Structure(s)	1989								500	
----- S O U N D V A L U E -----									500	
1,344 SFLA									Outbuilding Total	34,813

Acpt Land	44,000	Accepted Bldg	113,260	Total	157,260
------------------	--------	----------------------	---------	--------------	---------

Name: GROSS, DAVID S

Page 16

GROSS STEPHANIE S

Map/Lot:

50-15

Account: 1262 Card: 1 of 1

Location:

38 Bullfrog Way

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-Severely Sloping-
 Utilities Electricity at lot-Alternative System(s)-
 Street Gravel
 0 1546

Reference 1 12/15 added 50-05 acres at owner request
 Reference 2 cut 2/28/08, 2/1/09 about 600' frontage
 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	70%	Multi-Fact	77,000
2.00	Acres-Water Frontage	37,500.00	75,000	70%	Topoqrphry	52,500
5.00	ACRES-Rear land: 1st 5ac.	1,800.00	9,000	100%		9,000
1.00	ACRES-Rear land: 6-10ac.	900.00	900	100%		900
Total Acres 9.00			Land Total			139,400

Dwelling Description

Replacement Cost New

Seasonal Home or Exterior	One & 3/4 Story	952 Sqft	Grade C 117	Base	107,865
Dwelling Units	Wood Siding	Masonry Trim	None	Trim	0
St. Setback	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof	0
Bsmnt Floor	Deep 3 Setbac			St. Setback	0
Foundation	OPEN 4 CHOICE 9			Bsmnt Floor	0
Fin. Basement Area	Piers	Basement	No Bm No Bsmnt	Basement	-7,356
Heating	None	Basement Gar	None	Fin Bsmt	0
Rooms	100% Floor/Wall	Cooling	100% None	Heat	-3,294
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	0
Attic	1			Attic	0
FirePlaces	None, no access/use			Fireplace	0
Insulation	0			Insulation	-3,812
Unfin. Living Area	50%			Unfinished	-20,272

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	Typical	Typical	Above Average	Typical	73,131			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	Location	88%	100%	85%	54,702				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1999	340	C 100	6,266	Avq.	84%	100%	85%	4,474
Porch(es) open wd. fr.	1999	272	C 100	5,161	Avq.	84%	100%	85%	3,685
Deck(s) wd. fr.	2014	48	C 110	528	Avq.	93%	100%	85%	417
833 SFLA									8,576
Outbuilding Total									8,576

Acpt Land 139,400 Accepted Bldg 63,280 Total 202,680

Name: RIVERA, LIGIA

Page 17

DOUGLASS, MIRIAM L JT

Map/Lot:

50-16

Account: 3029 Card: 1 of 1

Location:

494 MAST HILL RD

Neighborhood 21 Neighborhood 21
 Tree Growth 1982
 Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-Below Street-
 Utilities Well-Septic System-
 Street Paved

Reference 1 See also 11-61 50-09A
 Reference 2 11/10 CUT. 410' on shore.
 Bldg Codes 1
 X Coordinate 2010 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	93%	Access/Loc	102,300	
4.00	ACRES-TG Mixed	159.00	636	100%		636	
Total Acres 5.00						Land Total	102,936

Dwelling Description

Replacement Cost New

Cape Cod/Salt Box	One Story	1,356 Sqft	Grade B 120	Base	130,679
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	3,376
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,975
Attic	1/2 Finished			Attic	13,786
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Typical	Typical	Average	Typical	153,816
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		86%	100% 100%	132,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
Garage, wd. fr.	2002	784	B 100	19,690	Avq.	86%	100%	100%	16,933	
Attic, Unfinished	2002	784	B 100	2,733	Avq.	86%	100%	100%	2,350	
Screen Porch	2002	372	B 100	10,028	Avq.	86%	100%	100%	8,624	
1,356 SFLA									Outbuilding Total	27,907

Acpt Land	102,940	Accepted Bldg	160,190	Total	263,130
------------------	---------	----------------------	---------	--------------	---------

Neighborhood 21	Neighborhood 21	Sale Data
Zoning/Use	RURAL 1 DEV'T CORRIDOR LIMITED RESID.	Sale Date 12/13/1983
Topography	Gently sloping-rolling-	Sale Price 21,000
Utilities	Well-Septic System-	Sale Type Land only
Street	Paved	Financing
0	1237	Verified Public Record
		Validity

Reference 1	ADAMS, MARGO (div) -51-001		
Reference 2	221' total on rd. SP = 51k in '18.		
Bldg Codes	1		
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
0.37	ACRES-Dev. Lot (Fract.)	110,000	66,910	80%	Multi-Fact	53,528
Total Acres 0.37					Land Total	53,528

Dwelling Description				Replacement Cost New	
Conventional	Two Story	675 Sqft	Grade C 106	Base	84,524
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	2,232
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,976
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	89,732
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None		82%	100%	100%	73,580

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S Overhang, wd. fr.	1985	54	C 106	2,530	Avq+	82%	100%	100%	2,075
1 Story, wd. fr.	1985	196	C 106	10,439	Avq+	82%	90%	100%	7,704
Deck(s) wd. fr.	1985	464	C 110	5,109	Avq+	82%	100%	100%	4,189
Porch(es) encl. wd. fr.	2015	48	C 100	3,185	Avq.	93%	100%	100%	2,962
Deck(s) wd. fr.	2015	80	C 110	881	Avq.	93%	100%	100%	819
1,600 SFLA									17,749
Outbuilding Total									

Acpt Land	53,530	Accepted Bldg	91,330	Total	144,860
------------------	--------	----------------------	--------	--------------	---------

BUCKSPORT
 Name: RUSSELL, THEODORE
 RUSSELL, RHONDA

Valuation Report

07/09/2019

Page 19

Account: 2287 Card: 1 of 1

Map/Lot: 51-02
 Location: 1444 State Route 46

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography: Gently sloping-rolling-
 Utilities: Well-Septic System-
 Street: Paved
 0: 1236

Reference 1: 250' on shore of Long Pond
 Reference 2: 9/4/15 LOMA -"structure" out of flood zone
 Bldg Codes: 1
 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
0.45	ACRES-Secondary ac.	9,375.00	4,219	95%	Unimproved	4,008
Total Acres 1.45					Land Total	108,508

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	704 Sqft	Grade C 120	Base	91,689
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	2,306
Rooms	7	Extras	Generator2	1,393
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
1987	0	Typical	Typical	Good	Typical	104,998
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	92,398

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Deck(s) wd. fr.	1985	336	C 115	3,869	Avq.	76%	100%	100%	2,940
Porch Roof	1985	32	B 120	671	Avq.	76%	100%	100%	510
Shed(s) wd. fr.	2017	120	C 100	1,440	Avq.	94%	100%	100%	1,354
1,232 SFLA									4,804
Outbuilding Total									4,804

Acpt Land 108,510 **Accepted Bldg** 97,200 **Total** 205,710

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Level-slightly sloping-
Utilities: Well-Septic System-
Street: Paved
0: 1238

Sale Data
Sale Date: 07/07/1969
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): Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.79	ACRES-Dev. Lot (Fract.)	110,000	97,770 95%	Unimproved	92,882
Total Acres 0.79				Land Total	92,882

Dwelling Description

Replacement Cost New

Contemporary/Modern	One Story	864 Sqft	Grade C 120	Base	72,159
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	804 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,135
Heating	100% Electrical	Cooling	100% None	Heat	-1,617
Rooms	6	Extras	Generator2		
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			
1982	0	Typical	Typical	Above Average	Typical	83,047			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	81%	100%	100%	67,268				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1983	208	C 120	7,930	Avq.	75%	100%	100%	5,948
Deck(s) wd. fr.	1983	140	C 110	1,542	Avq.	75%	100%	100%	1,156
Deck(s) wd. fr.	1983	234	C 110	2,577	Avq.	75%	100%	100%	1,933
864 SFLA						Outbuilding Total			9,037

Acpt Land 92,880 **Accepted Bldg** 76,310 **Total** 169,190

Name: GRAY, LEWIS HEIRS;GRAY, J JR;BILLY;GREG;,,

DEANS, RBT;KOEHLER, V & MARSTON S

Map/Lot:

51-04

Account: 316 Card: 1 of 1

Location: 5,13+ LEW GRAY DRIVE-BK1612 P442

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR R2 MOOSEHORN
 Topography: Gently sloping-rolling-
 Utilities: Unknown-
 Street: Paved
 0: 1226

Sale Data
 Sale Date: 11/20/1986
 Sale Price: 0
 Sale Type:
 Financing:
 Verified:
 Validity:

Reference 1: 5,13 & 26 LEW GRAY DRIVE
 Reference 2: Brenda administrating taxes start 4/2010
 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
2.00	ACRES-Developed Lot	110,000	220,000	60%	Unimproved	132,000
1.76	ACRES-Secondary ac.	9,375.00	16,500	100%		16,500
Total Acres 3.76			Land Total			148,500

Dwelling Description

Replacement Cost New

Conventional	One Story	424 Sqft	Grade D 100	Base	27,259
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	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-1,876
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electrical	Cooling	100% None	Heat	-443
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	-928
Unfin. Living Area	99%			Unfinished	-5,850

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	Typical	Typical	Average	Typical	18,162
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		76%	100%	100%
						13,803

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1984	136	C 100	2,951	Avg.	76%	100%	100%	2,243
Seasonal Camp	1999			----	SOUND	VALUE	----		5,300
Seasonal Camp	1942			----	SOUND	VALUE	----		4,000
Camper Trailer	1980			----	SOUND	VALUE	----		1,500
Camper Trailer	1960			----	SOUND	VALUE	----		100
Camper Trailer	1999			----	SOUND	VALUE	----		10,000
Camper Trailer	1970			----	SOUND	VALUE	----		1,000
Camper Trailer	2005			----	SOUND	VALUE	----		8,000
Camper Trailer	1984			----	SOUND	VALUE	----		1,000
5 SFLA				Outbuilding Total					33,143

Acpt Land 148,500 **Accepted Bldg** 46,950 **Total** 195,450

BUCKSPORT

Valuation Report

07/09/2019

Name: MOORE, RICHARD F JR

Page 22

MOORE, RICHARD F SR, BRENDA L, JASON M

Map/Lot:

51-05

Account: 3011 Card: 1 of 1

Location:

0 STATE ROUTE 46

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography Gently sloping-rolling-
Utilities Electricity at lot-
Street Paved

Sale Data	
Sale Date	11/12/2003
Sale Price	90,000
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Other

Reference 1 1000' lake frontage
Reference 2 4s w/ lot across rd.
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	90%	Topoqrphry	67,500
2.00	Acres-Water Frontage	37,500.00	75,000	90%	Topoqrphry	67,500
5.00	ACRES-Rear land: 6-10ac.	900.00	4,500	100%		4,500
0.86	ACRES-Rear land: 1st 5ac.	1,800.00	1,548	100%		1,548
Total Acres 8.86					Land Total	141,048

Acpt Land	141,050	Accepted Bldg	0	Total	141,050
------------------	---------	----------------------	---	--------------	---------

Name: O'DONNELL, WILLIAM G

Page 23

ODONNELL, SHEILA D

Map/Lot:

51-06

Account: 2003 Card: 1 of 1

Location:

1514 STATE ROUTE 46

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-
Utilities: Well-Septic System-
Street: Paved
0: 1197

Reference 1: Long time owners, no SP.

Reference 2:

Bldg Codes: 1

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 11 0 0 Land Schedule: 21

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 0.80, ACRES-Developed Lot, 110,000, 88,000 95%, Unimproved, 83,600. Row 2: Total Acres 0.80, Land Total, 83,600.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Price/Unit, Condition, Replacement Cost New, Value. Rows include: Conventional One Story 884 Sqft Grade C 100 Base 60,407; Exterior Plywood/T-111 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 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 100% None Heat 287; Rooms 5 Extras Generator2; Bedrooms 3 Add Fixtures 0; Baths 2 Half Baths 1 Plumbing 4,680; Attic Full finished Attic 11,262; FirePlaces 0 Fireplace 0; Insulation Full Insulation 0; Unfin. Living Area NONE Unfinished 0.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Row 1: 1985, 0, Typical, Typical, Average, Typical, 76,636. Row 2: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Row 3: Incomplete, None, 76%, 100%, 100%, 58,243.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include: 1 Story, wd. fr. 2000 411 C 100 17,659 Avq. 85% 95% 100% 14,260; Barn, 1s wd. fr. 1999 392 D 90 6,027 Avq- 76% 100% 100% 4,581; Screen Porch 2006 128 D 95 1,976 Avq. 88% 100% 100% 1,739; Shed(s) wd. fr. 2010 80 C 100 962 Avq. 91% 100% 100% 875; Shed(s) wd. fr. 2011 80 D 80 515 Avq. 91% 95% 100% 446; Porch(es) open wd. fr. 2000 64 C 100 1,781 Avq. 85% 95% 100% 1,438. Row 10: 1,295 SFLA Outbuilding Total 23,339.

Summary row: Acpt Land 83,600 Accepted Bldg 81,580 Total 165,180

BUCKSPORT

Valuation Report

07/09/2019

Name: ODONNELL, WILLIAM G

Page 24

ODONNELL, SHEILA D

Map/Lot:

51-07

Account: 1999 Card: 1 of 1

Location:

STATE ROUTE 46

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.

Topography

Utilities Unknown-Unknown-

Street 0

0 1191

Reference 1

Reference 2 garage

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	40%	Topography	30,000
0.20	ACRES-Rear land: 1st 5ac.	1,800.00	360	100%	Topography	360
Total Acres 1.20					Land Total	30,360

Acpt Land	30,360	Accepted Bldg	0	Total	30,360
------------------	--------	----------------------	---	--------------	--------

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography Gently sloping-rolling-
Utilities Alternative System(s)-Well-
Street Paved
0 1190

Reference 1 Long time 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
0.79	ACRES-Developed Lot	110,000	86,900 75%	Unimproved	65,175
Total Acres 0.79				Land Total	65,175

Dwelling Description

Replacement Cost New

Seasonal Home or Exterior Dwelling Units	One Story Other 1 OTHER Units-0	270 Sqft Masonry Trim Roof Cover	Grade D 110 None Ashpalt Shingles	Base Trim Roof	24,968 0 0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-1,314
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-336
Rooms	0	Extras	Generator2		
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	-850
Unfin. Living Area	99%			Unfinished	-4,098

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1951	0	Typical	None	Above Average	Typical	16,301		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		68%	95%	100%		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Shed(s) wd. fr.	1951	60	D 100	484	Avg.	57%	85%	100%
Camper Trailer	1980							
3 SFLA						----- S O U N D V A L U E -----	900	
Outbuilding Total						1,135		

Acpt Land 65,180 **Accepted Bldg** 11,670 **Total** 76,850

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities Well-Septic System-
 Street Paved
 0 1181

Reference 1
 Reference 2
 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-Base Lot	75,000.00	75,000	110%	Multi-Fact	82,500
0.41	ACRES-Secondary ac.	9,375.00	3,844	100%		3,844
Total Acres 1.41			Land Total			86,344

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
1.5S Garage, wd. fr.	1987	576	C 100	13,044	Avg.	78%	100%	100%	10,174	
Shed(s) wd. fr.	0								200	
----- S O U N D V A L U E -----										
							Outbuilding Total		10,374	

Acpt Land	86,340	Accepted Bldg	10,370	Total	96,710
------------------	--------	----------------------	--------	--------------	--------

Name: BOLDUC, ARTHUR R II

Page 27

BOLDUC, LYNN M JT

Map/Lot:

51-10

Account: 1094 Card: 1 of 1

Location:

1548 State Route 46

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-Severely Sloping-
Utilities: Well-Septic System-
Street: Paved
0: 1179

Sale Data
Sale Date: 12/20/2006
Sale Price: 104,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: 100LF
Reference 2: update buildings on card for 2008
Bldg Codes: 8
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 21

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Row 1: 0.20, ACRES-Dev. Lot (Fract.), 110,000, 49,194, 100%, 49,193. Row 2: Total Acres 0.20, Land Total, 49,193.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include: Rebuilt Older Home (59,958), Exterior (0), Dwelling Units (0), Bsmnt Floor (0), Foundation (Piers, Basement -1,496), Fin. Basement Area (None, Basement Gar, None, Fin Bsmnt 0), Heating (100% Floor/Wall, Cooling 0% None, Heat -1,340), Rooms (0, Extras Generator2), Bedrooms (0, Add Fixtures 0), Baths (0, Half Baths 0, Plumbing -2,766), Attic (None, no access/use, Attic 0), FirePlaces (0, Fireplace 0), Insulation (Full, Insulation 0), Unfin. Living Area (NONE, Unfinished 0).

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Row 1: 1940, 2005, Typical, None, Above Average, Typical, 54,356. Row 2: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Row 3: None, None, 63%, 95%, 100%, 32,532.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include: Porch(es) open wd. fr. 2005 (189 D 147, 3,754 Avq., 88% 100% 100%, 3,304), Porch(es) open wd. fr. 2005 (161 D 147, 3,307 Avq., 88% 100% 100%, 2,910), Porch(es) open wd. fr. 2005 (161 D 147, 3,307 Avq., 88% 100% 100%, 2,910). Row 4: 805 SFLA, Outbuilding Total, 9,124.

Acpt Land 49,190 Accepted Bldg 41,660 Total 90,850

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-Severely Sloping-
Utilities: Electricity at lot-Alternative System(s)-
Street: 0
0 1178

Sale Data
Sale Date: 03/18/2005
Sale Price: 68,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Other

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 98%	Unimproved	41,751
Total Acres 0.15				Land Total	41,751

Dwelling Description

Replacement Cost New

Seasonal Home or Exterior	One Story	280 Sqft	Grade C 100	Base	34,320
Dwelling Units	Wood Siding	Masonry Trim	None	Trim	0
	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	-1,849
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-473
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,808
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,168
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	2004	Typical	None	Good	Typical	28,022			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		77%	95%	100%			
Outbuildings/Additions/Improvements						Value(Rcnld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1950	56	C 100	1,651	Good	77%	100%	100%	1,271
Deck(s) wd. fr.	2004	80	C 100	801	Avq.	87%	100%	100%	697
Privy	1950	16	C 100	416	Good	77%	100%	100%	320
280 SFLA						Outbuilding Total			2,288

Acpt Land 41,750 **Accepted Bldg** 22,790 **Total** 64,540

BUCKSPORT
 Name: EDWARDS, PETER FRANK

Valuation Report

07/09/2019

Page 29

Map/Lot: 51-12

Account: 2113 Card: 1 of 1

Location: STATE ROUTE 46

Neighborhood 21	Neighborhood 21			Sale Data
Zoning/Use	RURAL 1 DEV'T CORRIDOR LIMITED RESID.			Sale Date 10/03/2005
Topography				Sale Price 12,000
Utilities	Unknown-Unknown-			Sale Type Land only
Street	0			Financing Unknown
0	1173			Verified Public Record
				Validity Other
Reference 1	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	
0.09	ACRES-Base Lot (Fract.)	75,000.00	22,500	50%	Proq/Restr	11,250	
Total Acres 0.09					Land Total	11,250	
Acpt Land		11,250	Accepted Bldg		0	Total	
						11,250	

Name: Borguss, Erich

Page 30

Borguss, Laura A JT

Map/Lot:

51-13

Account: 1351 Card: 1 of 1

Location:

1580 State Route 46

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-
Utilities: Well-Septic System-
Street: Paved
0: 1152

Sale Data
Sale Date: 11/03/2006
Sale Price: 252,600
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: Was LB residence. 15: moved to 1718 Rt 46
Reference 2:
Bldg Codes: 8
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 21

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 0.87, ACRES-Dev. Lot (Fract.), 110,000, 102.601, 90%, Multi-Fact, 92,341. Row 2: Total Acres 0.87, Land Total, 92,341.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include: Other type bldg., Exterior, Dwelling Units, Bsmnt Floor, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Row 1: 1995, 2005, Typical, Typical, Above Average, Typical, 73,571. Row 2: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), 63,271.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include: Seasonal Camp, Porch(es) open wd. fr., 1 Story, wd. fr., Porch(es) open wd. fr., Entry Enclosure(s), 1,324 SFLA.

Acpt Land 92,340 Accepted Bldg 88,420 Total 180,760

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-
Utilities: Well-Septic System-
Street: Paved
0: 1144

Sale Data
Sale Date: 06/30/1981
Sale Price: 15,000
Sale Type: Land & Buildings
Financing:
Verified: Public Record
Validity:

Reference 1: Tim W. dies 3-13-19
Reference 2: SP=40k in '18+reno
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
0.29	ACRES-Dev. Lot (Fract.)	110,000	59,237	90%	Topoqraphy	53,313
Total Acres 0.29						53,313

Dwelling Description

Replacement Cost New

Rebuilt Older Home	One Story	700 Sqft	Grade C 105	Base	55,528
Exterior	Wood Siding	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	700 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,916
Heating	100% Floor/Wall	Cooling	75% Heat pump	Heat	191
Rooms	5	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	4,682
FirePlaces	0			Fireplace	0
Insulation	Capped only			Insulation	-554
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1995	Typical	Typical	Good	Inadeq.	66,763
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		71%	96%	100%
						45,506

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1995	240	C 100	4,641	Avq.	82%	100%	100%	3,806
700 SFLA									3,806
Outbuilding Total									3,806

Acpt Land 53,310 **Accepted Bldg** 49,310 **Total** 102,620

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 1139

Sale Data
Sale Date 08/09/2013
Sale Price 0
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
0.34	ACRES-Dev. Lot (Fract.)	110.000	64,140 100%		64,140
Total Acres 0.34			Land Total		64,140

Dwelling Description

Replacement Cost New

Other type bldg.	One Story	480 Sqft	Grade D 120	Base	34,701
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	-2,549
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-652
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	-1,182
Unfin. Living Area	90%			Unfinished	-7,224

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1926	0	Typical	None	Above Average	Typical	23,094
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	95%	100%	13,164	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1926	192	D 100	2,587	Avg+	60%	100%	100%	1,552
Privy	1926	16	C 100	416	Avg+	60%	95%	100%	237
1 Story, wd. fr.	1927	252	D 100	7,961	Avg.	50%	100%	100%	3,980
Porch(es) open wd. fr.	1927	72	D 100	1,279	Avg.	50%	100%	100%	640
300 SFLA									6,409

Acpt Land 64,140 **Accepted Bldg** 19,570 **Total** 83,710

BUCKSPORT
 Name: BROWN, LEE C

Valuation Report

07/09/2019

Page 33

Map/Lot: 51-16

Account: 1669 Card: 1 of 1

Location: 0 State Rt 46 - LONG POND

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities
 Street Paved
 0 1152

Reference 1 -51-13A
 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
0.06	ACRES-Base Lot (Fract.)	75,000.00	18,371	60%	Size/Shape	11,023
Total Acres 0.06					Land Total	11,023
Acpt Land		11,020	Accepted Bldg		0	Total
						11,020

BUCKSPORT

Valuation Report

07/09/2019

Name: ODONNELL, WILLIAM G

Page 34

ODONNELL SHEILA D

Map/Lot: 51-17

Account: 2004 Card: 1 of 1

Location: 0 LONG POND ISLAND

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities
 Street Water Access
 0 1191

Reference 1 -51-07A
 Reference 2 200' NW of WGO parcel on Rt 46
 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
0.20	Acres-Water Frontage	37,500.00	7,500	30%	Access/Loc	2,250
Total Acres 0.20					Land Total	2,250
Acpt Land		2,250	Accepted Bldg		0	Total
						2,250

Name: Quintal, Glenwood A

Charles, Leigh A JT

Map/Lot:

52-01

Account: 1758 Card: 1 of 1

Location:

1600 State Route 46

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities Septic System-Alternative System(s)-
 Street Paved
 0 1135

Sale Data
 Sale Date 09/14/2012
 Sale Price 75,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 Last deed adds JT
 Reference 2 easement to LC for septic & deck maint. 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
0.71	ACRES-Dev. Lot (Fract.)	110,000	92,688	90%	Multi-Fact	83,419
Total Acres 0.71						83,419

Dwelling Description

Replacement Cost New

Seasonal Home or Exterior	One Story	308 Sqft	Grade D 130	Base	30,971
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	-1,772
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-453
Rooms	3	Extras	Generator2		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,446
Attic	Floor & Stairs			Attic	1,143
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,054
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	None	Average	Typical	26,389
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Basement		None		57%	71%	100%
Outbuildings/ Additions/ Improvements						Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy
Porch(es) open wd. fr.	2014	72	D 130	1,664	Avq.	57%
308 SFLA						100%
Outbuilding Total						948
Acpt Land		83,420	Accepted Bldg		11,630	Total
						95,050

Name: Hanson, Joseph A

Page 36

Hanson, Monique JT

Map/Lot: 52-02

Account: 1893 Card: 1 of 1

Location: 1606 State Route 46

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-
Utilities: Well-Septic System-
Street: Paved

Sale Data
Sale Date: 11/01/2017
Sale Price: 222,000
Sale Type: Land & Buildings
Financing: Conventional
Verified: Public Record
Validity: Arms Length Sale

Reference 1: septic on 52-01, may transfer fee
Reference 2: b5971, p324 easement for septic/deck maint.
Bldg Codes: 8
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 21

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Row 1: 0.36, ACRES-Dev. Lot (Fract.), 110,000, 66,000, 100%, Unimproved, 66,000.

Dwelling Description

Replacement Cost New

Table with columns: Description, Price/Unit, Grade, Replacement Cost New. Rows include Chalet/A-Frame, Exterior, Dwelling Units, St. Setback, Bsmnt Floor, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1982, 2007, Typical, Typical, Good, Typical, 108,594.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include 1 Story, wd. fr., Deck(s) wd. fr., Basement, Unfin., 1.75S Garage, Deck(s) wd. fr., Canopy, wd. fr., Shed(s) wd. fr., 1,197 SFLA.

Acpt Land 66,000 Accepted Bldg 125,390 Total 191,390

Name: NICHOLS, VAUGHN T

NICHOLS, MARY BETH JT

Map/Lot:

52-03

Account: 379

Card: 1 of 1

Location:

1610 State Route 46

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography: Gently sloping-rolling-
 Utilities: Holding Tank-Alternative System(s)-
 Street: Paved
 0: 1128

Sale Data
 Sale Date: 09/16/2011
 Sale Price: 55,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

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
0.17	ACRES-Dev. Lot (Fract.)	110.000	45,354 90%	Multi-Fact	40,819
Total Acres 0.17				Land Total	40,819

Dwelling Description

Replacement Cost New

Conventional	One Story	783 Sqft	Grade D 120	Base	45,468
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	-4,157
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,064
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0	Plumbing	0
Baths	1	Half Baths	0	Attic	0
Attic	None, no access/use			Fireplace	0
FirePlaces	0			Insulation	-1,549
Insulation	None			Unfinished	0
Unfin. Living Area	NONE				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Typical	None	Average	Typical	38,698			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		57%	86% 100%	18,970			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Privv	1950	48	C 100	1,248	Avg-	41%	100%	100%	512
783 SFLA									512
Outbuilding Total									512

Acpt Land 40,820 **Accepted Bldg** 19,480 **Total** 60,300

BUCKSPORT

Valuation Report

07/09/2019

Name: McElvain, Paul S (Trustee)

Page 38

Paul S. McElvain Living Trust

Map/Lot:

52-04

Account: 1777 Card: 1 of 1

Location:

0 State Route 46 - Long Pd

Neighborhood 21 Neighborhood 21

Sale Data	
Sale Date	07/21/2015
Sale Price	5,000
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Assemblage

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-
 Street Paved
 0 1129

Reference 1
 Reference 2 taxed as non-buildable
 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
0.09	ACRES-Base Lot (Fract.)	75,000.00	22,500	40%	Size/Shape	9,000
Total Acres 0.09				Land Total		9,000
Acpt Land		9,000	Accepted Bldg	0	Total	9,000

BUCKSPORT
 Name: MARTIN, VINCENT
 MARTIN, PATRICIA

Valuation Report

07/09/2019

Page 39

Account: 1782 Card: 1 of 1

Map/Lot: 52-05

Location: 1616 State Route 46

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography: Gently sloping-rolling-
 Utilities: Electricity at lot-Alternative System(s)-
 Street: Paved
 0: 1126

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
0.18	ACRES-Dev. Lot (Fract.)	110.000	46,669	75%	Unimproved	35,002
Total Acres 0.18					Land Total	35,002

Dwelling Description

Replacement Cost New

Seasonal Home or Exterior	One Story	300 Sqft	Grade D 120	Base	28,304
Dwelling Units	Other	Masonry Trim	None	Trim	0
	1 OTHER Units-0	Roof Cover	Other	Roof	0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-1,593
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-408
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0	Plumbing	-2,258
Baths	0	Half Baths	0	Attic	0
Attic	None, no access/use			Fireplace	0
FirePlaces	0			Insulation	-964
Insulation	None	SFLA	3	Unfinished	-4,967
Unfin. Living Area	99%				

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Typical	None	Fair	Typical	18,114
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		41%	95%	100%
						Value(Rcnd)
						7,055

Acpt Land 35,000 **Accepted Bldg** 7,060 **Total** 42,060

BUCKSPORT
 Name: McElvain, Paul S (Trustee)

Valuation Report

07/09/2019

Page 40

Map/Lot: 52-06

Account: 1766 Card: 1 of 1

Location: 0 LONG POND

Neighborhood 21	Neighborhood 21			Sale Data
Zoning/Use	RURAL 1 DEV'T CORRIDOR LIMITED RESID.	Sale Date	12/10/2012	
Topography		Sale Price	0	
Utilities	Unknown-Unknown-	Sale Type	Land only	
Street	0	Financing	Unknown	
0	1122	Verified	Public Record	
		Validity	Related Parties	
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
0.10	ACRES-Base Lot (Fract.)	75,000.00	23,717	50%	Size/Shape	11,859
Total Acres	0.10				Land Total	11,859
Acpt Land			11,860	Accepted Bldg		0
				Total		11,860

Name: McElvain, Paul S (Trustee)

Page 41

Paul S. McElvain Living Trust

Map/Lot:

52-07

Account: 1532 Card: 1 of 1

Location:

1622 State Route 46

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-Below Street-
Utilities: Well-Septic System-
Street: Paved
0: 1119

Sale Data
Sale Date: 12/10/2012
Sale Price: 0
Sale Type: Land & Buildings
Financing: Cash Sale
Verified: Public Record
Validity: Related Parties

Reference 1
Reference 2
Bldg Codes: 91
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule: 21

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 0.13, ACRES-Dev. Lot (Fract.), 110.000, 39,661, 100%, 39,661.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Total Fctr, Influence, Replacement Cost New. Rows include: Conventional Two Story, Exterior Plywood/T-111, Dwelling Units 1 OTHER Units-0, St. Setback Very close 2, Bsmnt Floor Concrete Floor Bfloor, Foundation Concrete Walls, Fin. Basement Area 480 Sqft, Grade C, Heating 100% Hot Water, Rooms 4, Bedrooms 2, Baths 1, Attic None, no access/use, FirePlaces 0, Insulation Full, Unfin. Living Area NONE.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Row 1: 1965, 2002, Typical, Typical, Good, Typical, 91,674.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include: Deck(s) wd. fr. 1992, Hot Tub 2002, Porch(es) open wd. fr. 2009, Shed(s) wd. fr. 2015, Canopy, wd. fr. 2015, 960 SFLA.

Acpt Land

39,660

Accepted Bldg

85,670 Total

125,330

BUCKSPORT

Valuation Report

07/09/2019

Name: McElvain, Paul S (Trustee)

Page 42

Paul S. McElvain Living Trust

Map/Lot: 52-08

Account: 1539 Card: 1 of 1

Location: 0 State Rt 46 - LONG POND

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography Gently sloping-rolling-
Utilities Electricity at lot-
Street Paved
0 1108

Sale Data
Sale Date 06/29/2016
Sale Price 10,000
Sale Type Land only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 -52-008-1
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
0.16	ACRES-Base Lot (Fract.)	75,000.00	30,000	30%	Topography	9,000
Total Acres 0.16				Land Total		9,000
Acpt Land		9,000	Accepted Bldg		0	Total
						9,000

Name: Allen, Julie Colby; Mann, William E.

Larue, Steven W. et. al.

Map/Lot:

52-09

Account: 1765 Card: 1 of 1

Location:

State Route 46 - LONG POND

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-
 Street Paved
 0 1065

Sale Data
 Sale Date 02/26/2014
 Sale Price 0
 Sale Type Land only
 Financing Private Finance
 Verified Buyer
 Validity Related Parties

Reference 1 p/o Range 7, Lot 153. 1000'+/- on pond
 Reference 2 "Reunion Point" 1/9th owners
 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-Base Lot	75,000.00	75,000	90%	Proq/Restr	67,500	
1.81	Acres-Water Frontage	37,500.00	67,875	50%	Topoqrphy	33,938	
Total Acres 2.81						Land Total	101,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Shed(s) wd. fr.	2005	36	D 100	289	Avq.	88%	100%	100%	254
Privy	2005	24	D 100	419	Avq.	88%	100%	100%	369
Camper Trailer	1974	160	C 100	8,580	Avq.	70%	100%	100%	6,006
Deck(s) wd. fr.	2010	132	C 100	1,321	Avq.	91%	100%	100%	1,202
Camper Trailer	2002	224	D 100	7,979	Avq.	86%	0%	100%	0
Outbuilding Total									7,831

Acpt Land 101,440 **Accepted Bldg** 7,830 **Total** 109,270

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography Gently sloping-rolling-
Utilities Well-Septic System-
Street Paved
0 1069

Sale Data
Sale Date 06/19/2001
Sale Price 48,500
Sale Type Land & Buildings
Financing
Verified Public Record
Validity

Reference 1
Reference 2 SP=\$66k in '16
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	100%		45,354
Total Acres 0.17						45,354

Dwelling Description

Replacement Cost New

Colonial/Traditional	One Story	560 Sqft	Grade D 121	Base	37,856
Exterior	Wood Siding	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	Piers	Basement	No Bm No Bsmnt	Basement	-2,998
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-767
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	-1,290
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1980	Typical	Typical	Above Average	Typical	32,801
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				71%	100%	100%
						23,289

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Porch(es) open wd. fr.	1960	160	D 121	2,709	Avq+	71%	100%	100%	1,923
Privy	1960	16	D 100	278	Avq.	62%	100%	100%	172
Shed(s) wd. fr.	1999	64	D 100	515	Avq.	84%	100%	100%	433
560 SFLA						Outbuilding Total			2,528

Acpt Land 45,350 **Accepted Bldg** 25,820 **Total** 71,170

BUCKSPORT

Valuation Report

07/09/2019

Name: BAMFORD, MARK H

Page 45

BAMFORD, ROSEMARY A

Map/Lot:

52-11

Account: 581 Card: 1 of 1

Location: State Route 46 - Long Pd

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography Gently sloping-rolling-
Utilities Electricity at lot-
Street Paved

Sale Data
Sale Date 03/22/2007
Sale Price 0
Sale Type Land only
Financing Conventional
Verified Public Record
Validity Liquidation

Reference 1
Reference 2 Very narrow land
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
0.22	ACRES-Base Lot (Fract.)	75,000.00	35,178	40%	Size/Shape	14,071
Total Acres 0.22				Land Total		14,071

Acpt Land	14,070	Accepted Bldg	0	Total	14,070
------------------	--------	----------------------	---	--------------	--------

Name: BAMFORD, MARK H

Page 46

BAMFORD, ROSEMARY A

Map/Lot: 52-12

Account: 2188 Card: 1 of 1

Location: 1690 State Route 46

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-Below Street-
Utilities: Holding Tank-Alternative System(s)-
Street: Paved
0: 1064

Sale Data: Sale Date: 11/21/2002, Sale Price: 14,500, Sale Type: Land & Buildings, Financing, Verified: Public Record, Validity: Other

Reference 1, Reference 2, Bldg Codes: 8, X Coordinate: 0, Y Coordinate: 0, Exemption(s): Land Schedule: 21

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include ACRES-Dev. Lot (Fract.) and ACRES-Road Frontage.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Dwelling Description, Dwelling Description, Replacement Cost New, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, St. Setback, Bsmnt Floor, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 10 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include 2005, 0, Typical, Typical, Average, Typical, 45,727, None, None, 88%, 100%, 100%, 40,240, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld, 640 SFLA, 2005, 128, C 100, 1,537, Avq., 88%, 100%, 100%, 1,353, Outbuilding Total, 1,353.

Acpt Land 42,170 Accepted Bldg 41,590 Total 83,760

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-
Utilities: Alternative System(s)-Electricity at lot-
Street: Paved
0: 1054

Reference 1: CD died 6/15
Reference 2: DOWNES, RICHARD I. release 10/16
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	70%	Topoqrph	35,286
0.13	ACRES-Road Frontage	11,250.00	1,463	100%		1,463
Total Acres 0.34					Land Total	36,749

Dwelling Description				Replacement Cost New		
Seasonal Home or Exterior	One Story	368 Sqft	Grade D 120	Base		30,721
Dwelling Units	Wood Siding	Masonry Trim	None	Trim		0
St. Setback	1 OTHER Units-0	Roof Cover	Ashpalt Shingles	Roof		0
Bsmnt Floor	Very close 2			St. Setback		-654
Foundation	OPEN 4 CHOICE 9			Bsmnt Floor		0
Fin. Basement Area	Piers	Basement	No Bm No Bsmnt	Basement		-1,954
Heating	None	Basement Gar	None	Fin Bsmt		0
Rooms	100% Floor/Wall	Cooling	0% None	Heat		-500
Bedrooms	0	Extras	Generator2			
Baths	0	Add Fixtures	0	Plumbing		-2,258
Attic	0	Half Baths	0	Attic		0
FirePlaces	None, no access/use			Fireplace		0
Insulation	0			Insulation		-1,046
Unfin. Living Area	None			Unfinished		-2,092

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	Typical	None	Above Average	Typical	22,217			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		76%	95%	100%	16,041		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1970	376	D 120	3,026	Avq+	76%	100%	100%	2,300
Privy	2010	32	C 100	832	Avq.	91%	100%	100%	757
243 SFLA	Outbuilding Total								3,057

Acpt Land 36,750 **Accepted Bldg** 19,100 **Total** 55,850

Neighborhood 21	Neighborhood 21	Sale Data
Zoning/Use	RURAL 1 DEV'T CORRIDOR LIMITED RESID.	Sale Date 09/06/1994
Topography	Gently sloping-rolling-Below Street-	Sale Price 7,700
Utilities	Alternative System(s)-Electricity at lot-	Sale Type Land & Buildings
Street	Paved	Financing
0	1048	Verified Public Record
		Validity

Reference 1			
Reference 2	SP = \$14K IN '16		
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	60%	Multi-Fact	37,335
Total Acres 0.32					Land Total	37,335

Dwelling Description				Replacement Cost New	
Conventional	One Story	204 Sqft	Grade D 107	Base	22,196
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	-966
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-494
Rooms	0	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,013
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-76
Unfin. Living Area	99%			Unfinished	-3,012

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	Typical	None	Above Average	Typical	15,635			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	76%	95%	100%	11,288				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1970	48	D 107	1,089	Avq+	76%	95%	100%	787
Deck(s) wd. fr.	1996	198	D 100	1,329	Avq.	83%	100%	100%	1,103
3 SFLA									1,890

Acpt Land	37,340	Accepted Bldg	13,180	Total	50,520
------------------	--------	----------------------	--------	--------------	--------

Name: Borguss, Erich

Page 49

Borguss, Laura Ann JT

Map/Lot: 52-16

Account: 1594 Card: 1 of 1

Location: 1718 STATE ROUTE 46

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-
Utilities: Well-Septic System-
Street: Paved
0: 994

Sale Data
Sale Date: 07/29/2015
Sale Price: 397,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: LAB's residence. Old Card 2 was log cabin
Reference 2: 8/15: see homestead app info f5
Bldg Codes: 94
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 11 0 0 Land Schedule: 21

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include ACRES-Developed Lot, ACRES-Water Frontage, ACRES-Rear land, etc.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include Contemporary/Modern, Exterior, Dwelling Units, Foundation, etc.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1989, 0 Typical, Typical, Above Average, Typical, 105,318.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include 1.5 Story, wd. fr., 1 Story, wd. fr., Porch(es) encl. wd. fr., etc.

Acpt Land 193,800 Accepted Bldg 205,810 Total 399,610

Name: SHEEHAN, TROY

SHEEHAN, CAREY

Map/Lot:

52-17

Account: 1946 Card: 1 of 1

Location:

34 Nason Hollow

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography: Gently sloping-rolling-
Utilities: Well-Septic System-
Street: Semi-improved
0: 1022

Sale Data: Sale Date: 01/18/2005, Sale Price: 65,000, Sale Type: Land & Buildings, Financing: Unknown, Verified: Public Record, Validity: Other

Reference 1, Reference 2, Bldg Codes: 8, X Coordinate: 0, Y Coordinate: 0, Exemption(s): Land Schedule 21

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 0.35, ACRES-Base Lot (Fract.), 75,000.00, 44,371 94%, Multi-Fact, 41,708. Row 2: Total Acres 0.35, Land Total, 41,708.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Price/Unit, Condition, Replacement Cost New, Value. Rows include: Conventional One Story 816 Sqft Grade C 100 Base 58,011; Exterior Wood Siding 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 Piers Basement No Bm No Bsmnt Basement -5,389; Fin. Basement Area None Basement Gar None Fin Bsmt 0; Heating 100% Floor/Wall Cooling 0% None Heat -1,379; Rooms 0 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 -615; Unfin. Living Area NONE Unfinished 0.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include: Built 1970, Renovated 2006, Typical, Typical, Above Average, Typical, 50,628; Functional Obsolescence None, Economic Obsolescence None, Phys. % 76%, Func. % 100%, Econ. % 100%, Value(Rcnld) 38,477; Outbuildings/Improvements table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows: Porch(es) encl. wd. fr. 1970 160 C 100 5,582 Avq+ 76% 100% 100% 4,242; Deck(s) wd. fr. 1970 96 C 110 1,058 Avq+ 76% 100% 100% 804; Shed(s) wd. fr. 1970 48 D 100 387 Avq- 56% 100% 100% 217; 816 SFLA Outbuilding Total 5,263.

Acpt Land 41,710 Accepted Bldg 43,740 Total 85,450

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography Gently sloping-rolling-
Utilities Alternative System(s)-Electricity at lot-
Street Gravel
0 1021

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
0.21	ACRES-Dev. Lot (Fract.)	110,000	50,408 73%	Multi-Fact	36,798
Total Acres 0.21				Land Total	36,798

Dwelling Description

Replacement Cost New

Conventional	One Story	500 Sqft	Grade C 100	Base	44,044
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	Piers	Basement	No Bm No Bsmnt	Basement	-3,302
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-845
Rooms	3	Extras	Generator2		
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,808
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,500
Unfin. Living Area	50%			Unfinished	-5,200

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	1986	Typical	None	Average	Typical	30,389			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		68%	95%	100%			
Value(Rcnld)						19,631			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed(s) wd. fr.	1999	32	D 100	257	Avg.	84%	100%	100%	216
250 SFLA						Outbuilding Total			216

Acpt Land 36,800 **Accepted Bldg** 19,850 **Total** 56,650

BUCKSPORT
 Name: HOLYOKE, NATHAN
 Holyoke, Olivia JT

Valuation Report

07/09/2019

Page 52

Account: 190 Card: 1 of 1

Map/Lot: 52-19
 Location: 0 NASON HOLLOW

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography: Gently sloping-rolling-
 Utilities: Electricity at lot-
 Street: Right-of-way
 0: 921

Sale Data
 Sale Date: 04/15/2016
 Sale Price: 5,000
 Sale Type: Land only
 Financing: Unknown
 Verified: Public Record
 Validity: Other

Reference 1: No dimensions in old deed, with ROW.
 Reference 2: f5 row - add 0.12 acres from 52-16
 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
0.82	ACRES-Base Lot (Fract.)	75,000.00	67,915	75%	Multi-Fact	50,937
Total Acres 0.82				Land Total		50,937

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Shed(s) wd. fr.	2017	112	C 130	1,750	Avq.	94%	100%	100%		1,645
Outbuilding Total										1,645

Acpt Land	50,940	Accepted Bldg	1,650	Total	52,590
------------------	--------	----------------------	-------	--------------	--------

BUCKSPORT
 Name: SHEEHAN, TROY

Valuation Report

07/09/2019

Page 53

Map/Lot: 52-20

Account: 3316 Card: 1 of 1

Location: 0 NASON HOLLOW

Neighborhood 21	Neighborhood 21	Sale Data
Zoning/Use	RURAL 1 DEV'T CORRIDOR LIMITED RESID.	Sale Date 01/10/2019
Topography	Gently sloping-rolling-	Sale Price 5,007
Utilities		Sale Type Land only
Street	Right-of-way	Financing Cash Sale
		Verified Public Record
		Validity Liquidation

Reference 1 Deed: 8' ROW to Rt 46
 Reference 2 150 DEEPX85LAKEFRONT-see f5
 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
0.29	ACRES-Base Lot (Fract.)	75,000.00	40,389	60%	Multi-Fact	24,233
Total Acres 0.29					Land Total	24,233
Acpt Land		24,230	Accepted Bldg		0	Total
						24,230

Valuation Report

Map/Lot: 52-21

Account: 1377 Card: 1 of 1

Location: 0 State Rt 46 - Long Pd.

Neighborhood 21 Neighborhood 21

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography: Gently sloping-rolling-
 Utilities: Electricity at lot-
 Street: Paved
 0 1108

Sale Data
 Sale Date: 08/28/2003
 Sale Price: 45,000
 Sale Type: Land & Buildings
 Financing:
 Verified: Public Record
 Validity: Assemblage

Reference 1: 51-08A
 Reference 2: Bought w/52-22
 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	
0.12	ACRES-Base Lot (Fract.)	75,000.00	25,981	50%	Size/Shape	12,990	
Total Acres 0.12					Land Total	12,990	
Acpt Land		12,990	Accepted Bldg		0	Total	12,990

Neighborhood 11 Neighborhood 11

Zoning/Use RURAL 1 DEV'T CORRIDOR
Topography Gently sloping-rolling-Above Street-
Utilities Well-Septic System-
Street Paved
0 1114

Sale Data
Sale Date 08/28/2003
Sale Price 45,000
Sale Type Land & Buildings
Financing
Verified
Validity Arms Length Sale

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	90%	Multi-Fact	39,600
0.87	ACRES-Secondary ac.	5,650.00	4,916	60%	Unimproved	2,949
Total Acres 1.87			Land Total			42,549

Dwelling Description

Replacement Cost New

Ranch	One Story	448 Sqft	Grade C 105	Base	43,833
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	-367
Foundation	Wood Fram. Walls	Basement	Damp Bm 1/2 Bsmnt	Basement	-1,553
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-795
Rooms	3	Extras	Generator2		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,966
Attic	None, no access/use			Attic	0
FirePlaces	1			Fireplace	5,460
Insulation	None			Insulation	-1,493
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1936	2004	Typical	Typical	Good	Typical	47,051
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	72%	99%	100%	33,538	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	1936	336	C 105	9,815	Good	72%	100%	100%	7,067
Shed(s) wd. fr.	1936	24	D 70	135	Good	72%	100%	100%	97
Privy	1936	16	D 100	278	Good	72%	100%	100%	200
Basement, Unfin.	2018	336	D 130	2,600	Avq.	95%	100%	100%	2,470
Screen Porch	1999	100	D 100	1,739	Avq.	84%	100%	100%	1,461
Shed(s) wd. fr.	2018	96	D 110	850	Avq.	95%	100%	100%	808
448 SFLA									12,103

Accpt Land 42,550 **Accepted Bldg** 45,640 **Total** 88,190

Neighborhood 11 Neighborhood 11

Zoning/Use RURAL 1 DEV'T CORRIDOR
 Topography Gently sloping-rolling-Above Street-
 Utilities Well-Septic System-
 Street Paved
 0 1134

Sale Data
 Sale Date 12/10/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other

Reference 1 pd 108k in '03.
 Reference 2
 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	44,000 100%		44,000
Total Acres 1.00				Land Total	44,000

Dwelling Description

Replacement Cost New

Conventional	One Story	720 Sqft	Grade C 112	Base	59,618
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	-2,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,363
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	-2,052
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Typical	Typical	Above Average	Typical	53,540
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	79%	100%	100%	42,297	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	1977	264	C 112	5,634	Avq+	79%	100%	100%	4,451
2S Garage, wd. fr.	1994	640	C 110	16,578	Avq.	82%	100%	100%	13,594
Finished Area	2014	600	C 120	7,114	Avq.	93%	100%	100%	6,616
Deck(s) wd. fr.	2014	120	C 110	1,321	Avq.	93%	100%	100%	1,229
2S Garage, wd. fr.	2017	1008	C 110	24,154	Avq.	94%	100%	100%	22,705
Shed(s) wd. fr.	2018	160	C 120	2,306	Avq.	95%	100%	100%	2,191
1,320 SFLA									50,786

Acpt Land 44,000 **Accepted Bldg** 93,080 **Total** 137,080

Neighborhood 11 Neighborhood 11

Zoning/Use RURAL 1 DEV'T CORRIDOR
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-
 Street Paved
 0 1151

Sale Data	
Sale Date	07/21/2015
Sale Price	16,000
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 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
0.76	ACRES-Secondary ac.	5,650.00	4,294	50%	Unimproved	2,147
Total Acres 1.76					Land Total	23,647

Acpt Land	23,650	Accepted Bldg	0	Total	23,650
------------------	--------	----------------------	---	--------------	--------

BUCKSPORT
 Name: McElvain, Paul S (Trustee)

Valuation Report

07/09/2019

Page 58

Map/Lot: 52-26

Account: 1768 Card: 1 of 1

Location: 0 State Route 46

Neighborhood 11 Neighborhood 11

Zoning/Use RURAL 1 DEV'T CORRIDOR
 Topography Gently sloping-rolling-
 Utilities Electricity at lot-
 Street Paved
 0 1143

Sale Data	
Sale Date	12/10/2012
Sale Price	108,000
Sale Type	Land only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 -52-23A
 Reference 2 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
0.64	ACRES-Base Lot (Fract.)	21,500.00	17,200	100%		17,200
Total Acres 0.64				Land Total		17,200
Acpt Land		17,200	Accepted Bldg		0	Total
						17,200

BUCKSPORT
Name: MANN, KENNETH W

Valuation Report

07/09/2019

Page 59

Map/Lot: 52-27

Account: 1762 Card: 1 of 1

Location: State Rt 46 - LONG POND

Neighborhood 21 Neighborhood 21

Zoning/Use RURAL 1 DEV'T CORRIDOR LIMITED RESID.
Topography Gently sloping-rolling-
Utilities Electricity at lot-
Street Paved
0 1065

Reference 1 -52-09A

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
0.10	ACRES-Base Lot (Fract.)	75,000.00	23,717	40%	Size/Shape	9,487
Total Acres 0.10				Land Total		9,487
Acpt Land		9,490	Accepted Bldg	0	Total	9,490

BUCKSPORT
 Name: Downes, Robert A

Valuation Report

07/09/2019

Page 60

Map/Lot: 52-29

Account: 896 Card: 1 of 1

Location: 1704 @ State Route 46

Neighborhood 11 Neighborhood 11

Zoning/Use: RURAL 1 DEV'T CORRIDOR LIMITED RESID.
 Topography: Gently sloping-rolling-
 Utilities: Electricity at lot-
 Street: Paved
 0 1051

Sale Data
 Sale Date: 10/26/2016
 Sale Price: 0
 Sale Type: Land only
 Financing: Other
 Verified: Public Record
 Validity: Related Parties

Reference 1: -52-20A
 Reference 2: land description 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	
0.21	ACRES-Base Lot (Fract.)	21,500.00	9,853	50%	Size/Shape	4,926	
Total Acres 0.21					Land Total	4,926	
Acpt Land		4,930	Accepted Bldg		0	Total	4,930

Neighborhood 23 Neighborhood 23

Zoning/Use R2-BREWER LAKE LIMITED RESID. S'LAND
Topography Level-slightly sloping-
Utilities Alternative System(s)-Unknown-
Street Gravel
0 234

Reference 1 sub lots 1 & 2
Reference 2 (207)478-7094 CELL
Bldg Codes 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 23

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	ACRES-Dev. Lot (Fract.)	55,000.00	88,685	70%	Multi-Fact	62,079
Total Acres 0.65					Land Total	62,079

Dwelling Description				Replacement Cost New		
Other type bldg.	One Story	800 Sqft	Grade C 105	Base		60,169
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
Foundation	Piers	Basement	No Bm No Bsmnt	Basement		-5,547
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,420
Rooms	0	Extras	Generator2			
Bedrooms	0	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-2,948
Attic	Floor & Stairs			Attic		2,184
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-2,050
Unfin. Living Area	99%			Unfinished		-17,297

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Typical	None	Above Average	Typical	33,091			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		No Electricity		67%	95%	90%	18,956		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) open wd. fr.	2015	224	D 126	3,697	Avq.	93%	100%	90%	3,094
Privy	1950								200
8 SFLA				----- S O U N D V A L U E -----					
Outbuilding Total									3,294

Acpt Land	62,080	Accepted Bldg	22,250	Total	84,330
------------------	--------	----------------------	--------	--------------	--------

Name: HOWARD, ROBERT A & RONALD A

HOWARD, RICHARD A JT

Map/Lot:

53-02

Account: 1425 Card: 1 of 1

Location:

22 Island View Rd

Neighborhood 23 Neighborhood 23

Zoning/Use R2-BREWER LAKE LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Alternative System(s)-Unknown-
 Street Gravel
 0 234

Sale Data
 Sale Date 04/08/2011
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 sub lots 3 & 4

Reference 2

Bldg Codes 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.50	ACRES-Dev. Lot (Fract.)	55,000.00	77,782 62%	Multi-Fact	48,225
Total Acres 0.50				Land Total	48,225

Dwelling Description

Replacement Cost New

Other type bldg.	One Story	216 Sqft	Grade D 100	Base	21,099
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
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-956
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-245
Rooms	1	Extras	Generator2		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,881
Attic	1/2 Finished			Attic	922
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-718
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Typical	None	Below Average	Typical	18,221			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Basement		None		41%	67%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Porch(es) open wd. fr.	2002	234	D 100	3,045	Avq.	86%	100%	100%	2,619
Shed(s) wd. fr.	2002					----- S O U N D V A L U E -----			200
2 Story, wd. fr.	2002	144	D 100	9,334	Avq.	86%	100%	100%	8,027
Deck(s) wd. fr.	2002	48	D 100	322	Avq.	86%	100%	100%	277
504 SFLA									
Outbuilding Total									11,123
Acpt Land		48,230		Accepted Bldg		16,130		Total	64,360

BUCKSPORT

Valuation Report

07/09/2019

Name: Bonitatibus, Joseph & Susanne, Tr.

Page 63

Bonitatibus Family Trust

Map/Lot:

53-03

Account: 314 Card: 1 of 1

Location:

26 Island View Rd

Neighborhood 23 Neighborhood 23

Sale Data

Zoning/Use R2-BREWER LAKE LIMITED RESID. S'LAND
Topography Gently sloping-rolling-
Utilities
Street Gravel
0 234

Sale Date 01/28/2003
Sale Price 30,000
Sale Type Land only
Financing
Verified Public Record
Validity Assemblage

Reference 1 Sub lot #5, bought w/ island 24-01 for 110k
Reference 2 Island access lot
Bldg Codes 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	ACRES-Base Lot (Fract.)	37,500.00	34,369	100%		34,369
Total Acres 0.21				Land Total		34,369

Acpt Land	34,370	Accepted Bldg	0	Total	34,370
------------------	--------	----------------------	---	--------------	--------

BUCKSPORT

Valuation Report

07/09/2019

Name: Bonitatibus, Joseph & Susanne, Tr.

Page 64

Bonitatibus Family Trust

Map/Lot:

53-04

Account: 1963 Card: 1 of 1

Location:

0 Island View Rd

Neighborhood 23 Neighborhood 23

Zoning/Use R2-BREWER LAKE LIMITED RESID. S'LAND
Topography Gently sloping-rolling-
Utilities
Street Gravel
0 234

Sale Data
Sale Date 11/25/2014
Sale Price 48,000
Sale Type Land only
Financing Unknown
Verified Public Record
Validity Assemblage

Reference 1 Subdiv Lot 6 on BREWER LAKE
Reference 2 paid 65k with 53-14
Bldg Codes 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 23

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	ACRES-Base Lot (Fract.)	37,500.00	35,969	105%	Improvement	37,767
Total Acres 0.23				Land Total		37,767

Acpt Land	37,770	Accepted Bldg	0	Total	37,770
------------------	--------	----------------------	---	--------------	--------

Name: RAMSDELL, JOHN H

RAMSDELL, ANN MARIE

Map/Lot:

53-05

Account: 2166 Card: 1 of 1

Location:

12 Island View Rd

Neighborhood 23 Neighborhood 23

Zoning/Use R2-BREWER LAKE LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-Severely Sloping-
 Utilities Alternative System(s)-Unknown-
 Street Gravel
 0 234

Reference 1 Sub lot 7
 Reference 2 3/17 Ronald Howard = new owne per ins. co.
 Bldg Codes 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 23

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	ACRES-Dev. Lot (Fract.)	55,000.00	51,595	75%	Unimproved	38,696
Total Acres 0.22					Land Total	38,696

Dwelling Description				Replacement Cost New		
Seasonal Home or	One Story	504 Sqft	Grade D 126	Base		37,331
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	OPEN 4 CHOICE 9			Bsmnt Floor		0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement		-2,810
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-719
Rooms	2	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		-1,272
Unfin. Living Area	90%			Unfinished		-7,965

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		
1950	0	Typical	None	Average	57%	95%	100%	12,018		
Functional Obsolescence		Economic Obsolescence		Phys. %			Func. %		Econ. %	
None		None		57%			95%		100%	
Outbuildings/Additions/Improvements							Percent Good		Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Deck(s) wd. fr.	2014	360	C 110	3,965	Avq.	93%	100%	100%	3,687	
Privy	1950			----- S O U N D V A L U E -----					200	
51 SFLA				Outbuilding Total					3,887	

Acpt Land 38,700 **Accepted Bldg** 15,910 **Total** 54,610

Name: PACKWOOD, LAWRENCE R

PACKWOOD, BOBBY ANN

Map/Lot:

Account: 2031 Card: 1 of 1

Location:

Neighborhood 23 Neighborhood 23

Zoning/Use R2-BREWER LAKE LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Alternative System(s)-Unknown-
 Street Gravel
 0 234

Reference 1 Sub lots 8 & 9
 Reference 2
 Bldg Codes 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.63	ACRES-Dev. Lot (Fract.)	55,000.00	87,310	65%	Unimproved	56,751
Total Acres 0.63			Land Total			56,751

Dwelling Description

Replacement Cost New

Seasonal Home or Exterior Dwelling Units	One Story Wood Siding 1 OTHER Units-0	475 Sqft Masonry Trim Roof Cover	Grade C 100 None Wood Shingles	Base Trim Roof	42,939 0 0
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-3,137
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-803
Rooms	2	Extras	Generator2		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,808
Attic	None, no access/use			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,462
Unfin. Living Area	90%			Unfinished	-8,892

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	2010	Typical	None	Above Average	Typical	25,837			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		67%	95%	100%	16,445		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck(s) wd. fr.	1991	128	C 100	1,282	Avg.	80%	100%	100%	1,026
Privy	1975	20	C 100	520	Avq+	67%	95%	100%	331
48 SFLA	Outbuilding Total								1,357
Acpt Land		56,750		Accepted Bldg		17,800		Total	74,550

BUCKSPORT

Valuation Report

07/09/2019

Name: PACKWOOD, LAWRENCE R

Page 67

PACKWOOD, BOBBY ANN

Map/Lot:

53-07

Account: 2032 Card: 1 of 1

Location:

0 Wilderness Way

Neighborhood 23 Neighborhood 23

Zoning/Use R2-BREWER LAKE LIMITED RESID. S'LAND

Topography Gently sloping-rolling-

Utilities

Street Gravel

0 234

Reference 1 Sub lots 10 & 11

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	ACRES-Base Lot (Fract.)	37,500.00	47,434	90%	Topoography	42,691
Total Acres 0.40					Land Total	42,691

Acpt Land	42,690	Accepted Bldg	0	Total	42,690
------------------	--------	----------------------	---	--------------	--------

Name: KENT, STEVEN E

KENT, CAROLINE M (DEVEAU) JT

Map/Lot:

53-08

Account: 2054 Card: 1 of 1

Location:

119 Wilderness Way

Neighborhood 23 Neighborhood 23

Zoning/Use R2-BREWER LAKE LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Alternative System(s)-
 Street Semi-improved
 0 234

Sale Data
 Sale Date 11/29/2018
 Sale Price 123,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Assemblage

Reference 1 Sub lots 12 & 13. f5 contact info.
 Reference 2 100' lake frontage
 Bldg Codes 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	ACRES-Dev. Lot (Fract.)	55,000.00	77,000	90%	Unimproved	69,300
Total Acres 0.49						69,300

Dwelling Description

Replacement Cost New

Seasonal Home or Exterior	One Story	480 Sqft	Grade C 125	Base	53,411
Dwelling Units	Plywood/T-111	Masonry Trim	None	Trim	0
	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	-3,962
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,014
Rooms	4	Extras	Generator1	481
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,170
Attic	1/2 Finished			Attic	3,822
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,838
Unfin. Living Area	25%			Unfinished	-3,120

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Typical	None	Good	Typical	46,610
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Alternate Electricity		91%	95%	95%
						38,280

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story, wd. fr.	2000	108	C 100	6,653	Avq.	85%	80%	95%	4,298
Deck(s) wd. fr.	2000	180	C 100	1,802	Avq.	85%	100%	95%	1,455
Shed(s) wd. fr.	2000	64	C 100	770	Avq.	85%	100%	95%	621
468 SFLA	Outbuilding Total								6,374

Acpt Land 69,300 **Accepted Bldg** 44,650 **Total** 113,950

Name: KENT, STEVEN E

KENT, CAROLINE M (DEVEAU) JT

Map/Lot:

53-09

Account: 261 Card: 1 of 1

Location:

123 Wilderness Way

Neighborhood 23 Neighborhood 23

Zoning/Use R2-BREWER LAKE LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities Alternative System(s)-
 Street Semi-improved
 0 234

Sale Data
 Sale Date 07/01/1999
 Sale Price 38,000
 Sale Type Land & Buildings
 Financing
 Verified Public Record
 Validity

Reference 1 Sub lot 14
 Reference 2 on BREWER LAKE
 Bldg Codes 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.23	ACRES-Dev. Lot (Fract.)	55,000.00	52,754	75%	Unimproved	39,566	
Total Acres 0.23						Land Total	39,566

Dwelling Description

Replacement Cost New

Seasonal Home or Exterior	Two Story Plywood/T-111	576 Sqft	Grade C 100	None	Base	72,271
Dwelling Units	1 OTHER Units-0	Masonry Trim	None	Sheet Metal	Trim	0
St. Setback	Standard 1 Setbac	Roof Cover			Roof	0
Bsmnt Floor	OPEN 4 CHOICE 9				St. Setback	0
Foundation	Piers	Basement	No Bm No Bsmnt		Bsmnt Floor	0
Fin. Basement Area	None	Basement Gar	None		Basement	-3,804
Heating	100% Floor/Wall	Cooling	0% None		Fin Bsmt	0
Rooms	0	Extras	Generator1		Heat	-1,947
Bedrooms	0	Add Fixtures	0		560
Baths	0	Half Baths	0		Plumbing	-2,808
Attic	None, no access/use				Attic	0
FirePlaces	0				Fireplace	0
Insulation	None				Insulation	-2,483
Unfin. Living Area	55%				Unfinished	-13,179

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1990	0	Typical	None	Average	Typical	48,610	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		Alternate Electricity		79%	95%	95%	34,658

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Porch(es) encl. wd. fr.	1990	288	C 100	8,320	Avq.	79%	100%	95%	6,244	
Shed(s) wd. fr.	1990	64	C 100	770	Avq.	79%	100%	95%	578	
Privy	1990			- - - - S O U N D V A L U E - - - -					200	
Deck(s) wd. fr.	2000	64	C 100	640	Avq.	79%	95%	95%	457	
519 SFLA									Outbuilding Total	7,479

Acpt Land 39,570 **Accepted Bldg** 42,140 **Total** 81,710

Neighborhood 23	Neighborhood 23	Sale Data
Zoning/Use	R2-BREWER LAKE LIMITED RESID. S'LAND	Sale Date 09/01/1999
Topography	Gently sloping-rolling-	Sale Price 43,500
Utilities	Alternative System(s)-Septic System-	Sale Type Land & Buildings
Street	Gravel	Financing
0	234	Verified
		Validity

Reference 1	Sub lot 15		
Reference 2	septic f5 2015 release to Linda		
Bldg Codes	8		
X Coordinate	0	Y Coordinate	0
Exemption(s)	Land Schedule		23

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	ACRES-Dev. Lot (Fract.)	55,000.00	62,225	75%	Unimproved	46,669
Total Acres 0.32					Land Total	46,669

Dwelling Description				Replacement Cost New		
Log Home or Cabin	One Story	442 Sqft	Grade D 144	Base	40,020	
Exterior	Logs	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	-2,816	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Floor/Wall	Cooling	0% None	Heat	-721	
Rooms	3	Extras	Generator1			
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing	0	
Attic	Full finished			Attic	5,433	
FirePlaces	0			Fireplace	0	
Insulation	None			Insulation	-1,363	
Unfin. Living Area	20%			Unfinished	-1,774	

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	0	Typical	Typical	Average	Typical	38,779			
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	No Electricity		79%	100%	90%	27,572			
Outbuildings/ Additions/ Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Porch(es) encl. wd. fr.	1990	85	D 144	3,838	Avq.	79%	100%	90%	2,729
Privy	1990			----- S O U N D V A L U E -----					200
1 Story, wd. fr.	2000	24	D 144	3,474	Avq.	79%	100%	90%	2,470
378 SFLA									5,399

Acpt Land	46,670	Accepted Bldg	32,970	Total	79,640
------------------	--------	----------------------	--------	--------------	--------

Neighborhood 23 Neighborhood 23

Zoning/Use R2-BREWER LAKE LIMITED RESID. S'LAND
Topography Gently sloping-rolling-Severely Sloping-
Utilities Alternative System(s)-Unknown-
Street Gravel
0 234

Sale Data
Sale Date 10/25/2017
Sale Price 75,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Assemblage

Reference 1 Sub lots 16 & 17 plus 0.44 ac other
Reference 2 SP derived, see 53-12.
Bldg Codes 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	ACRES-Dev. Lot (Fract.)	55,000.00	67,809	60%	Multi-Fact	40,685
0.44	Acres-Water Frontage	37,500.00	16,500	60%	Access/Loc	9,900
Total Acres 0.82						50,585

Dwelling Description

Replacement Cost New

Other type bldg.	One Story	234 Sqft	Grade D 138	Base	29,852
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	-478
Bsmnt Floor	OPEN 4 CHOICE 9			Bsmnt Floor	0
Foundation	Piers	Basement	No Bm No Bsmnt	Basement	-1,429
Fin. Basement Area	None	Basement Gar	None	Fin Bsmnt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-731
Rooms	2	Extras	Generator1		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,596
Attic	1/4 Finished			Attic	692
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,016
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	2013	None	None	Good	Typical	24,294
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		No Electricity		72%	86% 90%	13,539

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Porch(es) encl. wd. fr.	2000	78	C 110	4,209	Avq.	85%	100%	90%	3,220
Shed(s) wd. fr.	2005	96	C 110	1,269	Avq.	88%	100%	90%	1,005
Privy	2012	16	C 110	458	Avq.	92%	95%	90%	360
Deck(s) wd. fr.	2006	120	C 100	1,201	Avq.	88%	100%	90%	951
234 SFLA									5,536

Acpt Land 50,590 **Accepted Bldg** 19,080 **Total** 69,670

BUCKSPORT
 Name: HARLAN, LINDA E

Valuation Report

07/09/2019

Page 72

Map/Lot: 53-12

Account: 267 Card: 1 of 1

Location: 0 Wilderness Way

Neighborhood 23	Neighborhood 23			Sale Data
Zoning/Use	R2-BREWER LAKE LIMITED RESID. S'LAND			Sale Date 10/25/2017
Topography	Gently sloping-rolling-			Sale Price 10,000
Utilities				Sale Type Land only
Street	Gravel			Financing Unknown
0	237			Verified Public Record
				Validity Assemblage
Reference 1	Sub lot 33			
Reference 2	see 53-11. SP derived.			
Bldg Codes	0			
X Coordinate	0	Y Coordinate	0	
Exemption(s)		Land Schedule	23	

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	ACRES-Secondary ac.	9,375.00	9,375	100%		9,375	
Total Acres 1.00					Land Total	9,375	
Acpt Land		9,380	Accepted Bldg		0	Total	9,380

BUCKSPORT

Valuation Report

07/09/2019

Name: PACKWOOD, LAWRENCE R

Page 73

PACKWOOD, BOBBY ANN

Map/Lot:

53-13

Account: 2034 Card: 1 of 1

Location:

0 Wilderness Way

Neighborhood 23 Neighborhood 23

Zoning/Use R2-BREWER LAKE LIMITED RESID. S'LAND

Topography Gently sloping-rolling-

Utilities

Street Gravel

0 237

Reference 1 Sub lots 27 & 28

Reference 2

Bldg Codes 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	ACRES-Secondary ac.	9,375.00	9,375	100%		9,375
Total Acres 1.00				Land Total		9,375
Acpt Land		9,380	Accepted Bldg		0	Total
						9,380

BUCKSPORT

Valuation Report

07/09/2019

Name: Bonitatibus, Joseph & Susanne, Tr.

Page 74

Bonitatibus Family Trust

Map/Lot:

53-14

Account: 483 Card: 1 of 1

Location:

0 Island View Rd

Neighborhood 23	Neighborhood 23		Sale Data
Zoning/Use	R2-BREWER LAKE LIMITED RESID. S'LAND	Sale Date	11/25/2014
Topography	Gently sloping-rolling-	Sale Price	16,000
Utilities		Sale Type	Land only
Street	Gravel	Financing	Unknown
0	237	Verified	Public Record
		Validity	Assemblage

Reference 1 Subdiv Lots 23, 24, 25 & 26
 Reference 2 sold with 53-04
 Bldg Codes 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 23

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.69	ACRES-Secondary ac.	9,375.00	15,844	100%		15,844
Total Acres 1.69				Land Total		15,844

Acpt Land	15,840	Accepted Bldg	0	Total	15,840
------------------	--------	----------------------	---	--------------	--------

BUCKSPORT

Valuation Report

07/09/2019

Name: HOWARD, ROBERT A

Page 75

HOWARD, RONALD A

Map/Lot:

53-15

Account: 1426 Card: 1 of 1

Location:

0 Island View Rd

Neighborhood 23 Neighborhood 23

Zoning/Use R2-BREWER LAKE LIMITED RESID. S'LAND
Topography Gently sloping-rolling-
Utilities
Street Gravel
0 237

Sale Data
Sale Date 04/08/2011
Sale Price 0
Sale Type Land only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 Sub lots 21 & 22
Reference 2
Bldg Codes 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	ACRES-Secondary ac.	9,375.00	7,031	100%		7,031
Total Acres 0.75				Land Total		7,031

Acpt Land	7,030	Accepted Bldg	0	Total	7,030
------------------	-------	----------------------	---	--------------	-------

BUCKSPORT

Valuation Report

07/09/2019

Name: KENT, STEVEN E

Page 76

KENT, CAROLINE M (DEVEAU) JT

Map/Lot:

53-16

Account: 2055 Card: 1 of 1

Location:

0 Wilderness Way

Neighborhood 23 Neighborhood 23

Zoning/Use R2-BREWER LAKE LIMITED RESID. S'LAND
Topography Gently sloping-rolling-
Utilities
Street Gravel
0 237

Sale Data
Sale Date 11/29/2018
Sale Price 10,000
Sale Type Land only
Financing Unknown
Verified Public Record
Validity Assemblage

Reference 1 -53-012B
Reference 2 Sub lots 31 & 32
Bldg Codes 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 23

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	ACRES-Secondary ac.	9,375.00	9,375	100%		9,375	
Total Acres 1.00				Land Total		9,375	
Acpt Land		9,380	Accepted Bldg		0	Total	
						9,380	

BUCKSPORT

Valuation Report

07/09/2019

Name: PACKWOOD, LAWRENCE R

Page 77

PACKWOOD, BOBBY ANN

Map/Lot:

53-17

Account: 2033 Card: 1 of 1

Location:

0 Wilderness Way

Neighborhood 23 Neighborhood 23

Zoning/Use R2-BREWER LAKE LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities
 Street Gravel
 0 237

Reference 1 -53-012A
 Reference 2 Sub lots 29 & 30
 Bldg Codes 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 23

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	ACRES-Secondary ac.	9,375.00	9,375	100%		9,375	
0.50	ACRES-Rear land: 1st 5ac.	1,800.00	900	100%		900	
Total Acres 1.50					Land Total	10,275	
Acpt Land		10,280	Accepted Bldg		0	Total	10,280

BUCKSPORT
 Name: BUZZELL, BEVERLY M

Valuation Report

07/09/2019

Page 78

Map/Lot: 53-18

Account: 3203 Card: 1 of 1

Location: 0 Island View Rd

Neighborhood 23 Neighborhood 23

Zoning/Use R2-BREWER LAKE LIMITED RESID. S'LAND
 Topography Gently sloping-rolling-
 Utilities
 Street Gravel

Reference 1
 Reference 2 FORMERLY LOTS 18,19 & 20
 Bldg Codes 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 23

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.99	ACRES-Secondary ac.	9,375.00	9,281	100%		9,281	
Total Acres 0.99				Land Total		9,281	
Acpt Land		9,280	Accepted Bldg		0	Total	
						9,280	