

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 |
|----------|-------------|
| No./Date | Description |
| | Date Insp. |
| | |
| | |
| | |

Notes:

Easton

| Property Data | | | Assessment Record | | | | | |
|------------------|--------------------|-----------------|--------------------|----------------------|----------------------|--------------|------------------|-------------------|
| Neighborhood | 1 Resident/Agric. | | Year | Land | Buildings | Exempt | Total | |
| Tree Growth Year | 0 | | 2010 | 6,200 | 19,200 | 0 | 25,400 | |
| Recertified Date | 0 | | 2011 | 6,200 | 19,200 | 0 | 25,400 | |
| Y Coordinate | 0 | | 2012 | 6,200 | 19,100 | 0 | 25,300 | |
| Zone/Land Use | 11 Residential | | 2013 | 6,200 | 19,100 | 0 | 25,300 | |
| Secondary Zone | | | 2014 | 6,200 | 19,100 | 0 | 25,300 | |
| Topography | 1 Level | 2 Rolling | 2015 | 16,000 | 50,500 | 0 | 66,500 | |
| 1.Level | 4.Below St | 7. | 2016 | 16,000 | 20,800 | 0 | 36,800 | |
| 2.Rolling | 5.Low | 8. | 2017 | 16,000 | 20,800 | 0 | 36,800 | |
| 3.Above St | 6.Swampy | 9. | 2018 | 16,000 | 20,800 | 20,000 | 16,800 | |
| Utilities | 4 Drilled Well | 6 Septic System | 2019 | 16,000 | 20,800 | 20,000 | 16,800 | |
| 1.Public | 4.Dr Well | 7.Cesspool | 2020 | 18,700 | 24,300 | 25,000 | 18,000 | |
| 2.Water | 5.Dug Well | 8. | 2021 | 18,700 | 24,300 | 25,000 | 18,000 | |
| 3.Sewer | 6.Septic | 9.None | | | | | | |
| Street | 1 Paved | | | | | | | |
| 1.Paved | 4.Proposed | 7. | Land Data | | | | | |
| 2.Semi Imp | 5.R/W | 8. | Front Foot | Type | Effective | | Influence | |
| 3.Gravel | 6. | 9.None | | | Frontage | Depth | Factor | Code |
| FLOOD PLAIN | 0 | | 11.Regular Lot | | | | | 1.Unimproved |
| CLASS | 1 | | 12.Delta Triangle | | | | | 2.Condition |
| Sale Data | | | 13.Nabla Triangle | | | | | 3.Topography |
| Sale Date | 3/08/2016 | | 14.Rear Land | | | | | 4.Size/Shape |
| Price | | | 15.Miscellaneous | | | | | 5.Access |
| Sale Type | 2 Land & Buildings | | | | | | | 6.Restricted |
| 1.Land | 4.Mobile | 7. | Square Foot | | Square Feet | | | 7.Corner Infl |
| 2.L & B | 5.Other | 8. | 16.Regular Lot | | | | | 8.Environment |
| 3.Building | 6. | 9. | 17.Class I Road | | | | | 9.Fract Share |
| Financing | 9 Unknown | | 18.Class II Road | | | | | Acres |
| 1.Convent | 4.Seller | 7. | 19.Condominium | | | | | 32.Farmland Tilla |
| 2.FHA/VA | 5.Private | 8. | 20.Sound Value | | | | | 33.C R P |
| 3.Assumed | 6.Cash | 9.Unknown | | | | | | 34.Softwood-Farm |
| Validity | 2 Related Parties | | Fract. Acre | | Acreege/Sites | | | 35.Mixed Wood-Far |
| 1.Valid | 4.Split | 7.Changes | 21.Homesite (Frac | 21 | 0.80 | 100 | % | 0 |
| 2.Related | 5.Partial | 8.Other | 22.Baselot (Fract | 44 | 1.00 | 100 | % | 0 |
| 3.Distress | 6.Exempt | 9. | 23.Misc (Fract) | | | | | |
| Verified | 5 Public Record | | Acres | | | | | |
| 1.Buyer | 4.Agent | 7.Family | 24.Homesite | | | | | |
| 2.Seller | 5.Pub Rec | 8.Other | 25.Baselot | | | | | |
| 3.Lender | 6.MLS | 9. | 26.Secondary | | | | | |
| | | | 27.Frontage | | | | | |
| | | | 28.Rear Land (All | | | | | |
| | | | 31.Tillable | | | | | |
| | | | | Total Acreege | | 0.80 | | 46.Miscellaneous |
| | | | | | | | | 47.Pavement |
| | | | | | | | | 48.Farmland Pastu |

Easton

Map Lot 004-008

Account 390

Location 94 WEST RIDGE ROAD

Card 1

Of 1

8/16/2021

| | | |
|--|--|------------------------------------|
| 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 1 Poor |
| 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-CUSTOM 0 | # Bedrooms 4 | 3.Avg- 6.Good 9.Same |
| OPEN-4-CUSTOM 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 6/10/2015

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---------------------|------|-------|-------|------|-------|--------|-------------|
| 20 1 Story Basement | 1867 | 320 | 0 0 | 0 | 0 % | 0 % | |
| 22 Encl Frame Porch | 1867 | 224 | 0 0 | 0 | 0 % | 0 % | |
| 21 Open Frame | 1867 | 110 | 0 0 | 0 | 0 % | 0 % | |
| 4 1 & 1/2 Story Fr | 0 | 210 | 0 0 | 0 | 0 % | 0 % | |
| 28 Unfinished Attic | 0 | 90 | 0 0 | 0 | 0 % | 0 % | |
| 22 Encl Frame Porch | 0 | 90 | 0 0 | 0 | 0 % | 0 % | |
| 24 Frame Shed | 0 | 180 | 0 0 | 0 | 0 % | 50 % | |
| 22 Encl Frame Porch | 1983 | 24 | 9 100 | 4 | 0 % | 50 % | |
| 23 Frame Garage | 1983 | 624 | 9 100 | 4 | 0 % | 100 % | |
| | | | | | % | % | |

