

IRELAND, TINA L
94 WEST RIDGE ROAD
EASTON ME 04740

B4436P1 B5521P298

Previous Owner
NEVERS, SHERYL F
PO BOX 23

FORT FAIRFIELD ME 04742
Sale Date: 3/08/2016

Previous Owner
IRELAND, JAMES D
PO BOX 4044

PRESQUE ISLE ME 04769
Sale Date: 5/18/2007

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Easton

Property Data			Assessment Record						
Neighborhood 1 Resident/Agric.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	6,200	19,100	0	25,300		
Recertified Date 0			2013	6,200	19,100	0	25,300		
Y Coordinate 0			2014	6,200	19,100	0	25,300		
Zone/Land Use 11 Residential			2015	16,000	50,500	0	66,500		
Secondary Zone			2016	16,000	20,800	0	36,800		
2017			2017	16,000	20,800	0	36,800		
Topography 1 Level 2 Rolling			2018	16,000	20,800	20,000	16,800		
1.Level 4.Below St 7.			2019	16,000	20,800	20,000	16,800		
2.Rolling 5.Low 8.			2020	18,700	24,300	25,000	18,000		
3.Above St 6.Swampy 9.			2021	18,700	24,300	25,000	18,000		
Utilities 4 Drilled Well 6 Septic System			2022	18,700	24,300	25,000	18,000		
1.Public 4.Dr Well 7.Cesspool			2023	21,800	28,200	25,000	25,000		
2.Water 5.Dug Well 8.			2024	21,800	28,200	25,000	25,000		
3.Sewer 6.Septic 9.None			2025	23,900	50,700	25,000	49,600		
Street 1 Paved			Land Data						
1.Paved 4.Proposed 7.			Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp 5.R/W 8.					Frontage	Depth	Factor	Code	
3.Gravel 6. 9.None			11.Regular Lot			%		1.Unimproved	
FLOOD PLAIN 0			12.Delta Triangle			%		2.Condition	
CLASS 1			13.Nabla Triangle			%		3.Topography	
Sale Data			14.Rear Land			%		4.Size/Shape	
Sale Date 3/08/2016			15.Miscellaneous			%		5.Access	
Price						%		6.Restricted	
Sale Type 2 Land & Buildings						%		7.Corner Infl	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.Environment	
2.L & B 5.Other 8.			16.Regular Lot			%		9.Fract Share	
3.Building 6. 9.			17.Class I Road			%		Acres	
Financing 9 Unknown			18.Class II Road			%		32.Farmland Tilla	
1.Convent 4.Seller 7.			19.Condominium			%		33.C R P	
2.FHA/VA 5.Private 8.			20.Sound Value			%		34.Softwood-Farm	
3.Assumed 6.Cash 9.Unknown						%		35.Mixed Wood-Far	
Validity 2 Related Parties						%		36.Hardwood-Farm	
1.Valid 4.Split 7.Changes			Fract. Acre	Acreege/Sites				37.Softwood-TG	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.80	100	%	0	38.Mixed Wood-TG
3.Distress 6.Exempt 9.			22.Baselot (Fract	44	1.00	100	%	0	39.Hardwood-TG
Verified 5 Public Record			23.Misc (Fract)			%		40.Wasteland	
1.Buyer 4.Agent 7.Family			Acres			%		41.Gravel Pit	
2.Seller 5.Pub Rec 8.Other			24.Homesite			%		42.Mobile Home Si	
3.Lender 6.MLS 9.			25.Baselot			%		43.Excess Indust	
			26.Secondary			%		44.Lot Improvemen	
			27.Frontage			%		45.Tower Site	
			28.Rear Land (All	Total Acreege 0.80				46.Miscellaneous	
			31.Tillable					47.Pavement	
								48.Farmland Pastu	

Easton

Map Lot 004-008


Account 390

Location 94 WEST RIDGE ROAD

Card 1

Of 1

8/21/2025

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Gambrel	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Saltbox	OPEN-5-CUSTOMIZE 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Other	Heat Type 100% 1 Hot Water BB/Radiant	3.Horrid 6. 9.
4.Cape 8.Log 12.	1.HWBB/Rad 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 3 Composition	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 100%
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 640
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 2 Fair
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 1	Phys. % Good 0%
Year Built 1867	# Half Baths 0	Funct. % Good 50%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 3 Damage
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Bsmt 7.
1.Concrete 4.Wood 7.		2.O-Built 5. 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.L-T Vaca 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 3 3/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 2 Damp Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 6 Exterior	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Exterior 9.	

Date Inspected 5/12/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
20 1 Story Basement	1867	320	0 0	0	0	0 %	0 %
22 Encl Frame Porch	1867	224	0 0	0	0	0 %	0 %
21 Open Frame	1867	110	0 0	0	0	0 %	0 %
4 1 & 1/2 Story Fr	0	210	0 0	0	0	0 %	0 %
4 1 & 1/2 Story Fr	0	90	2 100	2	0	0 %	100 %
24 Frame Shed	0	180	0 0	0	0	0 %	80 %
22 Encl Frame Porch	1983	24	9 100	4	0	0 %	100 %
23 Frame Garage	1983	624	9 100	4	0	0 %	100 %
24 Frame Shed	2020	260	2 100	2	0	0 %	75 %
24 Frame Shed	0					0 %	250

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

