

Map Lot		010-012	Account	322	Location	323 OAK POINT ROAD		Card	1	Of	1	10/21/2026	
TOMPKINS, KAITLYN D MATHEWS, EMILY ELIZABETH 323 OAK POINT ROAD TRENTON ME 04605 B7406P100					Property Data		Assessment Record						
					Neighborhood 1 BAYSIDE ROAD		Year	Land	Buildings	Exempt	Total		
					Tree Growth Year 0		2013	44,700	80,500	10,000	115,200		
					1ST MORTGAGE 0		2014	44,700	80,500	10,000	115,200		
					2ND MORTGAGE 0		2015	44,700	80,900	10,000	115,600		
Previous Owner STANLEY, VICTOR CRAWFORD-HEIRS C/O- ELIZABETH STANLEY 465 MUD CREEK RD LAMOINE ME 04605 Sale Date: 9/15/2025					Zone/Land Use 2 RURAL		2016	44,700	81,300	15,000	111,000		
					Secondary Zone		2017	44,700	81,800	20,000	106,500		
							2018	44,700	81,800	20,000	106,500		
					Topography 2 Rolling		2019	44,700	81,800	20,000	106,500		
							2020	44,700	81,800	24,500	102,000		
Previous Owner KATZ, JEFF PO BOX 2861 BALA CYNWYD PA 19004 Sale Date: 7/15/2024					1.Level 4.Below St 7.LevelBog 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.		2021	44,700	81,800	24,000	102,500		
					Utilities 4 Drilled Well 6 Septic System		2022	44,700	58,100	0	102,800		
					1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8. 3.Sewer 6.Septic 9.None		2023	44,400	58,100	0	102,500		
					Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.R/O/W 8. 3.Gravel 6. 9.None		2024	66,500	103,200	0	169,700		
							2025	66,500	103,200	0	169,700		
Previous Owner ELWELL, PATRICK D (HEIRS) C/o WILLIAM M. ELWELL 153 AUBURN ST PORTLAND ME 04103 Sale Date: 10/03/2022							2026	66,500	127,200	0	193,700		
					Land Data								
					Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Rear Site	Type	Effective		Influence		Influence Codes 1.Unimproved 2.Excess Frtg 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Open Space 8.View/Environ 9.Fract Share Acres 30.Rear Land 3 Ne 31.Rear Land 4 AL 32.Tillable 33.Orchard 34.Softwood F&O 35.Mixed Wood F&O 36.Hardwood F&O 37.Softwood TG 38.Mixed Wood TG 39.Hardwood TG 40.Wasteland 41.Open Space 42.Mobile Home Si 43.Condo Site 44.Lot Improvemen 45.Subdivision Lo 46.Golf Course		
							Frontage	Depth	Factor	Code			
									%				
		%											
		%											
		%											
Square Foot 16.Regular Lot 17.Secondary Lot 18.Hydro Facility 19.Improvements 20.Miscellaneous		Square Feet											
			%										
			%										
			%										
			%										
			%										
Fract. Acre 21.Site (Frac) 22.Baselot (Fract 23.Misc (Fract) Acres 24.Site 25.Baselot 26.Frontage 1 27.Excess Land 28.Rear Land 1 Ne 29.Rear Land 2 Ne		Acreage/Sites											
		21	1.00	100	%	0							
		28	2.90	100	%	0							
				%									
			%										
			%										
Total Acreage		3.90											

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:
5/5/26 - NAH, ADDN INT INC. PART SIDING INC, ADJ FUNC
5/27/25 - W/MRS. N/C YET.
4/16/24 - NAH, P/O HSE NEW 2s. ADJ SK & DWL SIZE, DEL
WD & EP
'22 REV, ADJ COND OF HSE, OP TO EP, WD N/V, REMOVE 1/2
ATTIC

Trenton

Trenton

Map Lot 010-012

Account 322

Location 323 OAK POINT ROAD

Card 1

Of 1

10/21/2026

Building Style 2 Ranch	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.Split 10.MH	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape 8.Log 12.	1.HWBB 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.F/Stair 8.
Stories 1 One Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
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. 8.
Exterior Walls 1 Wood Siding	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 3 Average 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) 832
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 3 Below Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1900	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full 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 0
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 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	64	2 100	4	0 %	100 %	
2 Two Story Frame	2023	842	9 100	4	0 %	60 %	
27 Unfin Basement	2023	842	9 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

