Map Lot 017-001 | Account 1 | Location 525 POPHAM ROAD | Card 1 Of 1 | 5/01/2026

LORING, STEPHEN G (JT)
SCOVILLE, CLAUDINE G (JT)
8104 PINEY BRANCH RD
SILVER SPRING MD 20910 4513

B2018RP07604

Previous Owner
SCOVILLE, CLAUDINE GIGNOUX (50%) TC
LORING, STEPHEN G (50%) TC
ATTN: JOAN GERO
SILVER SPRING MD 20910 4513
Sale Date: 10/11/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **14 SHORELAND**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **9 None**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **1 Paved**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **10/01/1996**

Price **47,000**

Sale Type **1 Land**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **9 Unknown**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	189,900	10,800	0	200,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	28	1.00		100 %	0
22.BASELOT	58	1.00		100 %	0
23.ISLAND	30	2.97		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 4.97

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

Phippsburg

Map Lot 017-001 | Account 1 | Location 525 POPHAM ROAD | Card 1 Of 1 | 05/01/2026

Building Style		
1.CONV	5.GAMB/GAR	9.OPEN STUI
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE
3.COL	7.CONTEM	11.INN
4.CAPE/SALT	8.LOG WALL	12.CONDO

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.WOOD OR	5.LOG SIDIN	9.OTHER
2.VIN / ALUM	6.BRICK	
3.COMP	7.STONE	
4.ASB	8.CONC	

Roof Surface		
1.Asphalt	4.Composit	7.MET RS
2.Slate	5.Wood	8.
3.METl LC	6.Other	9.

SF Masonry Trim

OPEN-3-

OPEN-4-

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bsmt	4.Full Bsmt	7.
2.1/2 Bsmt	5.Crawl	8.
3.3/4 Bsmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

SECONDARY HEAT

Heat Type			
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		

Cool Type			
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	

Kitchen Style			
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	

Bath(s) Style			
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Flr/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.PART	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA GRADI
2.D Grade	5.A Grade	8.
3.C Grade	6.AA GRADE	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.INC	4.DAMAGE	7.OTHER
2.OVERIMP	5.SMALL	8.HOLD TANI
3.DEF MAINT	6.CDU	9.None

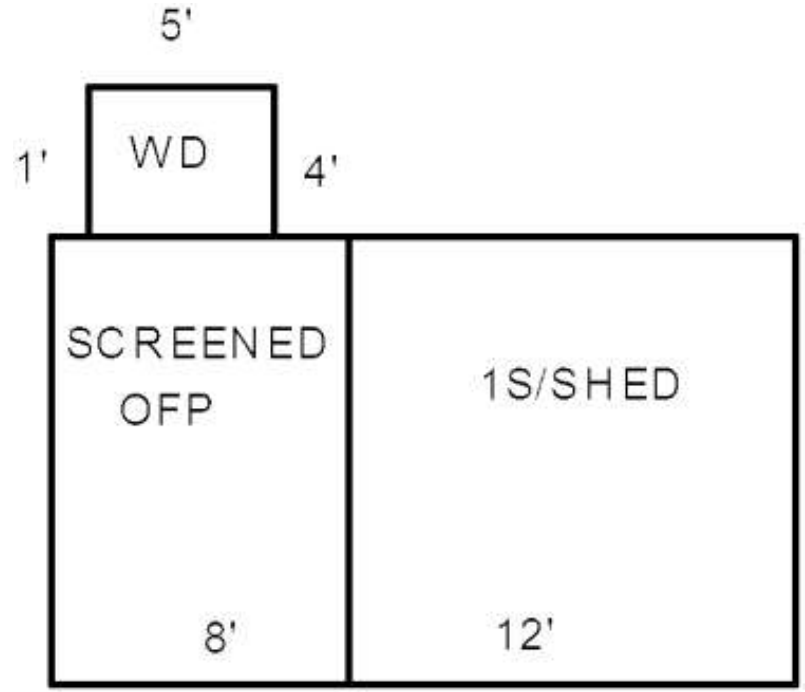
Econ. % Good

Economic Code		
1.LOCATION	4.WATER AC	7.
2.ENCROACH	5.OTHER	8.
3.GEN ONLY	6.INCOMPLE	9.NONE

Entrance Code **6 NOT HOME**		
1.INSPECT	4.VACANT	7.
2.REFUSED	5.EXT VIEW	8.
3.INFO ONLY	6.NOT HOME	9.

Information Code **1 Owner**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 07/21/2015



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
121 CAMP OR CABIN	2014	144	4 100	4	0 %	100 %	
21 Open Frame	2014	96	4 100	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

Map Lot 017-002 Account 2053 Location 517 POPHAM ROAD Card 1 Of 1 5/01/2026

WHITE, EWART J, III (JT)
SAWYER, KATHRYN (JT)
208 LINDEN PONDS WAY UNIT 601
HINGHAM MA 02043

B1649P317

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **14 SHORELAND**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below Rd	7.Steep
2.Rolling	5.Marsh/Bog	8.
3.Above Rd	6.Ledge	9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC	4.DUG	7.WAT CO
2.HOLD TK	5.PT	8.OTHER
3.DRILLED	6.SPRING	9.None

Street **1 Paved**

1.Paved	4.SUB	7.ISLAND
2.GRAVEL	5.R/W	8.
3.DIRT	6.WATER	9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **12/01/1998**

Price **150,000**

Sale Type **2 Land & Buildings**

1.Land	4.L & MH	7.Co-OP
2.L & B	5.MoHo	8.Split
3.Building	6.Condo	9.Merge

Financing **9 Unknown**

1.Convention	4.Seller	7.Bond
2.FHA/VA/MSH	5.Private	8.OTHER
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split/Merg	7.Exempt
2.Related	5.Benefi Int	8.Changed
3.Distress	6.Partial In	9.Other

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	201,100	72,900	0	274,000

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	28	1.00		100 %	0
22.BASELOT	58	1.47		100 %	0
23.ISLAND	46	1.00		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM					
29.BEACH FRONT					

Total Acreage 2.47

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

Phippsburg

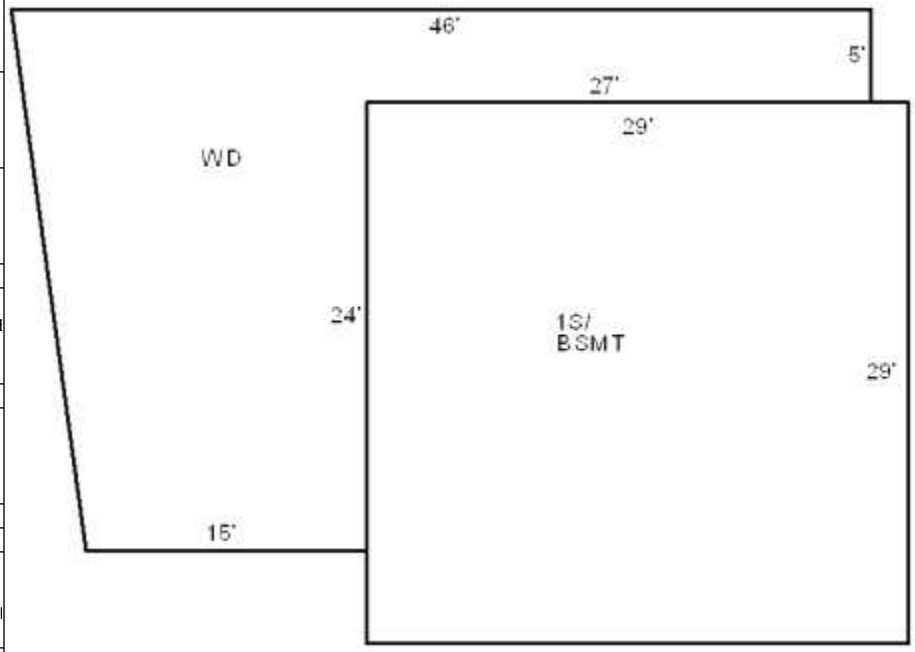
Phippsburg

Map Lot 017-002 | Account 2053 | Location 517 POPHAM ROAD | Card 1 Of 1 | 05/01/2026

Building Style	**1 CONVENTIONAL**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
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	**1 WOOD/SHAKE**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1972**		
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 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	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**		
SECONDARY HEAT	**0**		
Heat Type	**100%**	**5 DIRECT VENT**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**2**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**841**		
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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**1 INSPECT**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 02/07/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	628	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.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot 017-003 Account 162 Location 503 POPHAM ROAD Card 1 Of 1 5/01/2026

TARSA, KATHRYN G - TTEE
TARSA, JOHN - TTEE
c/o KGT TRUST rev 2013 / JT TRUST u/a 2013
P O BOX 1865
DUXBURY MA 02331 1865
B3606P55 B3606P57

Previous Owner
TARSA, KATHRYN G (JT)
TARSA, JOHN (JT)

DUXBURY MA 02331 1865
Sale Date: 06/30/2014

Previous Owner
BOWIE, STEPHEN B (TC)
TARSA, KATHRYN G (TC)
C/O KATHRYN TARSA
DUXBURY MA 02331
Sale Date: 07/19/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **14 SHORELAND**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **1 Paved**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **07/19/2007**

Price **305,000**

Sale Type **2 Land & Buildings**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **9 Unknown**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **5 Beneficial Interest**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	190,500	107,700	0	298,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	28	1.00		100 %	0
22.BASELOT	58	0.91		100 %	0
23.ISLAND	46	1.00		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 1.91

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

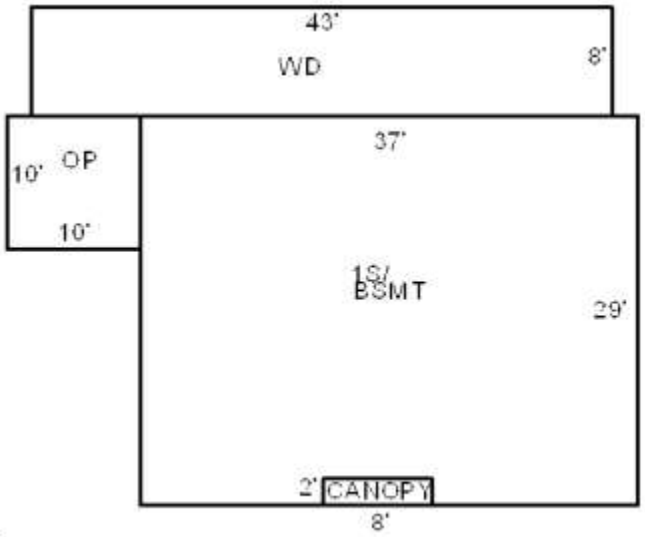
Phippsburg

Map Lot 017-003 | Account 162 | Location 503 POPHAM ROAD | Card 1 Of 1 | 05/01/2026

Building Style	**7 CONTEMPORARY**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
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	**1 WOOD/SHAKE**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1970**		
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 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	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	**750**		
Fin Bsmt Grade	**3 100**		
SECONDARY HEAT	**0**		
Heat Type	**100%**	**5 DIRECT VENT**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**4**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**1**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**1073**		
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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**5 EXT VIEW**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



GAR/SLAB 25X26=650

Date Inspected 03/04/1998

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	344	0 0	0	0 %	0 %	
21 Open Frame	0	100	0 0	0	0 %	0 %	
61 Canopy	0	16	0 0	0	0 %	0 %	
23 Frame Garage	0	650	3 100	3	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

Map Lot 017-005 Account 1400 Location POPHAM ROAD Card 1 Of 1 5/01/2026

PHIPPSBURG LAND TRUST
c/o ELNA JOSEPH-BIJHOUWER, TREASURER & AGENT
P O BOX 123
PHIPPSBURG ME 04562 0123

B1340P205 B1534P170 B1570P117

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **14 SHORELAND**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **9 None**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **1 Paved**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **12/30/1899**

Price

Sale Type
1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing
1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **4 Split/Merge**
1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified
1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	36,900	0	36,900	0

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	28	1.00		20 %	4
22.BASELOT	58	1.78		20 %	4
23.ISLAND				%	
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 2.78

Influence Codes
1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER
Acres
30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

Phippsburg

Map Lot 017-005 | Account 1400 | Location POPHAM ROAD | Card 1 Of 1 | 05/01/2026

Building Style		
1.CONV	5.GAMB/GAR	9.OPEN STUI
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE
3.COL	7.CONTEM	11.INN
4.CAPE/SALT	8.LOG WALL	12.CONDO

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.WOOD OR	5.LOG SIDIN	9.OTHER
2.VIN / ALUM	6.BRICK	
3.COMP	7.STONE	
4.ASB	8.CONC	

Roof Surface		
1.Asphalt	4.Composit	7.MET RS
2.Slate	5.Wood	8.
3.METl LC	6.Other	9.

SF Masonry Trim

OPEN-3-

OPEN-4-

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bsmt	4.Full Bsmt	7.
2.1/2 Bsmt	5.Crawl	8.
3.3/4 Bsmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

SECONDARY HEAT

Heat Type **100%**		
1.HWBB	5.DIRECT VEN	9.NONE
2.RAD	6.ELECT	
3.HEAT PUMP/	7.FORCED AIR	
4.SOLAR	8.GRAV/STOVE	

Cool Type **0%**		
1.CENTRAL	4.	7.
2.GEO	5.	8.
3.Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Flr/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.PART	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA GRADI
2.D Grade	5.A Grade	8.
3.C Grade	6.AA GRADE	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.INC	4.DAMAGE	7.OTHER
2.OVERIMP	5.SMALL	8.HOLD TANI
3.DEF MAINT	6.CDU	9.None

Econ. % Good

Economic Code		
1.LOCATION	4.WATER AC	7.
2.ENCROACH	5.OTHER	8.
3.GEN ONLY	6.INCOMPLE	9.NONE

Entrance Code **0**		
1.INSPECT	4.VACANT	7.
2.REFUSED	5.EXT VIEW	8.
3.INFO ONLY	6.NOT HOME	9.

Information Code		
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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 017-007 Account 1173 Location POPHAM ROAD Card 1 Of 1 5/01/2026

PHIPPSBURG LAND TRUST
c/o ELNA JOSEPH-BIJHOUWER, TREASURER & AGENT
P O BOX 123
PHIPPSBURG ME 04562 0123

B3376P90

Previous Owner
MCDONALD, FRANCES M

1048 PARKER HEAD RD
PHIPPSBURG ME 04562
Sale Date: 04/04/2012

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **14 SHORELAND**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **9 None**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **1 Paved**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **04/04/2012**

Price **105,000**

Sale Type **1 Land**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **9 Unknown**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **7 Exempt Sale**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	167,800	0	167,800	0

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	28	1.00		75 %	3
22.BASELOT	58	3.00		75 %	3
23.ISLAND	30	4.39		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 8.39

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

Phippsburg

Map Lot 017-007 | Account 1173 | Location POPHAM ROAD | Card 1 Of 1 | 05/01/2026

Building Style		
1.CONV	5.GAMB/GAR	9.OPEN STUI
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE
3.COL	7.CONTEM	11.INN
4.CAPE/SALT	8.LOG WALL	12.CONDO

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.WOOD OR	5.LOG SIDIN	9.OTHER
2.VIN / ALUM	6.BRICK	
3.COMP	7.STONE	
4.ASB	8.CONC	

Roof Surface		
1.Asphalt	4.Composit	7.MET RS
2.Slate	5.Wood	8.
3.METl LC	6.Other	9.

SF Masonry Trim

OPEN-3-

OPEN-4-

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bsmt	4.Full Bsmt	7.
2.1/2 Bsmt	5.Crawl	8.
3.3/4 Bsmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

SECONDARY HEAT

Heat Type **100%**		
1.HWBB	5.DIRECT VEN	9.NONE
2.RAD	6.ELECT	
3.HEAT PUMP/	7.FORCED AIR	
4.SOLAR	8.GRAV/STOVE	

Cool Type **0%**		
1.CENTRAL	4.	7.
2.GEO	5.	8.
3.Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Flr/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.PART	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA GRADI
2.D Grade	5.A Grade	8.
3.C Grade	6.AA GRADE	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.INC	4.DAMAGE	7.OTHER
2.OVERIMP	5.SMALL	8.HOLD TANI
3.DEF MAINT	6.CDU	9.None

Econ. % Good

Economic Code		
1.LOCATION	4.WATER AC	7.
2.ENCROACH	5.OTHER	8.
3.GEN ONLY	6.INCOMPLE	9.NONE

Entrance Code **0**		
1.INSPECT	4.VACANT	7.
2.REFUSED	5.EXT VIEW	8.
3.INFO ONLY	6.NOT HOME	9.

Information Code		
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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 017-008 | Account 1114 | Location POPHAM ROAD | Card 1 Of 1 | 5/01/2026

MAINE, STATE OF
DEPARTMENT OF CONSERVATION
attn: ME DACF
STATE HOUSE STATION 22
AUGUSTA ME 04333 0022
B368P137

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **14 SHORELAND**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **9 None**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **1 Paved**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **12/30/1899**

Price

Sale Type
1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing
1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity
1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified
1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	438,800	0	438,800	0

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	28	1.00		100 %	0
22.BASELOT	58	10.00		100 %	0
23.ISLAND	30	10.00		100 %	0
Acres	31	10.00		100 %	0
24.OCEAN	32	139.00		100 %	0
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS					
28.POND STREAM					
29.BEACH FRONT		**Total Acreage**	170.00		

Influence Codes
1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER
Acres
30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Phippsburg

Map Lot 017-008 | Account 1114 | Location POPHAM ROAD | Card 1 Of 1 | 05/01/2026

Building Style		
1.CONV	5.GAMB/GAR	9.OPEN STUI
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE
3.COL	7.CONTEM	11.INN
4.CAPE/SALT	8.LOG WALL	12.CONDO

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.WOOD OR	5.LOG SIDIN	9.OTHER
2.VIN / ALUM	6.BRICK	
3.COMP	7.STONE	
4.ASB	8.CONC	

Roof Surface		
1.Asphalt	4.Composit	7.MET RS
2.Slate	5.Wood	8.
3.METl LC	6.Other	9.

SF Masonry Trim

OPEN-3-

OPEN-4-

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bsmt	4.Full Bsmt	7.
2.1/2 Bsmt	5.Crawl	8.
3.3/4 Bsmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

SECONDARY HEAT

Heat Type **100%**		
1.HWBB	5.DIRECT VEN	9.NONE
2.RAD	6.ELECT	
3.HEAT PUMP/	7.FORCED AIR	
4.SOLAR	8.GRAV/STOVE	

Cool Type **0%**		
1.CENTRAL	4.	7.
2.GEO	5.	8.
3.Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Flr/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.PART	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA GRADI
2.D Grade	5.A Grade	8.
3.C Grade	6.AA GRADE	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.INC	4.DAMAGE	7.OTHER
2.OVERIMP	5.SMALL	8.HOLD TANI
3.DEF MAINT	6.CDU	9.None

Econ. % Good

Economic Code		
1.LOCATION	4.WATER AC	7.
2.ENCROACH	5.OTHER	8.
3.GEN ONLY	6.INCOMPLE	9.NONE

Entrance Code **0**		
1.INSPECT	4.VACANT	7.
2.REFUSED	5.EXT VIEW	8.
3.INFO ONLY	6.NOT HOME	9.

Information Code		
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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 017-008-01 Account 1547 Location 281 POPHAM ROAD Card 1 Of 1 5/01/2026

PYE, LAWRENCE R
654 HIGH ST
BATH ME 04530

B2860P187
Previous Owner
PYE, LAWRENCE D

123 SMALL POINT RD
PHIPPSBURG ME 04562
Sale Date: 05/02/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **11 RES USE**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **1 Paved**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **05/02/2007**

Price **120,000**

Sale Type **2 Land & Buildings**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **9 Unknown**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **2 Related Parties**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	87,900	117,900	0	205,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	21	0.72		100 %	0
22.BASELOT	40	0.36		100 %	0
23.ISLAND	46	1.00		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 1.08

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

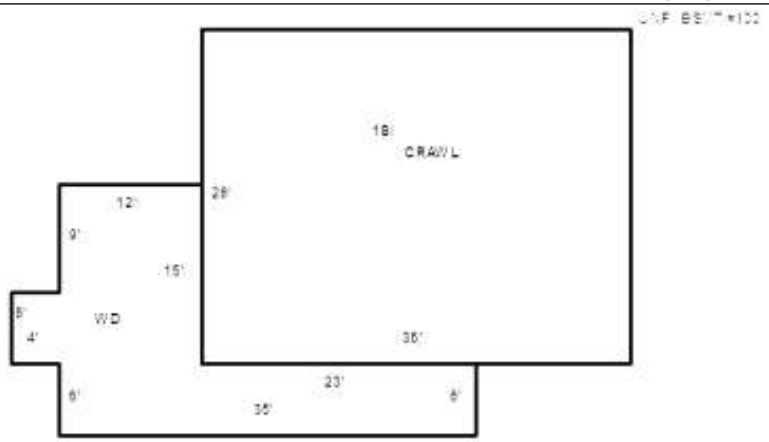
Phippsburg

Map Lot 017-008-01 | Account 1547 | Location 281 POPHAM ROAD | Card 1 Of 1 | 05/01/2026

Building Style	**2 RANCH/RAISED**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
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/ALUM**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**2002**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**5 Crawl Space**		
1.1/4 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**3 Wet Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
SECONDARY HEAT	**0**		
Heat Type	**100%**	**1 HW BB**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**2 Heavy**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**1008**		
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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**1 INSPECT**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code	**4 Agent**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



CARPORT 12X24=240 SF & +: GARAGE 24X36=864 SF

Date Inspected 05/06/2013

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	414	0 0	0	0 %	0 %	
27 Unfin Basement	0	100	0 0	0	0 %	0 %	
23 Frame Garage	2012	864	4 100	4	0 %	100 %	
71 CARPORT	2012	240	4 100	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

Map Lot 017-008-02 Account 2405 Location 269 POPHAM ROAD Card 1 Of 1 5/01/2026

GUY HART ENTERPRISES, INC
attn: LINDA HART
PO BOX 45
EAST POLAND ME 04230

B1705P142

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **11 RES USE**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **1 Paved**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **05/01/1995**

Price

Sale Type
1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing
1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity
1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified
1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	101,800	86,000	0	187,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	21	1.00		100 %	0
22.BASELOT	30	0.91		100 %	0
23.ISLAND	46	1.00		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM					
29.BEACH FRONT		**Total Acreage**	1.91		

Influence Codes
1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER
Acres
30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

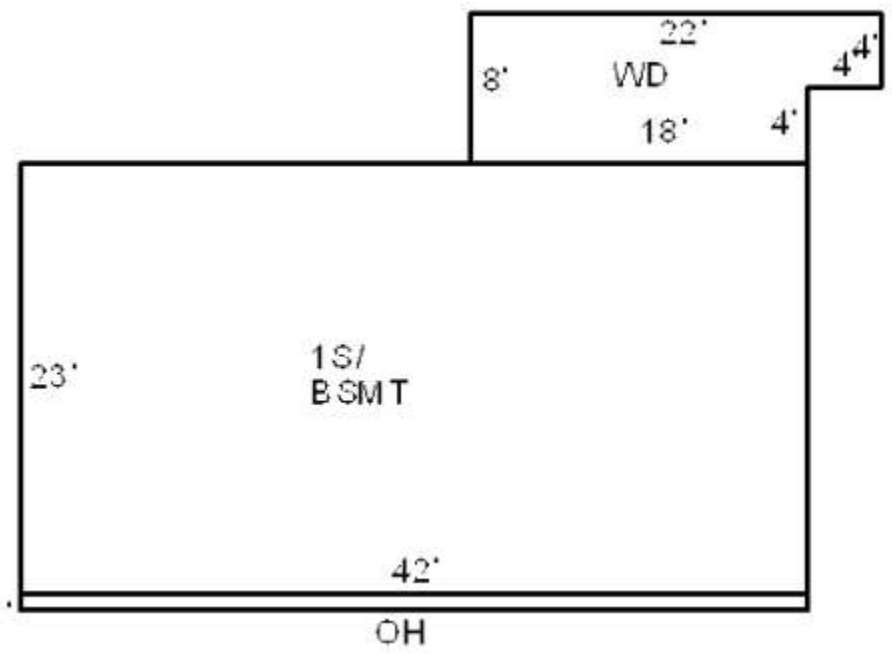
Phippsburg

Map Lot 017-008-02 | Account 2405 | Location 269 POPHAM ROAD | Card 1 Of 1 05/01/2026

Building Style	**2 RANCH/RAISED**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
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/ALUM**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1978**		
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 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	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	**500**		
Fin Bsmt Grade	**3 100**		
SECONDARY HEAT	**0**		
Heat Type	**100%**	**1 HW BB**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**6**		
# Bedrooms	**4**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**966**		
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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**5 EXT VIEW**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 08/26/2009

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	0	42	0 0	0	0 %	0 %	
68 Wood Deck	2009	160	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.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot 017-009 | Account 1172 | Location 1048 PARKER HEAD ROAD | Card 1 Of 1 | 5/01/2026

KOLCZYNSKI, CHESTER (JT)
KOLCZYNSKI, ALICE W (JT)
955 PARKER HEAD RD
PHIPPSBURG ME 04562

B2015RP03451

Previous Owner
KOLCZYNSKI, ALICE W - PR

955 PARKER HEAD RD
PHIPPSBURG ME 04562
Sale Date: 05/26/2015

Previous Owner
MCDONALD, FRANCES M *

1048 PARKER HEAD RD
PHIPPSBURG ME 04562 9704
Sale Date: 11/12/2014

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **11 RES USE**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **1 Paved**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **12/30/1899**

Price

Sale Type
1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing
1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity
1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified
1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	113,400	141,800	22,200	233,000

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	21	1.00		100 %	0
22.BASELOT	30	6.70		100 %	0
23.ISLAND	46	1.00		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 7.70

Influence Codes
1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER
Acres
30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

Phippsburg

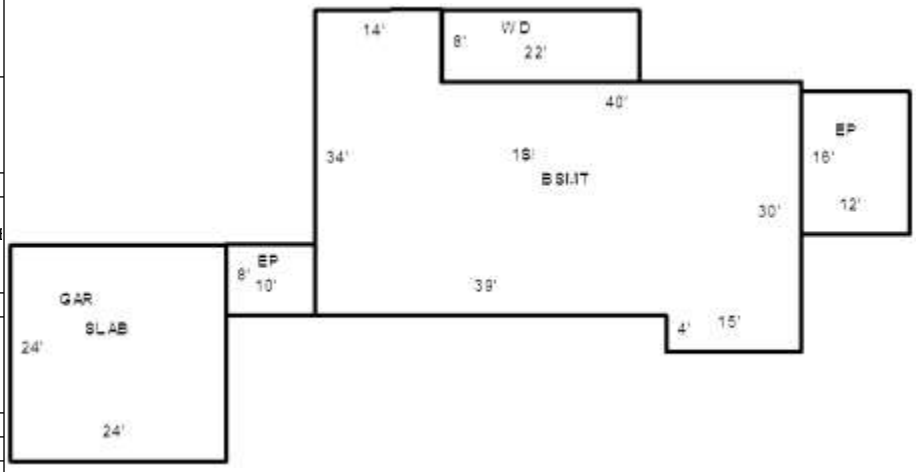
Phippsburg

Map Lot 017-009 | Account 1172 | Location 1048 PARKER HEAD ROAD | Card 1 Of 1 | 05/01/2026

Building Style	**2 RANCH/RAISED**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
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	**1 WOOD/SHAKE**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1976**		
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 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**3 Wet Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
SECONDARY HEAT	**0**		
Heat Type	**100%**	**1 HW BB**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**1 GOOD**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**6**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**1**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 110%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**1576**		
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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**1 INSPECT**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 06/29/2009

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	0	80	0 0	0	0 %	0 %	
23 Frame Garage	0	576	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	192	0 0	0	0 %	0 %	
68 Wood Deck	0	176	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.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot 017-010 | Account 746 | Location 23 SANDPIPER LANE | Card 1 Of 1 | 5/01/2026

SOUTHWORTH, RAIF LARS
184 SUN & SKI RD
WILMINGTON VT 05363

B2016RP01511

Previous Owner
HARTNEY, WILLIAM J

PO BOX 68
PHIPPSBURG ME 04562 0068
Sale Date: 01/26/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **11 RES USE**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **1 SEPTIC SYSTEM** **3 DRILLED WELL**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **1 Paved**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **01/26/2016**

Price **140,000**

Sale Type **2 Land & Buildings**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **1 Conventional**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	100,000	50,200	0	150,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	21	1.00		100 %	0
22.BASELOT	30	0.01		100 %	0
23.ISLAND	46	1.00		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 1.01

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

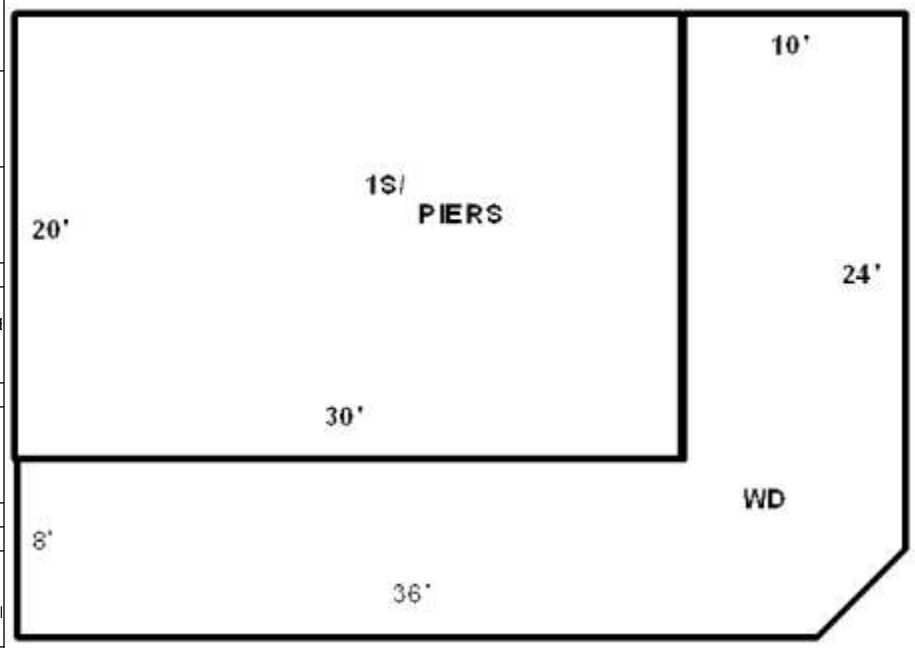
Phippsburg

Map Lot 017-010 | Account 746 | Location 23 SANDPIPER LANE | Card 1 Of 1 | 05/01/2026

Building Style	**2 RANCH/RAISED**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
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	**1 WOOD/SHAKE**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1994**		
Year Remodeled	**0**		
Foundation	**6 Piers**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No Basement**		
1.1/4 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
SECONDARY HEAT	**0**		
Heat Type	**100%**	**5 DIRECT VENT**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 110%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**600**		
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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**5 EXT VIEW**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 05/10/2009

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	512	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.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot 017-010-01 Account 2435 Location 5 SANDPIPER LANE Card 1 Of 1 5/01/2026

WOODHOUSE, WILLIAM H - TTEE (50% INT)
BEZANSON, JAIMIE; LAURIE (50% JT) T/C
c/o WOODHOUSE FAMILY R/T u/a 2025
112 WHITTIER RD
HAVERILL MA 01830-1632
B2021RP04562 B2025RP00888

Previous Owner
WOODHOUSE, WILLIAM H; ELIZABETH M (50% JT) T/C
BEZANSON, JAIMIE; LAURIE (50% JT) T/C
c/o ELIZABETH WOODHOUSE
HAVERHILL MA 01830
Sale Date: 02/17/2025

Previous Owner
HARTNEY, WILLIAM J - TTEE
HARTNEY, MARILYN C - TTEE
c/o HARTNEY REALTY TRUST u/a 2010
HANOVER MA 02339
Sale Date: 05/28/2021

Previous Owner
HARTNEY, MARILYN C

P O BOX 68
PHIPPSBURG ME 04562 0068
Sale Date: 05/03/2013

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **11 RES USE**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **1 Paved**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **05/28/2021**

Price **292,000**

Sale Type **2 Land & Buildings**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **9 Unknown**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	99,600	107,800	0	207,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	21	0.99		100 %	0
22.BASELOT	46	1.00		100 %	0
23.ISLAND				%	
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 0.99

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

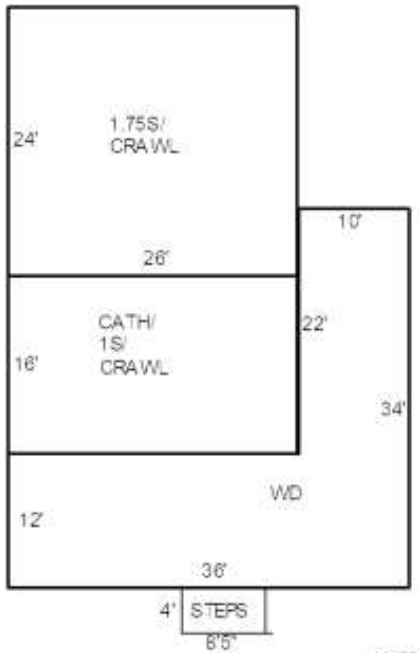
Phippsburg

Map Lot 017-010-01 | Account 2435 | Location 5 SANDPIPER LANE | Card 1 Of 1 | 05/01/2026

Building Style	**1 CONVENTIONAL**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 WOOD/SHAKE**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1986**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**5 Crawl Space**		
1.1/4 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**3 Wet Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
SECONDARY HEAT	**0**		
Heat Type	**100%**	**6 ELECTRIC BB**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**2 Heavy**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**624**		
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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**5 EXT VIEW**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



SHED 8X12=96
PLUS 12'X12'=144'

Date Inspected 04/12/2022

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	416	0 0	0	0 %	0 %	
68 Wood Deck	0	652	0 0	0	0 %	0 %	
24 Frame Shed	0	96	3 100	4	0 %	100 %	
68 Wood Deck	0	34	0 0	0	0 %	0 %	
24 Frame Shed	2021	144	4 100	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

Map Lot 017-010-02 | Account 2436 | Location 27 SANDPIPER LANE | Card 1 Of 1 | 5/01/2026

LEVINE, MARY CO-TTEE
CARDASCIA, CARRIE CO-TTEE
c/o MARY LEVINE & CARRIE CARDASCIA R/T u/a uln
41 OCEAN PALM VILLA N
FLAGLER BEACH ME 32136
B2024RP06397

Previous Owner
LEVINE, MARY C (JT)
CARDASCIA, CARRIE (JT)
c/o MARY LEVINE
FLAGLER BEACH FL 32136 4112
Sale Date: 11/27/2024

Previous Owner
HARTNEY, WILLIAM J

PO BOX 68
PHIPPSBURG ME 04562
Sale Date: 10/12/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **11 RES USE**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **4 DUG WELL** **6 SPRING/POND**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **2 GRAVEL**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **10/12/2007**

Price **190,000**

Sale Type **2 Land & Buildings**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **9 Unknown**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	100,500	60,000	0	160,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	21	1.00		100 %	0
22.BASELOT	30	0.25		100 %	0
23.ISLAND	46	1.00		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 1.25

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

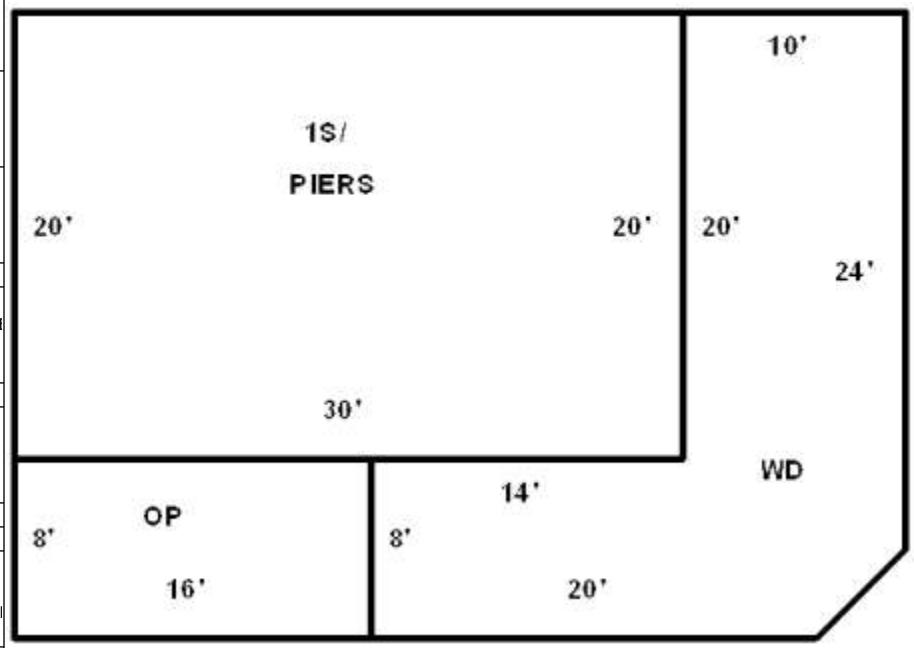
Phippsburg

Map Lot 017-010-02 | Account 2436 | Location 27 SANDPIPER LANE | Card 1 Of 1 | 05/01/2026

Building Style	**2 RANCH/RAISED**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
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	**1 WOOD/SHAKE**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1994**		
Year Remodeled	**0**		
Foundation	**6 Piers**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**9 No Basement**		
1.1/4 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
SECONDARY HEAT	**0**		
Heat Type	**100%**	**5 DIRECT VENT**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**4**		
# Bedrooms	**2**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**600**		
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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**5 EXT VIEW**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 07/11/2009

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1994	384	3 100	4	0 %	100 %	
21 Open Frame	2009	128	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
6.2 & 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

Map Lot 017-011 | Account 1144 | Location 12 BAY LEDGES ROAD | Card 1 Of 1 | 5/01/2026

MARTINEZ, ROBERT D
12 BAY LEDGES RD
PHIPPSBURG ME 04562

B2018RP01079

Previous Owner
MARSTON, HOWARD I (JT)
MARSTON, LINDA B (JT)

PHIPPSBURG ME 04562 9704
Sale Date: 02/02/2018

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **11 RES USE**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **2 GRAVEL**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **02/02/2018**

Price **327,000**

Sale Type **1 Land**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **1 Conventional**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	105,500	191,100	0	296,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	21	1.00		100 %	0
22.BASELOT	30	2.75		100 %	0
23.ISLAND	46	1.00		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 3.75

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

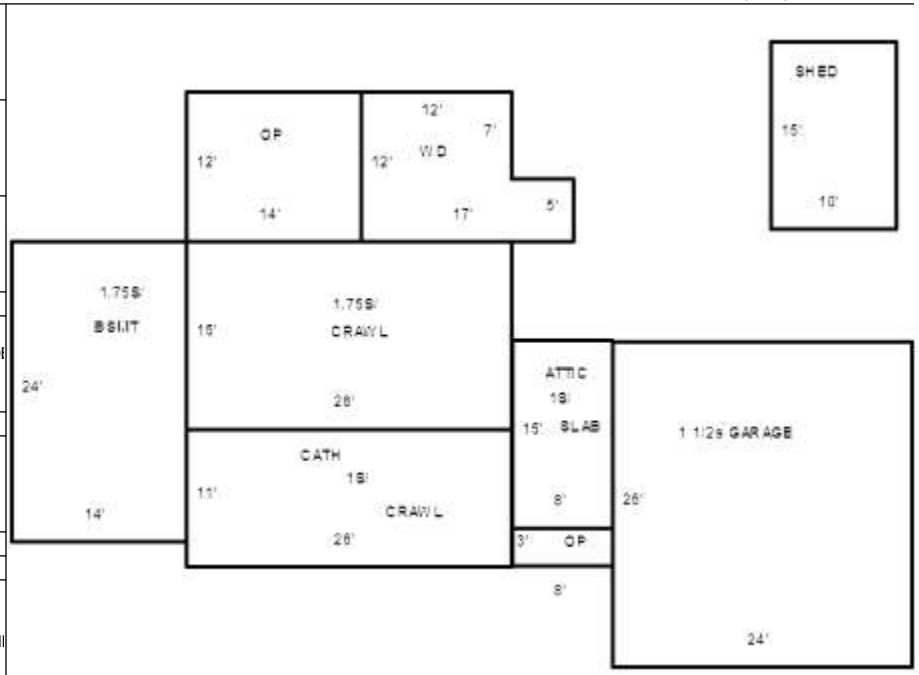
Phippsburg

Map Lot 017-011 | Account 1144 | Location 12 BAY LEDGES ROAD | Card 1 Of 1 | 05/01/2026

Building Style	**1 CONVENTIONAL**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 WOOD/SHAKE**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1990**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**5 Crawl Space**		
1.1/4 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	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**		
SECONDARY HEAT	**1**		
Heat Type	**100%**	**1 HW BB**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**7**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**2 Heavy**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 100%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**390**		
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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**1 INSPECT**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 07/21/2009

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
15 175 Story/BSMT	0	336	0 0	0	0 %	0 %	
1 ONE STORY	0	120	0 0	0	0 %	0 %	
21 Open Frame	0	24	0 0	0	0 %	0 %	
11 1	0	286	0 0	0	0 %	0 %	
21 Open Frame	0	168	0 0	0	0 %	0 %	
68 Wood Deck	0	169	0 0	0	0 %	0 %	
24 Frame Shed	0	150	3 100	4	0 %	100 %	
77 150 ST GARAGE	0	624	0 0	0	0 %	0 %	
28 Unfinished Attic	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.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot 017-012 | Account 1366 | Location 28 BAY LEDGES ROAD | Card 1 Of 1 | 5/01/2026

STEWART, JAMES A (JT)
KRAUSSE, HEATHER N (JT)
28 BAY LEDGES RD
PHIPPSBURG ME 04562-4727

B2022RP08651

Previous Owner
POWERS, BRANTLEY R (JT)
OTOOLE, TERENCE J (JT)
30 CALAMINT RD NO
PRINCETON MA 01541
Sale Date: 12/15/2022

Previous Owner
PARISH, THOMAS R - PR

8 WOODBURY DR
WESTFORD MA 01886 4235
Sale Date: 08/16/2017

Previous Owner
PARISH, HARRIET D - PR
c/o THOMAS R PARISH, PR
8 WOODBURY DR
WESTFORD MA 01886 4235
Sale Date: 06/13/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **11 RES USE**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **2 GRAVEL**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **12/15/2022**

Price **126,000**

Sale Type **1 Land**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **1 Conventional**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	108,000	35,900	0	143,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	21	1.00		100 %	0
22.BASELOT	30	4.00		100 %	0
23.ISLAND	46	1.00		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 5.00

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

Phippsburg

Map Lot 017-012 | Account 1366 | Location 28 BAY LEDGES ROAD | Card 1 Of 1 | 05/01/2026

Building Style		
1.CONV	5.GAMB/GAR	9.OPEN STUI
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE
3.COL	7.CONTEM	11.INN
4.CAPE/SALT	8.LOG WALL	12.CONDO

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.WOOD OR	5.LOG SIDIN	9.OTHER
2.VIN / ALUM	6.BRICK	
3.COMP	7.STONE	
4.ASB	8.CONC	

Roof Surface		
1.Asphalt	4.Composit	7.MET RS
2.Slate	5.Wood	8.
3.METl LC	6.Other	9.

SF Masonry Trim

OPEN-3-

OPEN-4-

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bsmt	4.Full Bsmt	7.
2.1/2 Bsmt	5.Crawl	8.
3.3/4 Bsmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

SECONDARY HEAT

Heat Type **100%**		
1.HWBB	5.DIRECT VEN	9.NONE
2.RAD	6.ELECT	
3.HEAT PUMP/	7.FORCED AIR	
4.SOLAR	8.GRAV/STOVE	

Cool Type **0%**		
1.CENTRAL	4.	7.
2.GEO	5.	8.
3.Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Flr/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.PART	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA GRADI
2.D Grade	5.A Grade	8.
3.C Grade	6.AA GRADE	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.INC	4.DAMAGE	7.OTHER
2.OVERIMP	5.SMALL	8.HOLD TANI
3.DEF MAINT	6.CDU	9.None

Econ. % Good

Economic Code		
1.LOCATION	4.WATER AC	7.
2.ENCROACH	5.OTHER	8.
3.GEN ONLY	6.INCOMPLE	9.NONE

Entrance Code **1 INSPECT**		
1.INSPECT	4.VACANT	7.
2.REFUSED	5.EXT VIEW	8.
3.INFO ONLY	6.NOT HOME	9.

Information Code **6 Other**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected 04/29/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
159 200 ST BARN	2024	768	4 100	4	50 %	50 %	
201 APARTMENT	2024	576	4 100	4	50 %	50 %	
90 BSMT ENTRY	2024	100	4 100	4	0 %	100 %	
90 BSMT ENTRY	2024	120	4 100	4	0 %	100 %	
24 Frame Shed	2024	140	4 100	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

Map Lot 017-013 | Account 1558 | Location 40 BAY LEDGES ROAD | Card 1 Of 1 | 5/01/2026

JOHNSON, JOHNNY CLAY
c/o HENRY CLAY JOHNSON, PR
673 BUCKHORN RD
GATLINBURG TN 37738

B2022RP04420

Previous Owner
MORGAN, ANNALEE
1311 TOWSON ST

BALTIMORE MD 21230-5323
Sale Date: 06/24/2022

Previous Owner
MORGAN, JOHN S (JT)
MORGAN, ANNALEE (JT)
40 BAY LEDGES RD
PHIPPSBURG ME 04562
Sale Date: 03/20/2022

Previous Owner
RACINE, DIANE W

1009 WASHINGTON ST
BATH ME 04530 9702
Sale Date: 05/01/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **19 SHORELAND TIDAL**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **2 GRAVEL**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **06/24/2022**

Price **1,600,000**

Sale Type **2 Land & Buildings**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **6 Cash**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	335,200	241,600	0	576,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	25	1.00		100 %	0
22.BASELOT	55	0.44		100 %	0
23.ISLAND	30	4.66		100 %	0
Acres	46	1.00		100 %	0
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 6.10

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

Phippsburg

Map Lot 017-013 | Account 1558 | Location 40 BAY LEDGES ROAD | Card 1 Of 1 | 05/01/2026

Building Style	**4 CAPE COD/SALT BOX**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**4 One & 1/2 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 WOOD/SHAKE**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1983**		
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 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	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	**544**		
Fin Bsmt Grade	**4 100**		
SECONDARY HEAT	**1**		
Heat Type	**100%**	**1 HW BB**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**1 GOOD**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**12**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**2 Heavy**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 100%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**793**		
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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**1 INSPECT**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	

Date Inspected 09/08/2009

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	332	0 0	0	0 %	0 %	
1 ONE STORY	0	300	0 0	0	0 %	0 %	
1 ONE STORY	0	30	0 0	0	0 %	0 %	
92 3/4S AD/GAR	0	785	0 0	0	0 %	0 %	
61 Canopy	0	24	0 0	0	0 %	0 %	
68 Wood Deck	0	272	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	378	0 0	0	0 %	0 %	
21 Open Frame	0	24	0 0	0	0 %	0 %	
24 Frame Shed	1983	96	3 100	4	0 %	100 %	
68 Wood Deck	1983	40	2 100	3	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

Map Lot 017-014 | Account 1884 | Location BAY LEDGES ROAD | Card 1 Of 1 | 5/01/2026

TARSA, JOHN (JT)
TARSA, KATHERINE G (JT)
PO BOX 1865
DUXBURY MA 02331 1865

B710P149

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **19 SHORELAND TIDAL**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below Rd	7.Steep
2.Rolling	5.Marsh/Bog	8.
3.Above Rd	6.Ledge	9.

Utilities **9 None**

1.SEPTIC	4.DUG	7.WAT CO
2.HOLD TK	5.PT	8.OTHER
3.DRILLED	6.SPRING	9.None

Street **2 GRAVEL**

1.Paved	4.SUB	7.ISLAND
2.GRAVEL	5.R/W	8.
3.DIRT	6.WATER	9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **12/30/1899**

Price

Sale Type

1.Land	4.L & MH	7.Co-OP
2.L & B	5.MoHo	8.Split
3.Building	6.Condo	9.Merge

Financing

1.Convention	4.Seller	7.Bond
2.FHA/VA/MSH	5.Private	8.OTHER
3.Assumed	6.Cash	9.Unknown

Validity

1.Valid	4.Split/Merg	7.Exempt
2.Related	5.Benefi Int	8.Changed
3.Distress	6.Partial In	9.Other

Verified

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	241,800	0	0	241,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	25	0.95		100 %	0
22.BASELOT	30	0.85		100 %	0
23.ISLAND				%	
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 1.80

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Phippsburg

Map Lot 017-014 | Account 1884 | Location BAY LEDGES ROAD | Card 1 Of 1 | 05/01/2026

Building Style		
1.CONV	5.GAMB/GAR	9.OPEN STUI
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE
3.COL	7.CONTEM	11.INN
4.CAPE/SALT	8.LOG WALL	12.CONDO

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.WOOD OR	5.LOG SIDIN	9.OTHER
2.VIN / ALUM	6.BRICK	
3.COMP	7.STONE	
4.ASB	8.CONC	

Roof Surface		
1.Asphalt	4.Composit	7.MET RS
2.Slate	5.Wood	8.
3.METl LC	6.Other	9.

SF Masonry Trim

OPEN-3-

OPEN-4-

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bsmt	4.Full Bsmt	7.
2.1/2 Bsmt	5.Crawl	8.
3.3/4 Bsmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

SECONDARY HEAT

Heat Type **100%**		
1.HWBB	5.DIRECT VEN	9.NONE
2.RAD	6.ELECT	
3.HEAT PUMP/	7.FORCED AIR	
4.SOLAR	8.GRAV/STOVE	

Cool Type **0%**		
1.CENTRAL	4.	7.
2.GEO	5.	8.
3.Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Flr/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.PART	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA GRADI
2.D Grade	5.A Grade	8.
3.C Grade	6.AA GRADE	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.INC	4.DAMAGE	7.OTHER
2.OVERIMP	5.SMALL	8.HOLD TANI
3.DEF MAINT	6.CDU	9.None

Econ. % Good

Economic Code		
1.LOCATION	4.WATER AC	7.
2.ENCROACH	5.OTHER	8.
3.GEN ONLY	6.INCOMPLE	9.NONE

Entrance Code **0**		
1.INSPECT	4.VACANT	7.
2.REFUSED	5.EXT VIEW	8.
3.INFO ONLY	6.NOT HOME	9.

Information Code		
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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 017-015 | Account 163 | Location 60 BAY LEDGES ROAD | Card 1 Of 1 | 5/01/2026

BOWIE, STEPHEN B , TTEE
BOWIE, LINDA G , TTEE
c/o S B BOWIE / L G BOWIE I/Ts u/a 2021
P O BOX 418
WEST GROTON MA 01472
B2022RP01779

Previous Owner
BOWIE, STEPHEN B (JT)
BOWIE, LINDA G (JT)
PO BOX 418
WEST GROTON MA 01472 0418
Sale Date: 03/01/2022

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **19 SHORELAND TIDAL**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **1 SEPTIC SYSTEM** **3 DRILLED WELL**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **2 GRAVEL**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **03/01/2022**

Price

Sale Type
1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing
1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity
1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified
1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	234,800	287,700	0	522,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	25	0.75		100 %	0
22.BASELOT	30	0.75		100 %	0
23.ISLAND	46	1.00		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 1.50

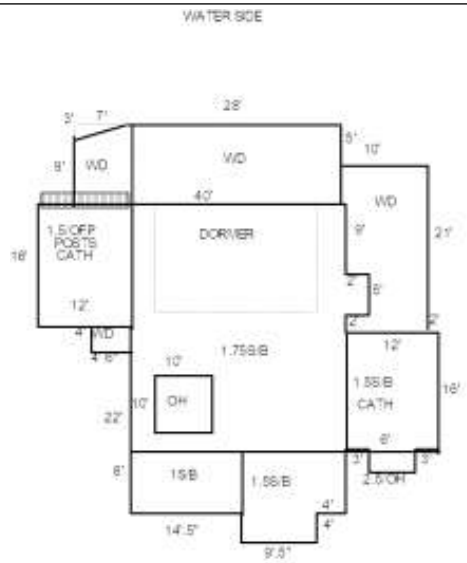
Influence Codes
1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER
Acres
30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

Phippsburg

Map Lot 017-015 | Account 163 | Location 60 BAY LEDGES ROAD | Card 1 Of 1 | 05/01/2026

Building Style	**7 CONTEMPORARY**		SF Bsmt Living	**0**		Layout	**1 Typical**	
1.CONV	5.GAMB/GAR	9.OPEN STUI	Fin Bsmt Grade	**0 0**		1.Typical	4.	7.
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	SECONDARY HEAT	**0**		2.Inadeq	5.	8.
3.COL	7.CONTEM	11.INN	Heat Type	**100%**	**1 HW BB**	3.	6.	9.
4.CAPE/SALT	8.LOG WALL	12.CONDO	1.HWBB	5.DIRECT VEN	9.NONE	Attic	**9 None**	
Dwelling Units	**1**		2.RAD	6.ELECT		1.1/4 Fin	4.Full Fin	7.
Other Units	**0**		3.HEAT PUMP/	7.FORCED AIR		2.1/2 Fin	5.Flr/Stair	8.
Stories	**5 One & 3/4 Story**		4.SOLAR	8.GRAV/STOVE		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.CENTRAL	4.	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.GEO	5.	8.	2.Heavy	5.PART	8.
Exterior Walls	**1 WOOD/SHAKE**		3.Pump	6.	9.None	3.Capped	6.	9.None
1.WOOD OR	5.LOG SIDIN	9.OTHER	Kitchen Style	**2 TYPICAL**		Unfinished %	**0%**	
2.VIN / ALUM	6.BRICK		1.GOOD	4.Obsolete	7.	Grade & Factor	**5 Very Good 100%**	
3.COMP	7.STONE		2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AAA GRADI
4.ASB	8.CONC		3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.
Roof Surface	**1 Asphalt Shingles**		Bath(s) Style	**2 TYPICAL**		3.C Grade	6.AA GRADE	9.Same
1.Asphalt	4.Composit	7.MET RS	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	**906**	
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	**4 Average**	
3.METl LC	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-	**0**		# Bedrooms	**3**		3.Avg-	6.Good	9.Same
OPEN-4-	**0**		# Full Baths	**2**		Phys. % Good	**0%**	
Year Built	**2018**		# Half Baths	**0**		Funct. % Good	**100%**	
Year Remodeled	**0**		# Addn Fixtures	**0**		Functional Code	**9 None**	
Foundation	**1 Concrete**		# Fireplaces	**1**		1.INC	4.DAMAGE	7.OTHER
1.Concrete	4.Wood	7.				2.OVERIMP	5.SMALL	8.HOLD TANI
2.C.Block	5.Slab	8.				3.DEF MAINT	6.CDU	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good	**100%**	
Basement	**4 Full Basement**					Economic Code	**9 NONE**	
1.1/4 Bsmt	4.Full Bsmt	7.				1.LOCATION	4.WATER AC	7.
2.1/2 Bsmt	5.Crawl	8.				2.ENCROACH	5.OTHER	8.
3.3/4 Bsmt	6.	9.None				3.GEN ONLY	6.INCOMPLE	9.NONE
Bsmt Gar # Cars	**0**					Entrance Code	**5 EXT VIEW**	
Wet Basement	**1 Dry Basement**					1.INSPECT	4.VACANT	7.
1.Dry	4.	7.				2.REFUSED	5.EXT VIEW	8.
2.Damp	5.	8.				3.INFO ONLY	6.NOT HOME	9.
3.Wet	6.	9.				Information Code	**5 Estimate**	
						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

Date Inspected 04/12/2022



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	2018	116	5 100	4	0 %	100 %	
14 15 Story/BSMT	2018	146	5 100	4	0 %	100 %	
14 15 Story/BSMT	2018	192	5 100	4	0 %	100 %	
68 Wood Deck	2018	554	5 100	4	0 %	100 %	
21 Open Frame	2018	192	5 100	4	0 %	100 %	
103 SLAB	2020	468	5 100	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

Map Lot 017-016 | Account 390 | Location 61 BAY LEDGES ROAD | Card 1 Of 1 | 5/01/2026

SOLARI, GEORGE THOMPSON (JT)
SOLARI, IVY NAN (JT)
4 HARRISON ST
NEWBURYPORT MA 01950-3115

B2024RP05801

Previous Owner
CURRAN, JAMES R (JT)
CURRAN, DIANE A (JT)
10 HAIGHT RD
POUGHKEEPSIE NY 12601 6514
Sale Date: 10/31/2024

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **19 SHORELAND TIDAL**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **2 GRAVEL**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **10/31/2024**

Price **720,000**

Sale Type **2 Land & Buildings**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **6 Cash**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	308,500	122,600	0	431,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	25	1.00		100 %	0
22.BASELOT	55	0.25		100 %	0
23.ISLAND	30	3.67		100 %	0
Acres	46	1.00		100 %	0
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 4.92

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

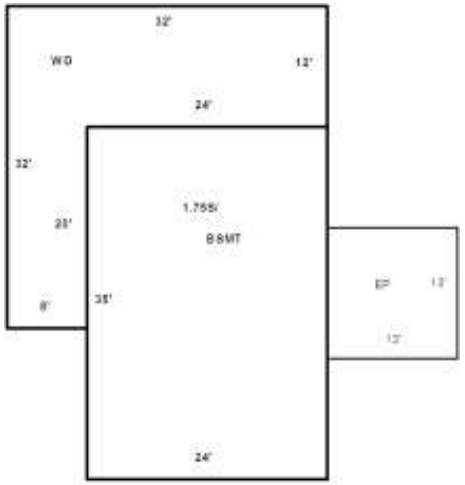
30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

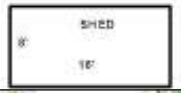
Phippsburg

Map Lot 017-016 | Account 390 | Location 61 BAY LEDGES ROAD | Card 1 Of 1 | 05/01/2026

Building Style	**1 CONVENTIONAL**		SF Bsmt Living	**0**			Layout	**1 Typical**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	Fin Bsmt Grade	**0 0**			1.Typical	4.	7.	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	SECONDARY HEAT	**0**			2.Inadeq	5.	8.	
3.COL	7.CONTEM	11.INN	Heat Type	**20%**	**1 HW BB**		3.	6.	9.	
4.CAPE/SALT	8.LOG WALL	12.CONDO	1.HWBB	5.DIRECT VEN	9.NONE		Attic	**9 None**		
Dwelling Units	**1**		2.RAD	6.ELECT			1.1/4 Fin	4.Full Fin	7.	
Other Units	**0**		3.HEAT PUMP/	7.FORCED AIR			2.1/2 Fin	5.Flr/Stair	8.	
Stories	**5 One & 3/4 Story**		4.SOLAR	8.GRAV/STOVE			3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.	Cool Type	**0%**	**9 None**		Insulation	**2 Heavy**		
2.2	5.1.75	8.	1.CENTRAL	4.	7.		1.Full	4.Minimal	7.	
3.3	6.2.5	9.	2.GEO	5.	8.		2.Heavy	5.PART	8.	
Exterior Walls	**2 VINYL/ALUM**		3.Pump	6.	9.None		3.Capped	6.	9.None	
1.WOOD OR	5.LOG SIDIN	9.OTHER	Kitchen Style	**2 TYPICAL**			Unfinished %	**0%**		
2.VIN / ALUM	6.BRICK		1.GOOD	4.Obsolete	7.		Grade & Factor	**3 Average 100%**		
3.COMP	7.STONE		2.TYPICAL	5.	8.		1.E Grade	4.B Grade	7.AAA GRADI	
4.ASB	8.CONC		3.OLD TYPE	6.	9.None		2.D Grade	5.A Grade	8.	
Roof Surface	**1 Asphalt Shingles**		Bath(s) Style	**2 TYPICAL**			3.C Grade	6.AA GRADE	9.Same	
1.Asphalt	4.Composit	7.MET RS	1.GOOD	4.Obsolete	7.		SQFT (Footprint)	**840**		
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.		Condition	**4 Average**		
3.METl LC	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-	**0**		# Bedrooms	**3**			3.Avg-	6.Good	9.Same	
OPEN-4-	**0**		# Full Baths	**2**			Phys. % Good	**0%**		
Year Built	**2004**		# Half Baths	**0**			Funct. % Good	**100%**		
Year Remodeled	**0**		# Addn Fixtures	**0**			Functional Code	**9 None**		
Foundation	**1 Concrete**		# Fireplaces	**0**			1.INC	4.DAMAGE	7.OTHER	
1.Concrete	4.Wood	7.					2.OVERIMP	5.SMALL	8.HOLD TANI	
2.C.Block	5.Slab	8.					3.DEF MAINT	6.CDU	9.None	
3.Br/Stone	6.Piers	9.					Econ. % Good	**100%**		
Basement	**3 3/4 Basement**						Economic Code	**9 NONE**		
1.1/4 Bsmt	4.Full Bsmt	7.					1.LOCATION	4.WATER AC	7.	
2.1/2 Bsmt	5.Crawl	8.					2.ENCROACH	5.OTHER	8.	
3.3/4 Bsmt	6.	9.None					3.GEN ONLY	6.INCOMPLE	9.NONE	
Bsmt Gar # Cars	**0**						Entrance Code	**1 INSPECT**		
Wet Basement	**3 Wet Basement**						1.INSPECT	4.VACANT	7.	
1.Dry	4.	7.					2.REFUSED	5.EXT VIEW	8.	
2.Damp	5.	8.					3.INFO ONLY	6.NOT HOME	9.	
3.Wet	6.	9.					Information Code	**1 Owner**		
							1.Owner	4.Agent	7.	
							2.Relative	5.Estimate	8.	
							3.Tenant	6.Other	9.	

Date Inspected 05/15/2015





Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	544	0 0	0	0 %	0 %	
24 Frame Shed	0	128	0 0	0	0 %	0 %	
22 Encl Frame Porch	2013	169	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
6.2 & 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

Map Lot 017-017 | Account 2057 | Location 37 BAY LEDGES ROAD | Card 1 Of 1 | 5/01/2026

SUNSHINE, JEFFREY (JT)
FIELDS, SUZANNE D (JT)
40 WILTON RD
COLD SPRING HARBOR NY 11724

B3050P332

Previous Owner
STELL, JAMES L - TRUSTEE
c/o JAMES L STELL R/T 2002
4201 WESTCHESTER DR
WACO TX 76710 1325
Sale Date: 02/03/2009

Previous Owner
WEINSTEIN, ALVIN S - TRUSTEE
RICHMOND, ANNE S - TRUSTEE
ALVIN S WEINSTEIN & ANNE S RICHMOND TRUST
PHIPPSBURG ME 04562 9704
Sale Date: 01/29/2004

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **11 RES USE**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **2 GRAVEL**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **02/03/2009**

Price **325,000**

Sale Type **2 Land & Buildings**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **1 Conventional**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	104,200	203,400	0	307,600

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	21	1.00		100 %	0
22.BASELOT	30	2.10		100 %	0
23.ISLAND	46	1.00		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM					
29.BEACH FRONT					

Total Acreage 3.10

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

Phippsburg

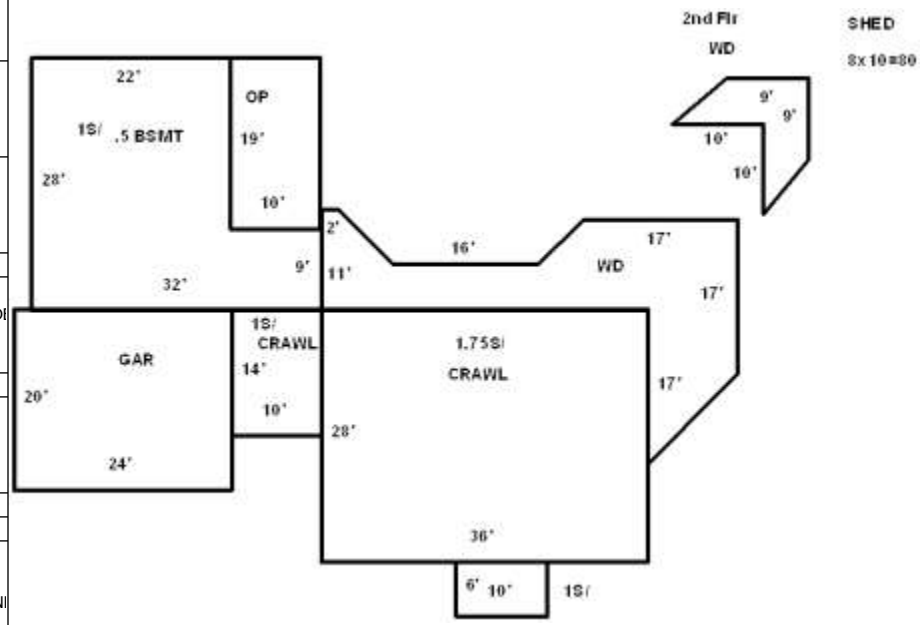
Phippsburg

Map Lot 017-017 | Account 2057 | Location 37 BAY LEDGES ROAD | Card 1 Of 1 | 05/01/2026

Building Style	**4 CAPE COD/SALT BOX**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 WOOD/SHAKE**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1986**		
Year Remodeled	**1991**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**5 Crawl Space**		
1.1/4 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	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**		
SECONDARY HEAT	**0**		
Heat Type	**100%**	**7 FORCED AIR**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**10**		
# Bedrooms	**4**		
# Full Baths	**4**		
# Half Baths	**0**		
# Addn Fixtures	**1**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**2 Heavy**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 110%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**1008**		
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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**1 INSPECT**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 07/25/2009

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	60	0 0	0	0 %	0 %	
1 ONE STORY	0	140	0 0	0	0 %	0 %	
23 Frame Garage	0	480	0 0	0	0 %	0 %	
1 ONE STORY	1991	706	0 0	0	0 %	0 %	
21 Open Frame	1991	190	0 0	0	0 %	0 %	
68 Wood Deck	1991	478	0 0	0	0 %	0 %	
68 Wood Deck	1991	95	0 0	0	0 %	0 %	
27 Unfin Basement	1991	350	0 0	0	0 %	0 %	
24 Frame Shed	1991	80	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
6.2 & 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

Map Lot 017-018 | Account 352 | Location 15 BAY LEDGES ROAD | Card 1 Of 1 | 5/01/2026

SMITH, MAYNARD DANIEL
15 BAY LEDGES RD
PHIPPSBURG ME 04562

B3514P336

Previous Owner
SMITH, MAYNARD DANIEL (JT)
SMITH, LINDA PRATT (JT)
P O BOX 685
NAGUABO PR 00718
Sale Date: 08/24/2020

Previous Owner
KING, GERARD F, II (JT)
DEGENNARO, GRACE M (JT)

YARMOUTH ME 04096 8401
Sale Date: 06/28/2013

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **11 RES USE**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **1 Paved**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **06/28/2013**

Price **275,000**

Sale Type **2 Land & Buildings**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **1 Conventional**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	103,700	132,700	15,000	221,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	21	1.00		100 %	0
22.BASELOT	30	1.84		100 %	0
23.ISLAND	46	1.00		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM					
29.BEACH FRONT					

Total Acreage 2.84

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

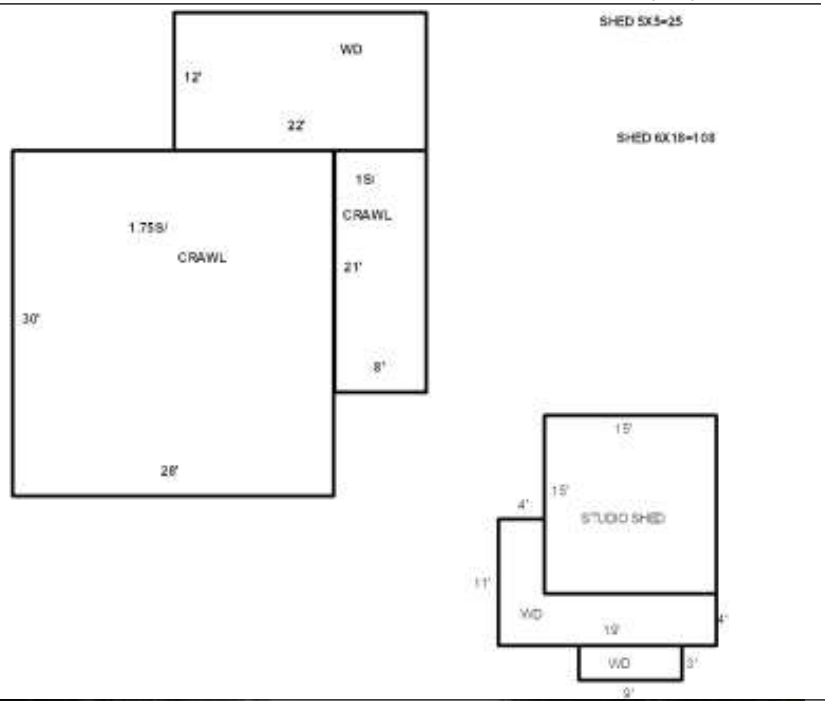
Phippsburg

Map Lot 017-018 | Account 352 | Location 15 BAY LEDGES ROAD | Card 1 Of 1 | 05/01/2026

Building Style	**1 CONVENTIONAL**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 WOOD/SHAKE**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1987**		
Year Remodeled	**0**		
Foundation	**4 Wood**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**5 Crawl Space**		
1.1/4 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	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**		
SECONDARY HEAT	**1**		
Heat Type	**100%**	**5 DIRECT VENT**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**2 Heavy**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 110%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**840**		
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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**5 EXT VIEW**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 07/01/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	168	0 0	0	0 %	0 %	
68 Wood Deck	0	264	0 0	0	0 %	0 %	
24 Frame Shed	0	25	3 100	4	0 %	100 %	
24 Frame Shed	0	108	3 100	4	0 %	100 %	
1 ONE STORY	2023	225	4 100	4	0 %	100 %	
68 Wood Deck	2023	120	4 100	4	0 %	100 %	
68 Wood Deck	2023	27	4 100	4	0 %	100 %	
68 Wood Deck	2024	96	4 100	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

Map Lot 017-019 | Account 96 | Location BAY LEDGES ROAD | Card 1 Of 1 | 5/01/2026

BAY LEDGES ASSOCIATION
c/o LINDA BOWIE, TREASURER
BOX 418
140 PEPPERELL RD
W GROTON MA 01472-0418
B433P313

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **19 SHORELAND TIDAL**

Secondary Zone

Topography **2 Rolling**

1.Level	4.Below Rd	7.Steep
2.Rolling	5.Marsh/Bog	8.
3.Above Rd	6.Ledge	9.

Utilities **9 None**

1.SEPTIC	4.DUG	7.WAT CO
2.HOLD TK	5.PT	8.OTHER
3.DRILLED	6.SPRING	9.None

Street **1 Paved**

1.Paved	4.SUB	7.ISLAND
2.GRAVEL	5.R/W	8.
3.DIRT	6.WATER	9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **12/30/1899**

Price

Sale Type

1.Land	4.L & MH	7.Co-OP
2.L & B	5.MoHo	8.Split
3.Building	6.Condo	9.Merge

Financing

1.Convention	4.Seller	7.Bond
2.FHA/VA/MSH	5.Private	8.OTHER
3.Assumed	6.Cash	9.Unknown

Validity

1.Valid	4.Split/Merg	7.Exempt
2.Related	5.Benefi Int	8.Changed
3.Distress	6.Partial In	9.Other

Verified

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	46,100	0	0	46,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	62	1.39		100 %	0
22.BASELOT	25	0.50		25 %	6
23.ISLAND				%	
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 1.89

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Phippsburg

Map Lot 017-019 | Account 96 | Location BAY LEDGES ROAD | Card 1 Of 1 | 05/01/2026

Building Style		
1.CONV	5.GAMB/GAR	9.OPEN STUI
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE
3.COL	7.CONTEM	11.INN
4.CAPE/SALT	8.LOG WALL	12.CONDO

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.WOOD OR	5.LOG SIDIN	9.OTHER
2.VIN / ALUM	6.BRICK	
3.COMP	7.STONE	
4.ASB	8.CONC	

Roof Surface		
1.Asphalt	4.Composit	7.MET RS
2.Slate	5.Wood	8.
3.METl LC	6.Other	9.

SF Masonry Trim

OPEN-3-

OPEN-4-

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bsmt	4.Full Bsmt	7.
2.1/2 Bsmt	5.Crawl	8.
3.3/4 Bsmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

SECONDARY HEAT

Heat Type **100%**		
1.HWBB	5.DIRECT VEN	9.NONE
2.RAD	6.ELECT	
3.HEAT PUMP/	7.FORCED AIR	
4.SOLAR	8.GRAV/STOVE	

Cool Type **0%**		
1.CENTRAL	4.	7.
2.GEO	5.	8.
3.Pump	6.	9.None

Kitchen Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.OLD TYPE	6.	9.None

Bath(s) Style		
1.GOOD	4.Obsolete	7.
2.TYPICAL	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Flr/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.PART	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.AAA GRADI
2.D Grade	5.A Grade	8.
3.C Grade	6.AA GRADE	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.INC	4.DAMAGE	7.OTHER
2.OVERIMP	5.SMALL	8.HOLD TANI
3.DEF MAINT	6.CDU	9.None

Econ. % Good

Economic Code		
1.LOCATION	4.WATER AC	7.
2.ENCROACH	5.OTHER	8.
3.GEN ONLY	6.INCOMPLE	9.NONE

Entrance Code **0**		
1.INSPECT	4.VACANT	7.
2.REFUSED	5.EXT VIEW	8.
3.INFO ONLY	6.NOT HOME	9.

Information Code		
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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Map Lot 017-020 | Account 100 | Location 5 LOBSTERMANS WAY | Card 1 Of 1 | 5/01/2026

ZINSSAR, KENNETH E (JT)
ZINSSAR, DOREEN M (JT)
127 ESTENES LN
SCHOHARIE NY 02157

B2016RP01996

Previous Owner
BEAVEN, JOHN C (JT)
BEAVEN, MARGARET M (JT)

BRUNSWICK ME 04011
Sale Date: 03/15/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **19 SHORELAND TIDAL**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **2 GRAVEL**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **03/15/2016**

Price **280,000**

Sale Type **2 Land & Buildings**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **1 Conventional**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	222,600	130,800	0	353,400

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	25	0.67		100 %	0
22.BASELOT	30	0.58		100 %	0
23.ISLAND	46	1.00		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 1.25

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

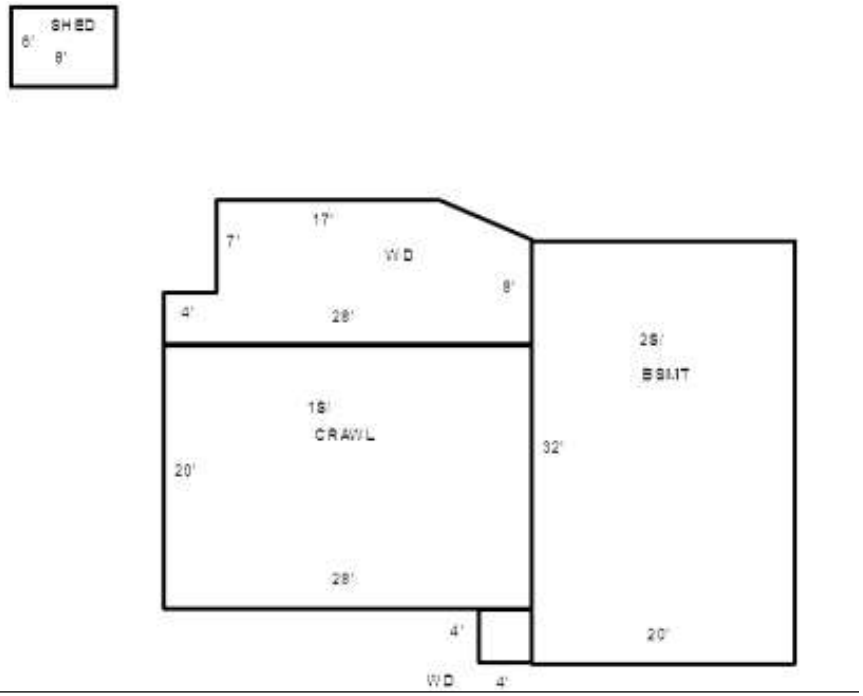
Phippsburg

Map Lot 017-020 | Account 100 | Location 5 LOBSTERMANS WAY | Card 1 Of 1 | 05/01/2026

Building Style	**1 CONVENTIONAL**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**2 Two Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 WOOD/SHAKE**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1989**		
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 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**2 Damp Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
SECONDARY HEAT	**1**		
Heat Type	**100%**	**1 HW BB**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	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**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**2 Heavy**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**640**		
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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**3 INFO ONLY**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 07/07/2009

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	1970	560	3 100	4	0 %	100 %	
68 Wood Deck	0	270	0 0	0	0 %	0 %	
68 Wood Deck	0	16	0 0	0	0 %	0 %	
24 Frame Shed	0	48	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
6.2 & 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

Map Lot 017-021 Account 1388 Location 12 LOBSTERMANS WAY Card 1 Of 1 5/01/2026

PERCY, JACKSON H (JT)
PERCY, MARGARET A (JT)
P O BOX 60
PHIPPSBURG ME 04562 0060

B2015RP01570

Previous Owner
PERCY, PATRICIA A

916 POPHAM RD
PHIPPSBURG ME 04562
Sale Date: 03/11/2015

Previous Owner
PERCY, PATRICIA A (JT)
PERCY, PATRICIA - GUARDIAN OF DJP (JT)

PHIPPSBURG ME 04562
Sale Date: 10/22/2012

Previous Owner
PERCY, DELBERT J (JT)
PERCY, PATRICIA A (JT)

PHIPPSBURG ME 04562
Sale Date: 01/30/2008

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **19 SHORELAND TIDAL**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **2 GRAVEL**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **03/11/2015**

Price **84,000**

Sale Type **2 Land & Buildings**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **9 Unknown**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **2 Related Parties**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	126,800	51,000	0	177,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	25	0.19		100 %	0
22.BASELOT	46	1.00		100 %	0
23.ISLAND				%	
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 0.19

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

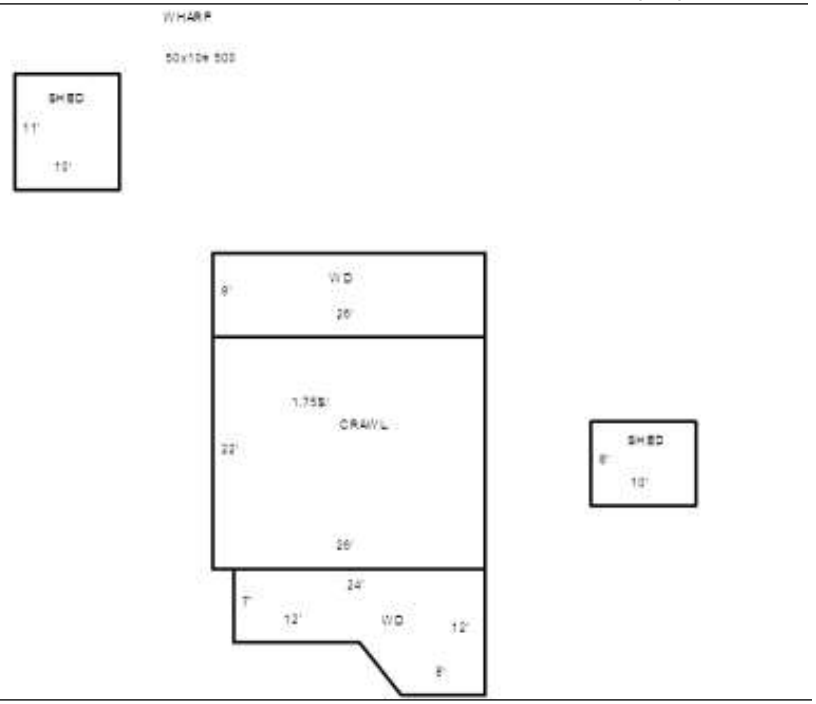
Phippsburg

Map Lot 017-021 | Account 1388 | Location 12 LOBSTERMANS WAY | Card 1 Of 1 | 05/01/2026

Building Style	**1 CONVENTIONAL**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 WOOD/SHAKE**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1970**		
Year Remodeled	**0**		
Foundation	**2 Concrete Block**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**5 Crawl Space**		
1.1/4 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**3 Wet Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
SECONDARY HEAT	**0**		
Heat Type	**100%**	**5 DIRECT VENT**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**3 OLD STYLE**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**2 Fair 100%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**572**		
Condition	**3 Below 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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**5 EXT VIEW**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 03/06/1998

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	208	2 100	2	0 %	100 %	
68 Wood Deck	0	218	2 100	1	0 %	100 %	
24 Frame Shed	0	80	3 100	4	0 %	100 %	
24 Frame Shed	0	110	2 100	3	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

Map Lot 017-022 | Account 1402 | Location 466 POPHAM ROAD | Card 1 Of 1 | 5/01/2026

PERCY, CYNTHIA W
609 CORDOVA RD
FT LAUDERDALE FL 33316-1427

B2022RP06310

Previous Owner
PERCY, LEILA JANE - TTEE
c/o MARITAL TRUST - T F PERCY u/a 1995 /a/r 2015
466 POPHAM RD
PHIPPSBURG ME 04562 9704
Sale Date: 09/01/2022

Previous Owner
PERCY, THOMAS F - TTEE
PERCY, CYNTHIA W - TTEE
c/o MARITAL TRUST - T F PERCY u/a 1995 /a/r 2015
PHIPPSBURG ME 04562 9704
Sale Date: 01/23/2020

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **1985**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **19 SHORELAND TIDAL**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **1 Paved**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **2014**

Conservation E **0**

Sale Data

Sale Date **09/01/2022**

Price

Sale Type
1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing
1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity
1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified
1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	270,900	84,900	0	355,800

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	25	1.00		100 %	0
22.BASELOT	30	1.00		100 %	0
23.ISLAND	46	1.00		100 %	0
Acres	37	5.00		100 %	7
24.OCEAN	38	0.00		100 %	7
25.RIVER/BAY	39	5.00		100 %	7
26.COVE				%	
27.WATER ACCESS					
28.POND STREAM					
29.BEACH FRONT					

Total Acreage 12.00

Influence Codes
1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER
Acres
30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

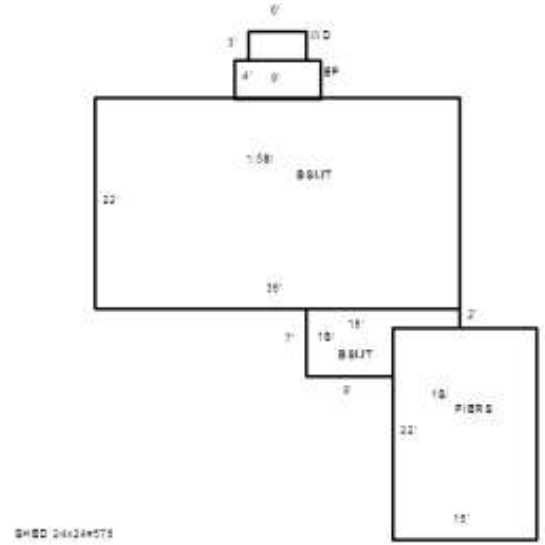
Phippsburg

Map Lot 017-022 | Account 1402 | Location 466 POPHAM ROAD | Card 1 Of 1 | 05/01/2026

Building Style	**1 CONVENTIONAL**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**4 One & 1/2 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 WOOD/SHAKE**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1850**		
Year Remodeled	**0**		
Foundation	**3 Brick &/or Stone**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**3 3/4 Basement**		
1.1/4 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**3 Wet Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
SECONDARY HEAT	**1**		
Heat Type	**100%**	**1 HW BB**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**2**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**4 Minimal**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**836**		
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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**1 INSPECT**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 07/17/2009

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
11 1	0	77	0 0	0	0 %	0 %	
1 ONE STORY	0	330	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	36	0 0	0	0 %	0 %	
68 Wood Deck	0	18	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.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot 017-023 | Account 1481 | Location 4 BIRKEN DRIVE | Card 1 Of 1 | 5/01/2026

PECAR, CHRISTOPHER J (JT)
PECAR, DOREEN M (JT)
6191 BAY MEADOWS DR
WINDSOR CO 80550

B3122P309

Previous Owner
SCHWARTZ, DAVID A (JT)
PRICE SCHWARTZ, JANE E (JT)

IDALIA CO 80735
Sale Date: 08/31/2009

Previous Owner
PIPERATO, JOSEPH L & PATRICIA M
20 BOWMAN LN

WESTBORO MA 01581 3117
Sale Date: 12/30/1899

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **11 RES USE**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **1 Paved**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **08/31/2009**

Price **199,000**

Sale Type **2 Land & Buildings**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **1 Conventional**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	90,200	107,700	0	197,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	21	0.77		100 %	0
22.BASELOT	46	1.00		100 %	0
23.ISLAND				%	
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 0.77

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

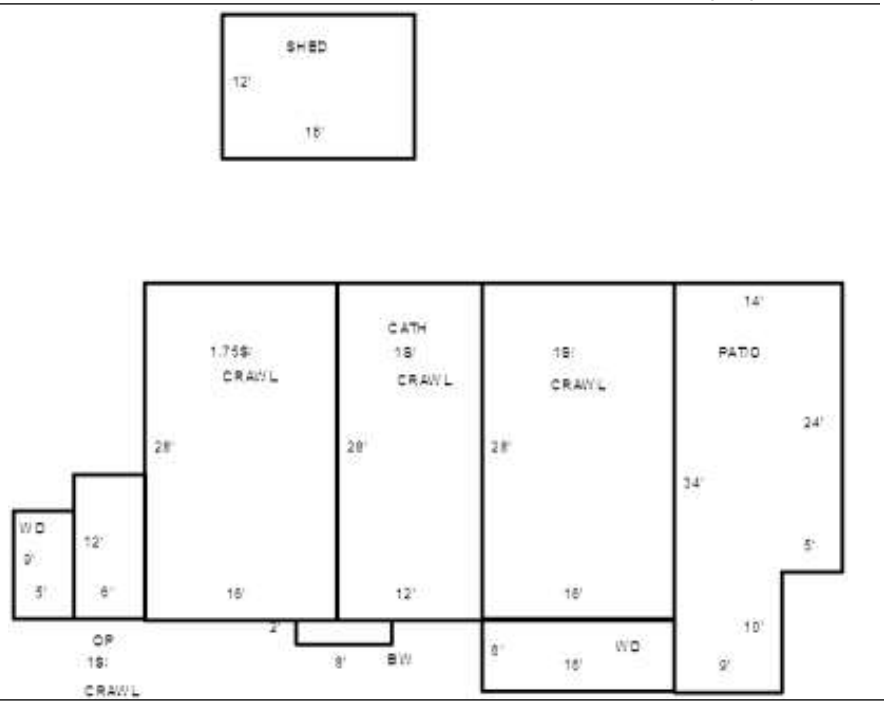
Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

Phippsburg

Map Lot 017-023 | Account 1481 | Location 4 BIRKEN DRIVE | Card 1 Of 1 | 05/01/2026

Building Style	**1 CONVENTIONAL**		SF Bsmt Living	**0**		Layout	**1 Typical**	
1.CONV	5.GAMB/GAR	9.OPEN STUI	Fin Bsmt Grade	**0 0**		1.Typical	4.	7.
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	SECONDARY HEAT	**0**		2.Inadeq	5.	8.
3.COL	7.CONTEM	11.INN	Heat Type	**100%**	**1 HW BB**	3.	6.	9.
4.CAPE/SALT	8.LOG WALL	12.CONDO	1.HWBB	5.DIRECT VEN	9.NONE	Attic	**9 None**	
Dwelling Units	**1**		2.RAD	6.ELECT		1.1/4 Fin	4.Full Fin	7.
Other Units	**0**		3.HEAT PUMP/	7.FORCED AIR		2.1/2 Fin	5.Flr/Stair	8.
Stories	**5 One & 3/4 Story**		4.SOLAR	8.GRAV/STOVE		3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type	**0%**	**9 None**	Insulation	**2 Heavy**	
2.2	5.1.75	8.	1.CENTRAL	4.	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.GEO	5.	8.	2.Heavy	5.PART	8.
Exterior Walls	**1 WOOD/SHAKE**		3.Pump	6.	9.None	3.Capped	6.	9.None
1.WOOD OR	5.LOG SIDIN	9.OTHER	Kitchen Style	**2 TYPICAL**		Unfinished %	**0%**	
2.VIN / ALUM	6.BRICK		1.GOOD	4.Obsolete	7.	Grade & Factor	**3 Average 100%**	
3.COMP	7.STONE		2.TYPICAL	5.	8.	1.E Grade	4.B Grade	7.AAA GRADI
4.ASB	8.CONC		3.OLD TYPE	6.	9.None	2.D Grade	5.A Grade	8.
Roof Surface	**1 Asphalt Shingles**		Bath(s) Style	**2 TYPICAL**		3.C Grade	6.AA GRADE	9.Same
1.Asphalt	4.Composit	7.MET RS	1.GOOD	4.Obsolete	7.	SQFT (Footprint)	**448**	
2.Slate	5.Wood	8.	2.TYPICAL	5.	8.	Condition	**4 Average**	
3.METl LC	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-	**0**		# Bedrooms	**3**		3.Avg-	6.Good	9.Same
OPEN-4-	**0**		# Full Baths	**2**		Phys. % Good	**0%**	
Year Built	**1988**		# Half Baths	**0**		Funct. % Good	**100%**	
Year Remodeled	**2004**		# Addn Fixtures	**0**		Functional Code	**9 None**	
Foundation	**1 Concrete**		# Fireplaces	**1**		1.INC	4.DAMAGE	7.OTHER
1.Concrete	4.Wood	7.				2.OVERIMP	5.SMALL	8.HOLD TANI
2.C.Block	5.Slab	8.				3.DEF MAINT	6.CDU	9.None
3.Br/Stone	6.Piers	9.				Econ. % Good	**100%**	
Basement	**5 Crawl Space**					Economic Code	**9 NONE**	
1.1/4 Bsmt	4.Full Bsmt	7.				1.LOCATION	4.WATER AC	7.
2.1/2 Bsmt	5.Crawl	8.				2.ENCROACH	5.OTHER	8.
3.3/4 Bsmt	6.	9.None				3.GEN ONLY	6.INCOMPLE	9.NONE
Bsmt Gar # Cars	**0**					Entrance Code	**5 EXT VIEW**	
Wet Basement	**9 No Basement**					1.INSPECT	4.VACANT	7.
1.Dry	4.	7.				2.REFUSED	5.EXT VIEW	8.
2.Damp	5.	8.				3.INFO ONLY	6.NOT HOME	9.
3.Wet	6.	9.				Information Code	**5 Estimate**	
						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.



Date Inspected 07/25/2009

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	336	0 0	0	0 %	0 %	
1 ONE STORY	2004	448	3 100	4	4 %	100 %	
1 ONE STORY	0	72	0 0	0	0 %	0 %	
25 Frame Bay	0	16	0 0	0	0 %	0 %	
68 Wood Deck	2004	96	3 100	4	0 %	100 %	
68 Wood Deck	2004	45	3 100	4	0 %	100 %	
62 Patio	2004	426	2 100	4	0 %	100 %	
21 Open Frame	0	72	0 0	0	0 %	0 %	
24 Frame Shed	2004	192	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
6.2 & 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

Map Lot 017-024 | Account 2170 | Location 18 BIRKEN DRIVE | Card 1 Of 1 | 5/01/2026

COHEN, JENNIFER R (JT)
BELLIPANNI, JASON (JT)
290 CLAY HILL RD
CAPE NEDDICK ME 03092

B2024RP02522

Previous Owner
COHEN, JENNIFER R (T/C)
BELLIPANNI, JASON (T/C)
290 CLAY HOLL FARM RD
CAPE NEDDICK ME 03902
Sale Date: 05/30/2024

Previous Owner
COHEN, JENNIFER
290 CLAY HILL RD

CAPE NEDDICK ME 03092
Sale Date: 09/08/2023

Previous Owner
COLGAN, KEVIN R (JT)
COLGAN, DEBORAH L (JT)
148 JEWETT RD
HOPKINTON NH 03229
Sale Date: 01/19/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **19 SHORELAND TIDAL**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **2 GRAVEL**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **01/19/2023**

Price **780,000**

Sale Type **2 Land & Buildings**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **6 Cash**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	219,500	250,400	0	469,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	25	0.72		95 %	6
22.BASELOT	30	0.56		100 %	0
23.ISLAND	46	1.00		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 1.28

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

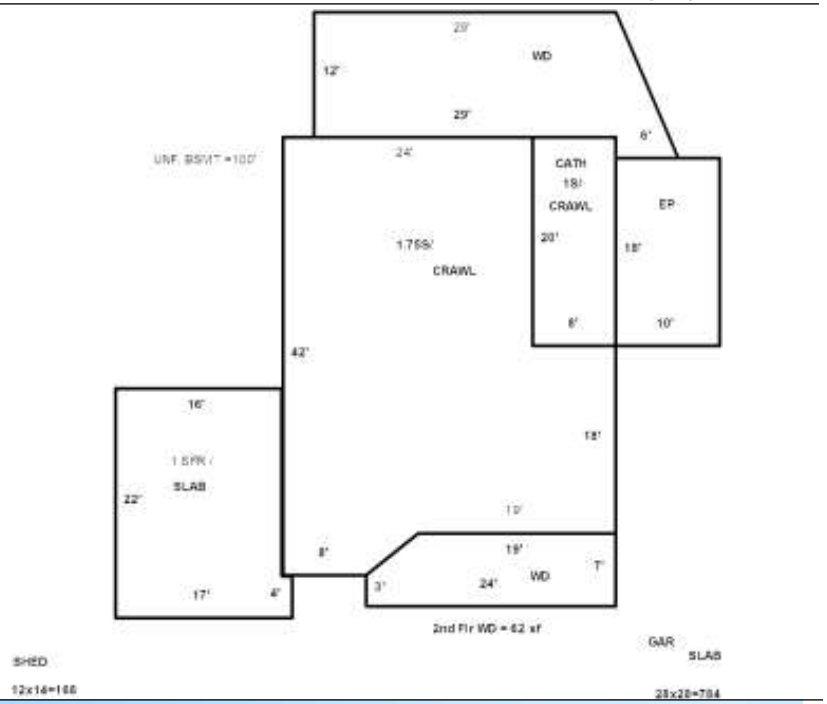
Phippsburg

Map Lot 017-024 | Account 2170 | Location 18 BIRKEN DRIVE | Card 1 Of 1 | 05/01/2026

Building Style	**1 CONVENTIONAL**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**5 One & 3/4 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**2 VINYL/ALUM**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1992**		
Year Remodeled	**2022**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**5 Crawl Space**		
1.1/4 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	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**		
SECONDARY HEAT	**1**		
Heat Type	**100%**	**1 HW BB**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**1 GOOD**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**1 GOOD**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**9**		
# Bedrooms	**3**		
# Full Baths	**3**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**2 Heavy**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**4 Good 100%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**1098**		
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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**5 EXT VIEW**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 04/29/2025

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	0	160	0 0	0	0 %	0 %	
22 Encl Frame Porch	0	180	0 0	0	0 %	0 %	
68 Wood Deck	0	390	0 0	0	0 %	0 %	
1 ONE STORY	0	356	0 0	0	0 %	0 %	
68 Wood Deck	0	158	0 0	0	0 %	0 %	
24 Frame Shed	0	168	3 100	4	0 %	100 %	
23 Frame Garage	1990	784	3 100	4	0 %	100 %	
27 Unfin Basement	0	100	0 0	0	0 %	0 %	
183 RAMP & FLOAT	2024	1	4 100	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

Map Lot 017-025 Account 930 Location 502 POPHAM ROAD Card 1 Of 1 5/01/2026

SCHMIDT, THERESA M (JT)
KARP, NATHANIEL DAVENPORT (JT)
138 BEACH 74TH ST, UNIT B
AVERENE NY 11692

B2021RP09275

Previous Owner
DUNAGAN, SARAH C - TTEE (f/k/a)
c/o C S SUMNER NON-GST FAMILY TRUST u/a 2007
44 PARKER HEAD RD
PHIPPSBURG ME 04562 4576
Sale Date: 10/25/2021

Previous Owner
DUNAGAN, JOHN CHARLES - TTEE
c/o RTA u/a 2007
13833 WELLINGTON TRACE E4-140
WELLINGTON FL 33414
Sale Date: 06/17/2013

Previous Owner
SUMNER, CHARLENE - TTEE
c/o RTA u/a 2007
328 SASCO HILL RD
FAIRFIELD CT 06824
Sale Date: 09/13/2010

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **19 SHORELAND TIDAL**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **1 Paved**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **10/25/2021**

Price **720,000**

Sale Type **2 Land & Buildings**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **1 Conventional**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	232,700	106,800	0	339,500

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	25	0.72		100 %	0
22.BASELOT	30	1.38		100 %	0
23.ISLAND	46	1.00		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 2.10

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

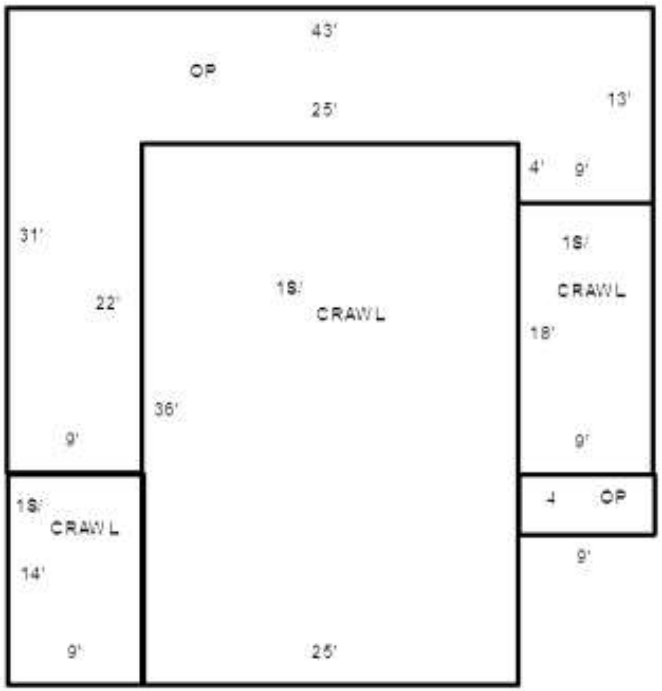
Phippsburg

Map Lot 017-025 | Account 930 | Location 502 POPHAM ROAD | Card 1 Of 1 | 05/01/2026

Building Style	**8 LOG WALL**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
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	**5 LOG SIDING**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1988**		
Year Remodeled	**2005**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**5 Crawl Space**		
1.1/4 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**9 No Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
SECONDARY HEAT	**0**		
Heat Type	**100%**	**9 NONE**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	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**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**900**		
Condition	**5 Above 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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**5 EXT VIEW**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 06/06/2007

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 ONE STORY	2005	162	3 100	4	0 %	100 %	
1 ONE STORY	2005	126	3 100	4	0 %	100 %	
21 Open Frame	2005	621	3 100	4	0 %	100 %	
21 Open Frame	2005	36	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
6.2 & 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

Map Lot 017-026 | Account 1385 | Location 506 POPHAM ROAD | Card 1 Of 1 | 5/01/2026

PACKARD, JOSEPH ARTHUR (JT)
PACKARD, SUSAN REILLY (JT)
506 POPHAM RD
PHIPPSBURG ME 04562

B2019RP04818

Previous Owner
PERCY, DAVID T, IV (JT)
PERCY, TRACY (JT)

CLEARWATER FL 33755
Sale Date: 08/07/2019

Previous Owner
PERCY, DAVID T, IV & TRACY (JT) et
PERCY, THOMAS F; CYNTHIA W (JT)

PHIPPSBURG ME 04562 9704
Sale Date: 11/04/1990

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Phippsburg

Property Data

Neighborhood **13 POPHAM**

Tree Growth Year **0**

Farm Land (Year) **0**

Open Space(Year) **0**

Zone/Land Use **11 RES USE**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below Rd 7.Steep
2.Rolling 5.Marsh/Bog 8.
3.Above Rd 6.Ledge 9.

Utilities **3 DRILLED WELL 1 SEPTIC SYSTEM**

1.SEPTIC 4.DUG 7.WAT CO
2.HOLD TK 5.PT 8.OTHER
3.DRILLED 6.SPRING 9.None

Street **1 Paved**

1.Paved 4.SUB 7.ISLAND
2.GRAVEL 5.R/W 8.
3.DIRT 6.WATER 9.None

Schedule Date Current Use **0**

Conservation E **0**

Sale Data

Sale Date **08/07/2019**

Price **496,000**

Sale Type **2 Land & Buildings**

1.Land 4.L & MH 7.Co-OP
2.L & B 5.MoHo 8.Split
3.Building 6.Condo 9.Merge

Financing **6 Cash**

1.Convention 4.Seller 7.Bond
2.FHA/VA/MSH 5.Private 8.OTHER
3.Assumed 6.Cash 9.Unknown

Validity **8 Changed**

1.Valid 4.Split/Merg 7.Exempt
2.Related 5.Benefi Int 8.Changed
3.Distress 6.Partial In 9.Other

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.CONFID

Assessment Record

Year	Land	Buildings	Exempt	Total
2025	182,600	276,600	15,000	444,200

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Delta Triangle				%	
12.Nabla Traingle				%	
13.Rear Land				%	
14.Miscellaneous				%	
15.Regular Lot				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Secondary Lot				%	
17.Excess Land				%	
18.				%	
19.Condominium				%	
20.MISCELLANEOUS				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.HOMESITE	21	1.00		200 %	2
22.BASELOT	30	1.32		100 %	0
23.ISLAND	46	1.00		100 %	0
Acres				%	
24.OCEAN				%	
25.RIVER/BAY				%	
26.COVE				%	
27.WATER ACCESS				%	
28.POND STREAM				%	
29.BEACH FRONT				%	

Total Acreage 2.32

Influence Codes

1.UNIMPROVED
2.WATER FR ACCES
3.TOPOGRAPHY
4.SIZE / SHAPE
5.ACCESS
6.DEED RESTRICTI
7.CURRENT USE
8.ECONOMIC DEPRE
9.OTHER

Acres

30.REAR 1 (1-10)
31.REAR 2 (11-20)
32.REAR 3 (21+)
33.HORTICULTURE
34.PASTURE
35.TILLABLE
36.RIGHT OF WAY
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.WASTE / MARSH
41.GRAVEL PIT
42.MOBILE HOME SI
43.CONDO SITE
44.2ND BLDG SITE
45.CAMP SITE
46.SITE IMPROVEME

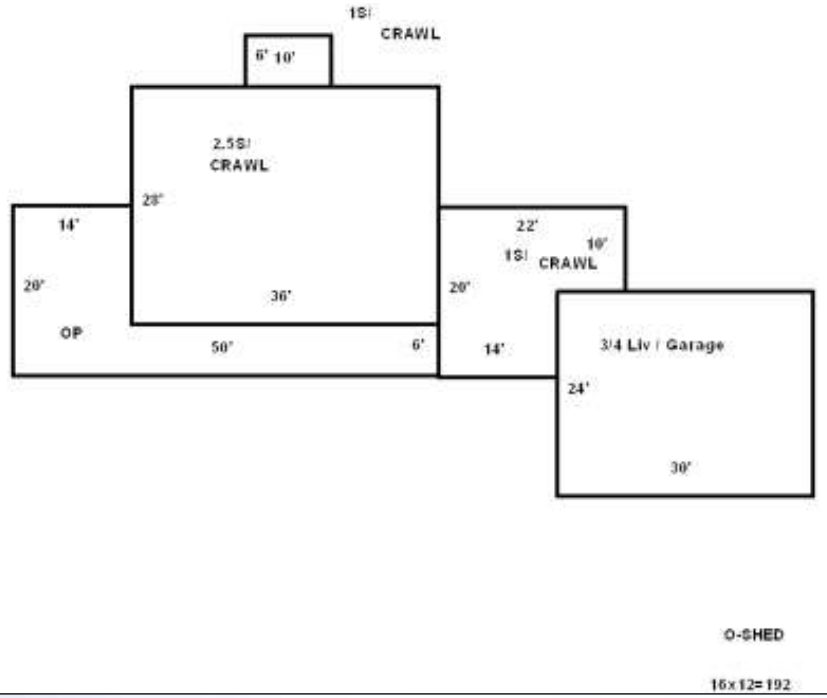
Phippsburg

Map Lot 017-026 | Account 1385 | Location 506 POPHAM ROAD | Card 1 Of 1 | 05/01/2026

Building Style	**1 CONVENTIONAL**		
1.CONV	5.GAMB/GAR	9.OPEN STUI	
2.RANCH/RR	6.SPLIT/TRI	10.DBL WIDE	
3.COL	7.CONTEM	11.INN	
4.CAPE/SALT	8.LOG WALL	12.CONDO	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**6 Two & 1/2 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 WOOD/SHAKE**		
1.WOOD OR	5.LOG SIDIN	9.OTHER	
2.VIN / ALUM	6.BRICK		
3.COMP	7.STONE		
4.ASB	8.CONC		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.MET RS	
2.Slate	5.Wood	8.	
3.METl LC	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1992**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**5 Crawl Space**		
1.1/4 Bsmt	4.Full Bsmt	7.	
2.1/2 Bsmt	5.Crawl	8.	
3.3/4 Bsmt	6.	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**		
SECONDARY HEAT	**0**		
Heat Type	**100%**	**1 HW BB**	
1.HWBB	5.DIRECT VEN	9.NONE	
2.RAD	6.ELECT		
3.HEAT PUMP/	7.FORCED AIR		
4.SOLAR	8.GRAV/STOVE		
Cool Type	**0%**	**9 None**	
1.CENTRAL	4.	7.	
2.GEO	5.	8.	
3.Pump	6.	9.None	
Kitchen Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.OLD TYPE	6.	9.None	
Bath(s) Style	**2 TYPICAL**		
1.GOOD	4.Obsolete	7.	
2.TYPICAL	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**9**		
# Bedrooms	**4**		
# Full Baths	**3**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Flr/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**2 Heavy**		
1.Full	4.Minimal	7.	
2.Heavy	5.PART	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 110%**		
1.E Grade	4.B Grade	7.AAA GRADI	
2.D Grade	5.A Grade	8.	
3.C Grade	6.AA GRADE	9.Same	
SQFT (Footprint)	**1008**		
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.INC	4.DAMAGE	7.OTHER	
2.OVERIMP	5.SMALL	8.HOLD TANI	
3.DEF MAINT	6.CDU	9.None	
Econ. % Good	**100%**		
Economic Code	**9 NONE**		
1.LOCATION	4.WATER AC	7.	
2.ENCROACH	5.OTHER	8.	
3.GEN ONLY	6.INCOMPLE	9.NONE	
Entrance Code	**0**		
1.INSPECT	4.VACANT	7.	
2.REFUSED	5.EXT VIEW	8.	
3.INFO ONLY	6.NOT HOME	9.	
Information Code			
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
1 ONE STORY	0	360	0 0	0	0 %	0 %	
1 ONE STORY	0	60	0 0	0	0 %	0 %	
92 3/4S AD/GAR	0	720	0 0	0	0 %	0 %	
21 Open Frame	0	496	0 0	0	0 %	0 %	
24 Frame Shed	0	192	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
6.2 & 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