

FISHER, CATHERINE H
109 PLEASANT HILL
FREEPORT ME 04032

B7237P491

Previous Owner
PEASLEY, FRANK S
PEASLEY, TONYIA M L
167 FERRY ROAD
BROOKSVILLE ME 04617
Sale Date: 10/17/2022

Previous Owner
CHITTENDEN, HOWARD B
CHITTENDEN, JUDITH E.
297 FALLS BRIDGE ROAD
BLUE HILL ME 04614
Sale Date: 12/03/2013

Previous Owner
MURPHY, JOHN H.
MURPHY, MARTHA C.
31 OSPREY POINT ROAD
SEDGWICK ME 04676
Sale Date: 03/08/2007

Inspection Witnessed By:

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

Notes:
11/8/19 - REV W/MRS OUTSIDE, ADJ KIT/BATHS TYP. ADD BATH, HAS GALLEY KIT. INT REMOD - ONLY CEILING REMAINS UNFIN. ADJ UNFIN%. ADJ COND & FUNC. ADD OP, ADD DETACHED 1sFR. ADD SV SHED. ADJ LI'S FOR DR WELL.
'14- LOT SPLIT 3.20AC WITH BLDG. ; 3.80AC LAND RETAINED BY OWNER.
10/14/2013 vacant delete Wd adjust condition adjust func.

SEDGWICK

| Property Data | | | Assessment Record | | | | | | |
|---|--|--|--------------------|----------------------|----------------------|--------------|------------------|-------------------|------------------------|
| Neighborhood 13 Rural 13 | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 358,400 | 18,100 | 0 | 376,500 | | |
| 1ST MORTGAGE 0 | | | 2013 | 358,400 | 18,100 | 0 | 376,500 | | |
| 2ND MORTGAGE 0 | | | 2014 | 165,000 | 7,900 | 0 | 172,900 | | |
| Zone/Land Use 48 Waterfront | | | 2015 | 165,000 | 7,900 | 0 | 172,900 | | |
| Secondary Zone | | | 2016 | 165,000 | 7,900 | 0 | 172,900 | | |
| Topography 2 Rolling | | | 2017 | 165,000 | 7,900 | 0 | 172,900 | | |
| 1.Level 4.Below St 7.LevelBog | | | 2018 | 165,000 | 7,900 | 0 | 172,900 | | |
| 2.Rolling 5.Low 8. | | | 2019 | 116,000 | 7,900 | 0 | 123,900 | | |
| 3.Above St 6.Swampy 9. | | | 2020 | 118,100 | 33,000 | 0 | 151,100 | | |
| Utilities 4 Drilled Well 7 Septic System | | | 2021 | 118,100 | 33,000 | 0 | 151,100 | | |
| 1.Public 4.Dr Well 7.Septic | | | 2022 | 118,100 | 33,000 | 0 | 151,100 | | |
| 2.Water 5.Dug Well 8.Lake Wtr | | | 2023 | 118,100 | 33,000 | 0 | 151,100 | | |
| 3.Sewer 6.Cesspool 9.Spring | | | 2024 | 118,100 | 33,000 | 0 | 151,100 | | |
| Street 1 Paved | | | 2025 | 284,200 | 66,000 | 0 | 350,200 | | |
| 1.Paved 4.Proposed 7. | | | Land Data | | | | | | |
| 2.Semi Imp 5.R/O/W 8. | | | Front Foot | Type | Effective | | Influence | | Influence Codes |
| 3.Gravel 6. 9.None | | | | | Frontage | Depth | Factor | Code | |
| TG PLAN YEAR 0 | | | 11.Regular Lot | | | % | | 1.Unimproved/Vac | |
| Open 2 0 | | | 12.Delta Triangle | | | % | | 2.Encroachments | |
| Sale Data | | | 13.Nabla Triangle | | | % | | 3.Topography | |
| Sale Date 10/17/2022 | | | 14.Rear Land | | | % | | 4.Size/Shape | |
| Price 660,000 | | | 15.Miscellaneous | | | % | | 5.Access | |
| Sale Type 2 Land & Buildings | | | | | | % | | 6.Restriction | |
| 1.Land 4.Mobile 7. | | | Square Foot | Square Feet | | | | 7.Open Space | |
| 2.L & B 5.Other 8. | | | | | | % | | 8.SEMI Improved | |
| 3.Building 6. 9. | | | 16.Regular Lot | | | % | | 9.Fract Share | |
| Financing 9 Unknown | | | 17.Secondary Lot | | | % | | Acres | |
| 1.Convent 4.Seller 7. | | | 18.Hydro Facility | | | % | | 30.Rear Land 3 | |
| 2.FHA/VA 5.Private 8. | | | 19.Improvements | | | % | | 31.Rear Land 4 | |
| 3.Assumed 6.Cash 9.Unknown | | | 20.Miscellaneous | | | % | | 32.Pasture | |
| Validity 1 Arms Length Sale | | | | | | % | | 33.Blueberry | |
| 1.Valid 4.Split 7.Renovate | | | Fract. Acre | | Acreege/Sites | | | 34.Crop | |
| 2.Related 5.Partial 8.Other | | | 21.Homesite (Frac | 24 | 1.00 | 65 % | 3 | 35.Hortical 1 | |
| 3.Distress 6.Exempt 9. | | | 22.Baselot (Frac | 26 | 1.00 | 65 % | 3 | 36.Hortical 2 | |
| Verified 5 Public Record | | | 23.Misc (Fract) | 27 | 0.25 | 65 % | 3 | 37.Softwood TG | |
| 1.Buyer 4.Agent 7.Family | | | Acres | | | | | 38.Mixed Wood TG | |
| 2.Seller 5.Pub Rec 8.Other | | | 24.Homesite | 28 | 0.95 | 100 % | 0 | 39.Hardwood TG | |
| 3.Lender 6.MLS 9. | | | 25.Baselot | 44 | 1.00 | 100 % | 0 | 40.Wasteland | |
| | | | 26.Frontage 1 | | | % | | 41.Orchard | |
| | | | 27.Frontage 2 | | | % | | 42.Mobile Home Si | |
| | | | 28.Rear Land 1 | Total Acreage | | 3.20 | | 43.Condo Site | |
| | | | 29.Rear Land 2 | | | | | 44.Lot Improvemem | |
| | | | | | | | | 45.Subdivision Lo | |
| | | | | | | | | 46.Golf Course | |

SEDGWICK

Map Lot 06-003

Account 1005

Location 111 FRANKS FLAT

Card 2

Of 2

05/04/2026

| | | |
|--|---|---------------------------------|
| Building Style 8 Cottage | SF Bsmt Living 0 | Layout 1 Typical |
| 1.Conv 5.Garrison 9.Other | Fin Bsmt Grade 0 0 | 1.Typical 4. 7. |
| 2.Ranch 6.Log 10.Saltbox | OPEN 5 OPTIONAL 0 | 2.Inadeq 5. 8. |
| 3.Colonial 7.Contemp | Heat Type 100% 8 Floor/Wall Unit | 3.Poor 6. 9. |
| 4.Cape 8.Cottage | 1.HWBB 5.FWA 9.No Heat | Attic 9 None |
| Dwelling Units 1 | 2.HWCI 6.GravWA | 1.1/4 Fin 4.Full Fin 7. |
| Other Units 0 | 3.H Pump 7.Electric | 2.1/2 Fin 5.FI/Stair 8. |
| Stories 1 One Story | 4.Radiant 8.FI/Wall | 3.3/4 Fin 6. 9.None |
| 1.1 4.1.5 7.3.5 | Cool Type 0% 9 None | Insulation 4 Minimal |
| 2.2 5.1.75 8.4 | 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. 8. |
| Exterior Walls 1 Wood Siding | 3.H Pump 6. 9.None | 3.Capped 6. 9.None |
| 1.Wood 5.Wood Shing 9.Other | Kitchen Style 2 Typical | Unfinished % 15% |
| 2.Vin/Al 6.Brick/Ston 10.Log | 1.Modern 4.Obsolete 7. | Grade & Factor 2 D 100% |
| 3.Compos 7.Single Sid 11.Hardie Bo | 2.Typical 5. 8. | 1.E Grade 4.B Grade 7.AAA Grade |
| 4.Asbestos 8.Concrete 12.Board & B | 3.Old Type 6. 9.None | 2.D Grade 5.A Grade 8.M&S Grade |
| Roof Surface 1 Asphalt Shingles | 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) 620 |
| 2.Slate 5.Wood 8. | 2.Typical 5. 8. | Condition 4 Average |
| 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 1 | Phys. % Good 0% |
| Year Built 2020 | # Half Baths 0 | Funct. % Good 100% |
| Year Remodeled 0 | # Addn Fixtures 0 | Functional Code 9 None |
| Foundation 6 Piers | # Fireplaces 0 | 1.Incomp 4.Plb/Ht 7. |
| 1.Concrete 4.Wood 7. | | 2.O-Built 5.Dilap 8.FractShr |
| 2.C.Block 5.Slab 8. | | 3.Style 6. 9.None |
| 3.Br/Stone 6.Piers 9. | | Econ. % Good 100% |
| Basement 9 No Basement | | Economic Code 9 None |
| 1.1/4 Bmt 4.Full Bmt 7. | | 0.None 3.No Power |
| 2.1/2 Bmt 5.None 8. | | 1.Location 4.Generate |
| 3.3/4 Bmt 6. 9.None | | 2.Encroach 9.None |
| Bsmt Gar # Cars 0 | | Entrance Code 0 |
| Wet Basement 9 No Basement | | 1.Interior 4.Vacant 7.Relative |
| 1.Dry 4.Dirt Floor 7. | | 2.Refusal 5.Estimate 8.Tenant |
| 2.Damp 5. 8. | | 3.Informed 6.Reviewed 9. |
| 3.Wet 6. 9. | | Information Code |
| | | 1.Owner 4.Agent 7. |
| | | 2.Relative 5.Estimate 8. |
| | | 3.Tenant 6.NO Answer 9. |

Date Inspected 10/14/2013

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---------------|------|-------|-------|------|-------|--------|-------------------|
| 21 Open Frame | 0 | 120 | 0 0 | 0 | 0 % | 0 % | |
| | | | | | % | % | 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 |
| | | | | | % | % | 25.1 1/4s Fr Gara |
| | | | | | % | % | 26.1SFr Overhang |
| | | | | | % | % | 27.Unfin Basement |
| | | | | | % | % | 28.Unfinished Att |
| | | | | | % | % | 29.Finished Attic |