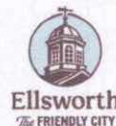


Property Card: 79 UPPER BOGGY BROOK WAY
 City of Ellsworth, ME



Parcel Information	
Parcel ID: 094-011-000-000 Vision ID: 6950 Owner: DYER VANCE W Co-Owner: Mailing Address: 79 UPPER BOGGY BROOK ROAD ELLSWORTH, ME 04605	Map: 094 Lot: 011 000 000 Use Description: Single Fam Zone: R Land Area in Acres: 20.82
Sale History	Assessed Value
Book/Page: 2954/0068 Sale Date: 8/1/2000 Sale Price: \$30,000	Land: \$60,515 Buildings: \$236,607 Extra Bldg Features: \$665 Outbuildings: \$798 Total: \$298,585

Building Details: Building # 1		
	Model: Residential Living Area: 1248 Appr. Year Built: 2002 Style: Ranch Stories: 1 Occupancy: 1 No. Total Rooms: 4 No. Bedrooms: 3 No. Baths: 2 No. Half Baths: 0	Int Wall Desc 1: Drywall Int Wall Desc 2: Ext Wall Desc 1: Vinyl Siding Ext Wall Desc 2: Roof Cover: Asph/F Gls/Cmp Roof Structure: Gable/Hip Heat Type: None Heat Fuel: Wood or None A/C Type: None



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

Property Location: 79 UPPER BOGGY BROOK WAY Map Lot: 094/ 011/ 000/ 000/ City of Ellsworth Print Date 09-08-2025 3:01: Vision ID 6950

CURRENT OWNER	Tax ID	UTILITIES	ROAD	LOCATION	Description	Code	Current Assessment	Assessed
DYER VANCE W	41Holling		31Unpaved	31Rural	RESIDENTL	1010	238,070	238,070
					RES LAND	1010	60,515	60,515
					SUPPLEMENTAL DATA			
					AT Price			
					FEMA LO			
					TIF base			
					HISTORIC NO.			
					Deferral			
					Current Us			
					Assoc Pld#			
					GIS ID			

RECORD OF OWNERSHIP	BOOK PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
DYER VANCE W	2954	09-01-2000	U	V	30,000	1	2026	1010	238,070	2024	1010	214,900
DYER VANCE W	0				0			1010	60,515		1010	54,600
Total												298,585

Year	Code	Description	Amount
		TAN	
		PROBLEM WITH CONCRETE IN BASEMENT	
		WALLSAND FLOOR	
Total			298,585

CURRENT TAXABLE VALUATION	
Building Value	238,070
Land Value	60,515
TOTAL Value	298,585
Exempt Value (reduction)	0
NET TAXABLE Value	298,585

Permit ID	Issue Date	Type	Description	Cost	Insp Date	% Comp	Date Comp	Comments	Date	ID	Type	IS	CD	Purpose/Result
3919	05-01-2001	1FAM	1 Family	90,000				New Residence/Garage	04-17-2007	RS			42	Change Source Info e
									09-01-2006	PH			16	Field Review
									09-13-2005	ER			01	Measure+Visit

B	Use Code	Description	Zone	Land T	Land Units	Unit Price	Size Adj	Site Index	Cond	Nbhd	Nbhd Adj	Notes	Location Adjustment	SPCL_U	Land Value
1	1010	Single Fam	R		43,560 SF	0.76	0.80000	1	1.00	20	0.700			0	18,700
1	1010	Single Fam	R		19,820 AC	1.500	1.00000	0	1.00		1.000			0	26,800
Total Land Area															20,820 AC

LAND SECTION														
ENTRY														

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
01	Ranch		
03	Residential		
03	Average		
1	Stories:		
25	Vinyl Siding		
03	Gable/Hip		
03	Asph/F Gls/Cmp		
05	Drywall		
06	Infield Sht Gds		
01	Wood or None		
01	None		
03	3 Bedrooms		
2	Total Bedrooms:		
0	Total Hall Baths:		
4	Total Rooms:		
02	Bath Style:		
02	Kitchen Style:		
	3/4 baths		



08 - 00 BUILDING & YARD ITEMS (L) X F - BUILDING EXTRA FEATURES (B)												
Code	Description	Sub	TY	U/B	Unit	Pric	Yr Bld	Conc. C	% Gd	Grade	Grade A	Appr. V
HRT	Rearh	B			1	500.00	2002	00	96	0.00	0.00	500
SHD1	SHED F	L			80	16.00	2002	A	50	0.00	0.00	600

BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Floor Area	Eff Area	Unit Cost	Undeprac Value
BAS	First Floor	1,248	1,248	94.61	118,073
FGR	Garage	0	1,248	28.35	35,384
FOP	Open Porch	0	259	19.00	4,920
ROV	Roof Overhang wide	0	116	9.79	1,135
UBM	Basement, Unfinished	0	1,248	20.85	26,018
Ttl Gross Liv/Lease Area				4,119	185,530





City of Ellsworth, Maine
1 City Hall Plaza
Ellsworth, Maine 04605

2026 Real Estate Tax Bill

Fiscal Year 07/01/2025 to 06/30/2026

Send to:

DYER VANCE W
79 UPPER BOGGY BROOK ROAD
ELLSWORTH, ME 04605

Current Billing Information

Land Value	\$60,515
Building Value	\$238,070
Total Property Value	\$298,585

Homestead Exemption	\$0
Other Exemptions	\$0
Total Exemptions	\$0

Taxable Value	\$298,585
Rate Per \$1,000	\$15.66
Total 2026 Tax	\$4,675.84

Past Due	\$0.00
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Total Due \$4,675.84

Real Estate Property Information

Location	79 UPPER BOGGY BROOK WAY		
Account	3767	Map / Lot	094-011-000-000
Acres	20.82	Book / Page	B2954P0068

Billing Distribution

Municipal	42.23%	\$1,974.61
School	55.10%	\$2,576.39
County	2.67%	\$124.84

Payment Terms

First Half Due by 10/9/2025: \$2,337.92
Second Half Due by 3/12/2026: \$2,337.92

Interest at 6% Per Annum Charged
Beginning 10/10/2025 and 3/13/2026

Important Information

Under State law, the ownership and valuation of all real estate and personal property subject to taxation will be fixed as of April 1st. For this tax bill, that date is April 1st, 2025. If you have sold your real estate since April 1st, 2025, it is your obligation to forward this bill to the current property owner.

WITHOUT STATE AID TO EDUCATION AND STATE REVENUE SHARING, YOUR TAX BILL WOULD HAVE BEEN 44.9% HIGHER, CURRENT OUTSTANDING BONDED INDEBTEDNESS: \$27,101,559; REAL ESTATE TAX COMMITTED ON SEPTEMBER 2ND, 2025.

For property value or exemption questions, contact the Assessing Office at: 207-667-8674

For payment and remittance questions, contact the Tax Office at: 207-669-6620

Remittance Instructions

Make checks or money orders in US funds payable to:
CITY OF ELLSWORTH

Mail payments to:
CITY OF ELLSWORTH
C/O TAX OFFICE
1 CITY HALL PLAZA
ELLSWORTH, ME 04605

PAY NOW



Pay Online:

<https://www.ellsworthmaine.gov/taxbills>

Please remit this portion with your second payment

2026 Real Estate Tax Bill

Account 3767
Name DYER VANCE W
Map/Lot 094-011-000-000
Location 79 UPPER BOGGY BROOK WAY

3/12/2026 \$2,337.92

Due Date

Amount Due

Amount Paid

Second Payment

Please remit this portion with your first payment

2026 Real Estate Tax Bill

Account 3767
Name DYER VANCE W
Map/Lot 094-011-000-000
Location 79 UPPER BOGGY BROOK WAY

10/9/2025 \$2,337.92

Due Date

Amount Due

Amount Paid

First Payment

DLN: 4035524

WARRANTY DEED

Vance W. Dyer of Turner, Androscoggin County, Maine, for consideration paid, grant(s) to Andrew Leeman of Ellsworth, Hancock County, Maine (whose mailing address is 1271 Bangor Road, Ellsworth, ME 04605) with Warranty Covenants, as Sole Owner the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Bluebay to the grantor(s) herein, dated August 11, 2000, recorded in Hancock Registry of Deeds, Book 2954, Page 68.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 9th day of June, 2026.

WITNESS:

Vance W. Dyer
Vance W. Dyer

STATE OF MAINE
Androscoggin, ss

June 9, 2026

Then personally appeared the above named Vance W. Dyer and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Amber L. Cobb
Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2026-2367

Amber L. Cobb
Notary Public, State of Maine
My Commission Expires April 26, 2028

"Exhibit A"

A certain lot or parcel of land, together with any improvements thereon, situated in Ellsworth, Hancock County, Maine, bounded and described as follows:

Commencing at a point in the centerline of the Boggy Brook Road, said point being 1154.55 feet along the traveled way of the Boggy Brook Road from the point where the Nicolin Road meets the Boggy Brook Road; thence S. $16^{\circ} 00' 00''$ W. a distance of 161.62' to a point; thence S. $7^{\circ} 52' 50''$ W. a distance of 291.03 feet to a point; thence S. $0^{\circ} 00' 31''$ W. a distance of 837.51 feet to a point; thence S. $01^{\circ} 11' 30''$ W. a distance of 262.18 feet to a point; thence N. $82^{\circ} 36'$ W. a distance of 797.86 feet to a point; thence N. $7^{\circ} 12'$ E. a distance of 1210 feet to a point; thence S. $86^{\circ} 00'$ E. a distance of 731.34 feet to point of beginning.

Being a portion of Lot 17, according to plan entitled "Green Lake Acres, Forestry Lots, Boggy Brook Rd., Ellsworth, Maine" dated June 15, 1987, prepared for Herbert Jordan by Herrick & Salsbury, Inc., Land Surveyors, Ellsworth, Maine 04605, recorded in the Hancock County Registry of Deeds in Plan File 21-10.

Granting as appurtenant to the herein described premises an easement for a right of way for all purposes of a way for ingress to and egress from said premises and for the transmission of electricity and voice communication over a fifty (50) foot right of way over existing traveled way running from the Nicolin Road, so-called as shown on said plan recorded in Plan File 21-10.

This conveyance is subject to the rights of the public in and to that portion of the Nicolin Road, so called, included within the boundaries of this lot as shown on said plan recorded in Plan File 21-10.

COUNTY