Map Lot 02B-177-L | Account 1580 | Location 67 BIRCH POINT | Card 1 Of 1 | 4/21/2026

Berecz, Stephen III
Berecz, Roberta S
PO Box 483
Milbridge me 04658

B4999P212

Previous Owner
WW WOOD PROPERTIES LLC
P.O. BOX 358

HOLDEN ME 04429
Sale Date: 3/29/2023

Previous Owner
PERJON, KAREN J, ESTATE OF
PO BOX 580

MILBRIDGE ME 04658
Sale Date: 9/30/2022

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

1/17/24 w/owners add wd adj heat.
NEW SUBDIVISION: SPLIT FROM LOT 02B-177 ON 07/23/2004
Bank of America NA as successor by merger to BAC home loans servicing LP of Simi Valley,CA
issue a complaint for foreclosure against Momme + Perjon. Recieved 10/2011.
karen died in Dec. 2016.

Milbridge

Property Data

Neighborhood	**99 Milbridge**
Tree Growth Year	**0**
X Coordinate	**0**
Y Coordinate	**0**
Zone/Land Use	**11 Residential**
Secondary Zone	
Topography	
1.Level 4.Below St 7.	
2.Rolling 5.Low 8.	
3.Above St 6.Swampy 9.	
Utilities	
1.Public 4.Dr Well 7.Cesspool	
2.Water 5.Dug Well 8.	
3.Sewer 6.Septic 9.None	
Street	
1.Paved 4.Proposed 7.	
2.Semi Imp 5.Private 8.	
3.Gravel 6. 9.None	
	0
	0

Sale Data

Sale Date	**3/29/2023**
Price	**406,500**
Sale Type	**2 Land & Buildings**
1.Land 4.Mobile 7.	
2.L & B 5.Other 8.	
3.Building 6. 9.	
Financing	**9 Unknown**
1.Convent 4.Seller 7.	
2.FHA/VA 5.Private 8.	
3.Assumed 6.Cash 9.Unknown	
Validity	**1 Arms Length Sale**
1.Valid 4.Split 7.Renovate	
2.Related 5.Partial 8.Other	
3.Distress 6.Exempt 9.	
Verified	**5 Public Record**
1.Buyer 4.Agent 7.Family	
2.Seller 5.Pub Rec 8.Other	
3.Lender 6.MLS 9.	

Assessment Record

Year	Land	Buildings	Exempt	Total
2012	88,000	166,700	10,000	244,700
2013	88,000	150,400	10,000	228,400
2014	88,000	150,400	10,000	228,400
2015	88,000	150,400	10,000	228,400
2016	83,600	143,800	15,000	212,400
2017	79,200	137,300	0	216,500
2018	79,200	137,300	0	216,500
2019	79,200	137,300	0	216,500
2020	79,200	137,300	0	216,500
2021	79,200	137,300	0	216,500
2022	79,200	137,300	0	216,500
2023	79,200	137,300	0	216,500
2024	79,200	138,300	21,080	196,420
2025	79,200	138,300	18,290	199,210

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Shore 1 (W1-C)				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Shore 1 (W1)	18	235		100 %	0
17.Shore 2 (W2)				%	
18.Shore 3 (W3)				%	
19.Shore 4 (W4)				%	
20.Shore 5 (W5)				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.LOT (H1) or (I	32	1.00		100 %	0
22.LOT (H2) or (I	42	5.00		100 %	0
23.LOT (H3) or (I				%	
Acres				%	
24.LOT(H4) or(I4)				%	
25.Vacant Lot (LA				%	
26.Vacant Lot (LB				%	
27.Shorelot (C1A)				%	
28.Shorelot (C1B)				%	
29.Shorelot (C2A)				%	

Total Acreage 6.00

Influence Codes

1.Open Space
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Corner Infl
8.View/Environ
9.Fract Share

Acres

30.Shorelot (C2B)
31.Shorelot (C3A)
32.Shorelot (C3B)
33.Shorelot (C4A)
34.Shorelot (C4B)
35.Shorelot (C5A)
36.Shorelot (C5B)
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Rear Land (L1)
41.Rear Land (L2)
42.Rear Land (L3)
43.
44.Trailer (TIP)
45.Islands (W6)
46.Islands (W7)

Milbridge

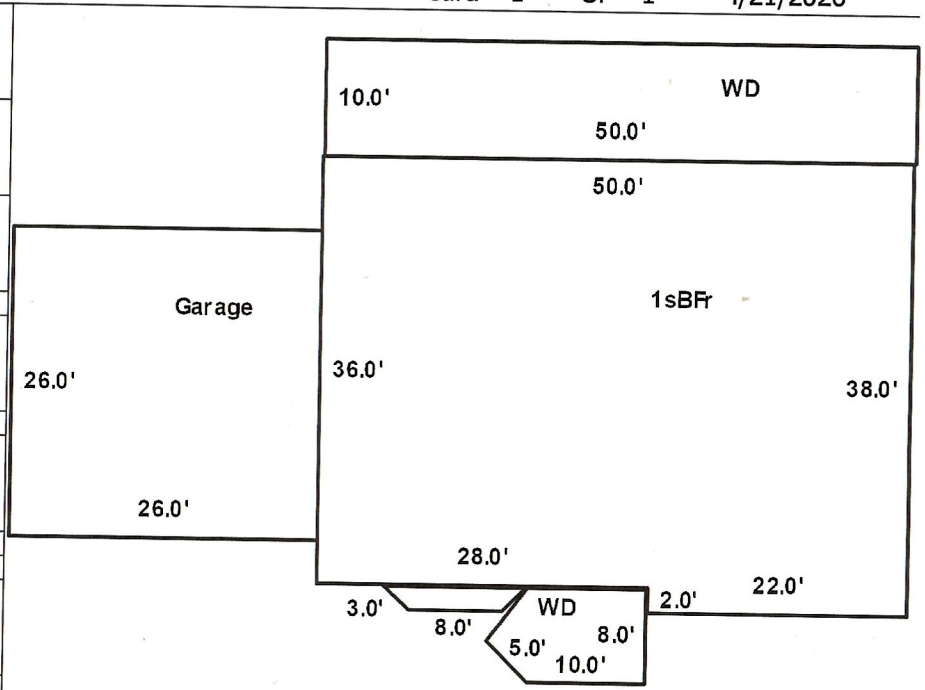
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Building Style **2 Ranch**		
1.Conv.	5.Garrison	9.Other
2.Ranch	6.Split	10.MH
3.R Ranch	7.Contemp	11.Gam
4.Cape	8.Log	12.
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **2 Vinyl/Aluminum**		
1.Wood	5.Stucco	9.Other
2.Vin/Al	6.Brick	10.Asphalt
3.Compos.	7.Stone	11.
4.Asbestos	8.Concrete	12.
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Tile	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **2006**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl	8.
3.3/4 Bmt	6.None	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living **0**		
Fin Bsmt Grade **0 0**		
Alt Heat Source **0**		
Heat Type **100%** **10 Radiant in Floor**		
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant
3.H Pump	7.Electric	11.
4.Steam	8.Fl/Wall	12.
Cool Type **0%** **9 None**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style **2 Typical**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style **2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms **6**		
# Bedrooms **3**		
# Full Baths **2**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

TRIO Software
A Division of Harris Computer Systems

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.
Attic **0**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1844**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Par Int	7.
2.O-Built	5.	8.LongTerm
3.Delap	6.	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.No Power	7.
1.Location	4.Generate	8.
2.Encroach	9.None	9.
Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.WinIns	9.
Information Code **1 Owner**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.



Date Inspected 10/20/2008

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
8 C Garage.....	2006	676	3 100	4	0 %	100 %	
68 Wood Deck	2006	500	3 100	4	0 %	100 %	
25 Frame Bay	2006	18	3 100	4	0 %	100 %	
24 Frame Shed	2006	80	2 100	3	0 %	100 %	
50 1S Shed	2006	30	3 100	4	0 %	100 %	
68 Wood Deck	2010	94	3 100	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.A Garage
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

