

UNION CHURCH
LADNER ROAD
EASTON ME 04740

Property Data			Assessment Record						
Neighborhood 1 Resident/Agric.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	1,800	14,300	16,100	0		
Recertified Date 0			2013	1,800	14,300	16,100	0		
Y Coordinate 0			2014	1,800	14,300	16,100	0		
Zone/Land Use 21 Commercial			2015	19,200	61,700	80,900	0		
Secondary Zone			2016	19,200	61,700	80,900	0		
Topography 2 Rolling			2017	19,200	61,700	80,900	0		
1.Level 4.Below St 7.			2018	19,200	61,700	80,900	0		
2.Rolling 5.Low 8.			2019	19,200	61,700	80,900	0		
3.Above St 6.Swampy 9.			2020	22,500	72,200	94,700	0		
Utilities 4 Drilled Well 6 Septic System			2021	22,500	72,200	94,700	0		
1.Public 4.Dr Well 7.Cesspool			2022	22,500	72,200	94,700	0		
2.Water 5.Dug Well 8.			2023	25,900	83,300	109,200	0		
3.Sewer 6.Septic 9.None			2024	25,900	83,300	109,200	0		
Street 1 Paved			2025	28,800	52,200	81,000	0		
1.Paved 4.Proposed 7.			Land Data						
2.Semi Imp 5.R/W 8.									
3.Gravel 6. 9.None			Front Foot	Type	Effective		Influence		Influence Codes
FLOOD PLAIN 0			11.Regular Lot		Frontage	Depth	Factor	Code	
CLASS 7			12.Delta Triangle				%		1.Unimproved
Sale Data			13.Nabla Triangle				%		2.Condition
Sale Date			14.Rear Land				%		3.Topography
Price			15.Miscellaneous				%		4.Size/Shape
Sale Type							%		5.Access
1.Land 4.Mobile 7.			Square Foot	Square Feet					6.Restricted
2.L & B 5.Other 8.			16.Regular Lot				%		7.Corner Infl
3.Building 6. 9.			17.Class I Road				%		8.Environment
Financing			18.Class II Road				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Sound Value				%		32.Farmland Tilla
3.Assumed 6.Cash 9.Unknown							%		33.C R P
Validity			Fract. Acre	Acreege/Sites					34.Softwood-Farm
1.Valid 4.Split 7.Changes			21.Homesite (Frac	21	0.38	200	%	8	35.Mixed Wood-Far
2.Related 5.Partial 8.Other			22.Baselot (Fract	44	1.00	100	%	0	36.Hardwood-Farm
3.Distress 6.Exempt 9.			23.Misc (Fract)				%		37.Softwood-TG
Verified			Acres				%		38.Mixed Wood-TG
1.Buyer 4.Agent 7.Family			24.Homesite				%		39.Hardwood-TG
2.Seller 5.Pub Rec 8.Other			25.Baselot				%		40.Wasteland
3.Lender 6.MLS 9.			26.Secondary				%		41.Gravel Pit
			27.Frontage				%		42.Mobile Home Si
			28.Rear Land (All				%		43.Excess Indust
			31.Tillable				%		44.Lot Improvemen
			Total Acreege		0.38				45.Tower Site
									46.Miscellaneous
									47.Pavement
									48.Farmland Pastu

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
*Land 2x for commercial

UNITED BAPTIST CHURCH
PO BOX 245
EASTON ME 04740 0245

B1271P13 B1257P347 B6291P319

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
Easement to Versant Power B6291P319 2/23/2022

Easton

Property Data			Assessment Record						
Neighborhood 11 Commercial			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	9,700	68,000	77,700	0		
Recertified Date 0			2013	13,500	68,000	81,500	0		
Y Coordinate 0			2014	13,500	68,000	81,500	0		
Zone/Land Use 11 Residential			2015	17,100	148,800	165,900	0		
Secondary Zone			2016	17,100	148,800	165,900	0		
Topography 2 Rolling			2017	17,100	148,800	165,900	0		
1.Level 4.Below St 7.			2018	17,100	148,800	165,900	0		
2.Rolling 5.Low 8.			2019	17,100	148,800	165,900	0		
3.Above St 6.Swampy 9.			2020	20,000	174,100	194,100	0		
Utilities 4 Drilled Well 6 Septic System			2021	20,000	174,100	194,100	0		
1.Public 4.Dr Well 7.Cesspool			2022	20,000	174,100	194,100	0		
2.Water 5.Dug Well 8.			2023	21,900	190,500	212,400	0		
3.Sewer 6.Septic 9.None			2024	21,900	190,500	212,400	0		
Street 1 Paved			2025	25,600	193,500	219,100	0		
1.Paved 4.Proposed 7.			Land Data						
2.Semi Imp 5.R/W 8.									
3.Gravel 6. 9.None			Front Foot	Type	Effective		Influence		Influence Codes
FLOOD PLAIN 0			11.Regular Lot		Frontage	Depth	Factor	Code	
CLASS 7			12.Delta Triangle				%		1.Unimproved
Sale Data			13.Nabla Triangle				%		2.Condition
Sale Date			14.Rear Land				%		3.Topography
Price			15.Miscellaneous				%		4.Size/Shape
Sale Type							%		5.Access
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restricted
2.L & B 5.Other 8.			16.Regular Lot				%		7.Corner Infl
3.Building 6. 9.			17.Class I Road				%		8.Environment
Financing			18.Class II Road				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Sound Value				%		32.Farmland Tilla
3.Assumed 6.Cash 9.Unknown							%		33.C R P
Validity			Fract. Acre	Acreege/Sites			%		34.Softwood-Farm
1.Valid 4.Split 7.Changes			21.Homesite (Frac	24	1.00	100	%	0	35.Mixed Wood-Far
2.Related 5.Partial 8.Other			22.Baselot (Fract	28	0.18	100	%	0	36.Hardwood-Farm
3.Distress 6.Exempt 9.			23.Misc (Fract)	44	1.00	100	%	0	37.Softwood-TG
Verified			Acres				%		38.Mixed Wood-TG
1.Buyer 4.Agent 7.Family			24.Homesite				%		39.Hardwood-TG
2.Seller 5.Pub Rec 8.Other			25.Baselot				%		40.Wasteland
3.Lender 6.MLS 9.			26.Secondary				%		41.Gravel Pit
			27.Frontage				%		42.Mobile Home Si
			28.Rear Land (All				%		43.Excess Indust
			31.Tillable				%		44.Lot Improvemen
				Total Acreege		1.18			45.Tower Site
									46.Miscellaneous
									47.Pavement
									48.Farmland Pastu

UNITED STATES OF AMERICA
696 VIRGINIA RD
CONCORD MA 01742

			Property Data			Assessment Record						
			Neighborhood	1 Resident/Agric.		Year	Land	Buildings	Exempt	Total		
			Tree Growth Year 0			2015	0	117,500	117,500	0		
			Recertified Date 0			2016	0	117,500	117,500	0		
			Y Coordinate 0			2017	0	117,500	117,500	0		
			Zone/Land Use 21 Commercial			2018	0	117,500	117,500	0		
			Secondary Zone			2019	0	117,500	117,500	0		
			Topography 1 Level 2 Rolling			2020	0	137,500	137,500	0		
			1.Level 4.Below St 7.			2021	0	137,500	137,500	0		
			2.Rolling 5.Low 8.			2022	0	137,500	137,500	0		
			3.Above St 6.Swampy 9.			2023	0	158,700	158,700	0		
			Utilities 9 None			2024	0	158,700	158,700	0		
			1.Public 4.Dr Well 7.Cesspool			2025	0	168,000	168,000	0		
			2.Water 5.Dug Well 8.									
			3.Sewer 6.Septic 9.None									
			Street 1 Paved									
			1.Paved 4.Proposed 7.			Land Data						
			2.Semi Imp 5.R/W 8.									
			3.Gravel 6. 9.None			Front Foot		Effective		Influence		Influence Codes
			FLOOD PLAIN 0			Type		Frontage	Depth	Factor	Code	
			CLASS 1			11.Regular Lot						1.Unimproved
			Sale Data			12.Delta Triangle						
			Sale Date			13.Nabla Triangle						3.Topography
			Price			14.Rear Land						
			Sale Type			15.Miscellaneous						5.Access
			1.Land 4.Mobile 7.			Square Foot		Square Feet				
			2.L & B 5.Other 8.			16.Regular Lot						7.Cornr Infl
			3.Building 6. 9.			17.Class I Road						
			Financing			18.Class II Road						9.Fract Share
			1.Convent 4.Seller 7.			19.Condominium						
			2.FHA/VA 5.Private 8.			20.Sound Value						32.Farmland Tilla
			3.Assumed 6.Cash 9.Unknown			Fract. Acre		Acreege/Sites				
			Validity			21.Homesite (Frac						34.Softwood-Farm
			1.Valid 4.Split 7.Changes			22.Baselot (Fract						
			2.Related 5.Partial 8.Other			23.Misc (Fract)						36.Hardwood-Farm
			3.Distress 6.Exempt 9.			Acres						
			Verified			24.Homesite						38.Mixed Wood-TG
			1.Buyer 4.Agent 7.Family			25.Baselot						
			2.Seller 5.Pub Rec 8.Other			26.Secondary						40.Wasteland
			3.Lender 6.MLS 9.			27.Frontage						
						28.Rear Land (All						42.Mobile Home Si
						31.Tillable						
						Total Acreege		0.00				44.Lot Improvemen
												45.Tower Site
												46.Miscellaneous
												47.Pavement
												48.Farmland Pastu

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

UNSWORTH, ROBERT B
PESATURO, JOSEPH M & NANCY
PO BOX 61
DENNYVILLE ME 04628

B3441P44 B4513P51 B5010P215

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Easton

Property Data			Assessment Record						
Neighborhood 1 Resident/Agric.			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	14,000	0	0	14,000		
Recertified Date 0			2013	14,000	0	0	14,000		
Y Coordinate 0			2014	14,000	0	0	14,000		
Zone/Land Use 11 Residential			2015	49,000	0	0	49,000		
Secondary Zone			2016	49,000	0	0	49,000		
Topography 2 Rolling			2017	49,000	0	0	49,000		
1.Level 4.Below St 7.			2018	49,000	0	0	49,000		
2.Rolling 5.Low 8.			2019	49,000	0	0	49,000		
3.Above St 6.Swampy 9.			2020	57,300	0	0	57,300		
Utilities 9 None			2021	57,300	0	0	57,300		
1.Public 4.Dr Well 7.Cesspool			2022	57,300	0	0	57,300		
2.Water 5.Dug Well 8.			2023	66,600	0	0	66,600		
3.Sewer 6.Septic 9.None			2024	66,600	0	0	66,600		
Street 9 None			2025	73,500	0	0	73,500		
1.Paved 4.Proposed 7.			Land Data						
2.Semi Imp 5.R/W 8.			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6. 9.None					Frontage	Depth	Factor	Code	
FLOOD PLAIN 0			11.Regular Lot			%		1.Unimproved	
CLASS 0			12.Delta Triangle			%		2.Condition	
Sale Data			13.Nabla Triangle			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date 9/01/2000			15.Miscellaneous			%		5.Access	
Price 20,000						%		6.Restricted	
Sale Type 1 Land Only						%		7.Corner Infl	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.Environment	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Class I Road			%		32.Farmland Tilla	
1.Convent 4.Seller 7.			18.Class II Road			%		33.C R P	
2.FHA/VA 5.Private 8.			19.Condominium			%		34.Softwood-Farm	
3.Assumed 6.Cash 9.Unknown			20.Sound Value			%		35.Mixed Wood-Far	
Validity 1 Arms Length Sale						%		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	25	1.00	100	%	0	38.Mixed Wood-TG
3.Distress 6.Exempt 9.			22.Baselot (Fract	28	79.00	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 80.00					46.Miscellaneous
			31.Tillable						47.Pavement
									48.Farmland Pastu

Easton

Map Lot 005-035-B


Account 969

Location LADNER RD

Card 1

Of 1

8/21/2025

Building Style 0	SF Bsmt Living 0	Layout 0
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% 0	3.Horrid 6. 9.
4.Cape 8.Log 12.	1.HWBB/Rad 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	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 0	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 0
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 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style 0	Unfinished % 0%
2.Vin/Al 6.Brick 10.	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
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 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# 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 0		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 0
Wet Basement 0		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 0	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Exterior 9.	

Date Inspected

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