

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			2022	18,700	24,300	25,000	18,000		
Street 1 Paved			2023	21,800	28,200	25,000	25,000		
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 1			12.Delta Triangle				%		1.Unimproved
Sale Data			13.Nabla Triangle				%		2.Condition
Sale Date 3/08/2016			14.Rear Land				%		3.Topography
Price			15.Miscellaneous				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		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 9 Unknown			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 2 Related Parties			Fract. Acre	Acreege/Sites					34.Softwood-Farm
1.Valid 4.Split 7.Changes			21.Homesite (Fract)	21	0.80	100	%	0	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 5 Public Record			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 Acreage		0.80				45.Tower Site
									46.Miscellaneous
									47.Pavement
									48.Farmland Pastu

Easton

Map Lot 004-008

Account 390

Location 94 WEST RIDGE ROAD

Card 1

Of 1

8/23/2023

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 %	
					%	%	

- 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

