

Machias

Valuation Report

10/20/2024

Name: PEABODY, BEN (80%)

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PEABODY, WADE (20%)

Map/Lot:

001-001

Account: 1201 Card: 1 of 1

Location:

363 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Rolling
Utilities None
Street Paved

Sale Data
Sale Date 01/05/2006
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 1 11
1ST 0 2ND 0
Exemption(s) Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include Acres-Homesite (Fract) and Acres-Rear Land 1 <= 50 Acs.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit/Type, Material/Condition, Replacement Cost, Value. Rows include Other, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include 1986, 0 Typical, Typical, Average, Typical, 30,667.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, 1986, 77, D 100, 2.890, Avq., 78%, 100%, 100%, 2,254.

Acpt Land 37,900 Accepted Bldg 25,200 Total 63,100

Machias  
 Name: FOURNIER, RICHARD M  
 FOURNIER, MARGARET C

**Valuation Report**

10/20/2024

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Account: 584 Card: 1 of 1

Map/Lot: 001-002  
 Location: 358 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities Septic SystemDrilled Well  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 10 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
125 X 240	\$/FF -Shorefrontage	455.00	65,344	100%		65,344	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 0.69						Land Total	73,924

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	480 Sqft	Grade C 100	Base	116,353
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,447
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Good	Typical	118,800
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						89,100

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1900	626	C 100	51,301	Good	75%	100%	100%	38,476
One Story Frame	1900	84	C 100	6,884	Good	75%	100%	100%	5,163
Encl Frame Porch	1900	98	C 100	6,206	Good	75%	100%	100%	4,654
Wood Deck	2007	222	B 100	4,435	Ava.	90%	100%	100%	3,992
Frame Garage	2007	320	B 100	12,883	Ava.	90%	100%	100%	11,595
Outbuilding Total									63,880

<b>Acpt Land</b>	73,900	<b>Accepted Bldg</b>	153,000	<b>Total</b>	226,900
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Machias  
 Name: HIGGINS, DEENA C

**Valuation Report**

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Map/Lot: 001-004&005  
 Location: 346 W KENNEBEC RD

Account: 785 Card: 1 of 1

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Septic SystemDrilled Well  
 Street Paved

**Sale Data**  
 Sale Date 10/23/2023  
 Sale Price 132,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 10 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
254 X 164	\$/FF -Shorefrontage	455.00	109,761	100%		109,761	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 0.96						Land Total	118,341

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	2017	120	C 90	8,851	Avg.	95%	100%	100%	8,408
Wood Deck	2017	40	C 100	814	Avg.	95%	100%	100%	773
Frame Shed	2017	135	C 90	4,722	Avg.	95%	100%	100%	4,486
Outbuilding Total									13,667

**Acpt Land** 118,300 **Accepted Bldg** 13,700 **Total** 132,000

Machias  
 Name: SENNETT & SENNETT INC

**Valuation Report**

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Map/Lot:

001-006

Account: 823 Card: 1 of 1

Location:

0 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural  
 Tree Growth 1995  
 Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved  
 TG PLAN YEAR.... 2016

Reference 1  
 Reference 2 TREE GROWTH  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
6.00	Acres-Rear Land 1 <= 50 Acs	650.00	4,290	100%		4,290	
2.00	Acres-Class II Roads	3,250.00	7,150	100%		7,150	
63.00	Acres-Wasteland	65.00	4,505	100%		4,505	
114.00	Acres-Softwood TG	136.00	15,504	100%		15,504	
45.00	Acres-Mixed Wood TG	165.00	7,425	100%		7,425	
19.00	Acres-Hardwood TG	129.00	2,451	100%		2,451	
25.00	Acres-Blueberries	2,340.00	64,350	100%		64,350	
Total Acres 274.00					Land Total	105,675	
<b>Acpt Land</b>		105,700	<b>Accepted Bldg</b>		0	<b>Total</b>	105,700

Machias

**Valuation Report**

10/20/2024

Name: SINGER, CHRISTOPHER

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SINGER, KATHLEEN

Map/Lot:

001-007

Account: 870 Card: 1 of 1

Location:

W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
Topography Sloping  
Utilities NoneNone  
Street Paved

Sale Data	
Sale Date	04/20/2022
Sale Price	46,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	455.00	100,100	45%	Topoqraphv	45,045
090 X 220	\$/FF -Shorefrontage	455.00	45,045	70%	Excess Frt	0
090 X 220	\$/FF -Shorefrontage	65.00	4,505	45%	Topoqraphv	14,189
0.59	Acres-Rear Land 1 <= 50 Acs	650.00	422	100%		422
Total Acres 2.05			Land Total			59,656

<b>Acpt Land</b>	59,700	<b>Accepted Bldg</b>	0	<b>Total</b>	59,700
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Machias  
 Name: ADMIRAL, CHRISTIANA ROSE

**Valuation Report**

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Map/Lot: 001-008

Account: 868 Card: 1 of 1

Location: 0 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Low  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 12/04/2021  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
9.00	Acres-Rear Land 1 <= 50 Acs	650.00	6,435	50%	Topography	3,218
Total Acres 10.00					Land Total	16,088

**Acpt Land** 16,100 **Accepted Bldg** 0 **Total** 16,100

**Valuation Report**

Account: 384 Card: 1 of 1

Location: 4 STEEPLE BUSH LN

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 12/04/2021  
 Sale Price 350,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	23,400.00	18,201	100%		18,201
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.50						Land Total 26,781

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	510 Sqft	Grade C 107	Base	128,433
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,999
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,789
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	0	Modern	Modern	Good	Typical	131,223
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						
<b>Economic Obsolescence</b>						98,417
None						

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1925	112	C 107	14,535	Good	75%	100%	100%	10,901
One Story Frame	2002	370	C 107	32,445	Good	75%	100%	100%	24,334
Unfin Basement	2000	112	C 107	10,424	Good	75%	100%	100%	7,818
Open Frame Porch	2002	52	C 107	2,289	Good	75%	100%	100%	1,717
Encl Frame Porch	2002	52	C 107	4,691	Good	75%	100%	100%	3,518
Res. Greenhouse	2002	64	C 100	7,052	Avq.	87%	100%	100%	6,135
Outbuilding Total									54,423

**Acpt Land**

26,800

**Accepted Bldg**

152,800

**Total**

179,600

Name: PATRYN, JACOB S

FOGG, MORGAN-LEA

Map/Lot:

001-010

Account: 934 Card: 1 of 1

Location: 70 BLUEBERRY MOUNTAIN DR

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Rolling
Utilities Septic System
Street Right-Of-Way

Sale Data
Sale Date 11/26/2018
Sale Price 149,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 REMEASURE
Tran/Land/Bldg 1 1 1
1ST 0 2ND 0
Exemption(s) 20 0 0 Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 1.00 Acres-Homesite (Fract), 6.00 Acres-Rear Land 1 <= 50 Acs, 2.00 # -Lot Improvements, and Total Acres 7.00.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Total Value. Rows include Contemporary, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2006, Functional Obsolescence, Economic Obsolescence, and Outbuildings/Additions/Improvements.

Acpt Land 38,600 Accepted Bldg 216,600 Total 255,200



Machias

**Valuation Report**

10/20/2024

Name: ROBERTS, ISIAIAH

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ROBERTS, AUSTIN

Map/Lot:

001-010-A

Account: 1136 Card: 1 of 1

Location: 0

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Rolling  
Utilities NoneNone  
Street None

**Sale Data**  
Sale Date 12/09/2017  
Sale Price 0  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
2.00	Acres-Blueberries	2,340.00	5,148	100%		5,148
4.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,860	100%		2,860
Total Acres 7.00					Land Total	20,878

<b>Acpt Land</b>	20,900	<b>Accepted Bldg</b>	0	<b>Total</b>	20,900
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Machias

**Valuation Report**

10/20/2024

Name: ROBERTS, ISAIAH

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ROBERTS, AUSTIN

Map/Lot:

001-011

Account: 1234 Card: 1 of 1

Location:

0 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Rolling  
Utilities NoneNone  
Street None

Sale Data	
Sale Date	12/09/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
11.00	Acres-Rear Land 1 <= 50 Acs	650.00	7,865	100%		7,865
Total Acres 12.00					Land Total	20,735

<b>Acpt Land</b>	20,700	<b>Accepted Bldg</b>	0	<b>Total</b>	20,700
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Machias  
 Name: CHOPELAS, KARL S  
 CHEVESTE, JESSICA

**Valuation Report**

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Map/Lot: 001-012

Account: 341 Card: 1 of 1

Location: 317 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 10/13/2022  
 Sale Price 137,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 1 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
3.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,145	100%		2,145
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 4.00			Land Total			36,465

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 107	Base	137,841
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,491
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1978	0	Modern	Modern	Good	Typical	141,332				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>				
None		None		86%	100% 100%	121,546				
<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Frame Shed	2005	512	B 100	20,052	Avq.	89%	100%	100%		17,846
<b>Outbuilding Total</b>										<b>17,846</b>

**Acpt Land** 36,500 **Accepted Bldg** 139,400 **Total** 175,900

Machias  
 Name: THOMAS, MEGAN

**Valuation Report**

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Map/Lot:

001-013

Account: 69 Card: 1 of 1

Location:

0 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Septic SystemNone  
 Street Right-Of-Way

**Sale Data**  
 Sale Date 06/16/2004  
 Sale Price 47,000  
 Sale Type Land Only  
 Financing  
 Verified  
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
195 X 187	\$/FF -Shorefrontage	455.00	89,980	100%		89,980	
2.16	Acres-Rear Land 1 <= 50 Acs	650.00	1,544	100%		1,544	
1.00	# -Lot Improvements	3,900.00	4,290	50%	Unimproved	2,145	
Total Acres 3.00						Land Total	93,669

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
Frame Shed	2007	160	A 100	8,984	V.G.	93%	100%	100%		8,355
<b>Outbuilding Total</b>										<b>8,355</b>

**Acpt Land** 93,700 **Accepted Bldg** 8,400 **Total** 102,100

Machias  
 Name: TARVES, PHILLIP M

**Valuation Report**

10/20/2024

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Map/Lot: 001-015

Account: 529 Card: 1 of 1

Location: 318 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 02/04/2021  
 Sale Price 66,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 BUILDINGS? NEW HOUSE /21  
 Tran/Land/Bldg 8 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Shorefrontage	455.00	100,100	100%		100,100	
174 X 220	\$/FF -Shorefrontage	455.00	87,087	70%	Excess Frt	60,961	
1.26	Acres-Rear Land 1 <= 50 Acs	650.00	901	100%		901	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 3.15						Land Total	170,542

Outbuildings/Additions/Improvements							Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld
Frame Shed	2021			----	SOUND	VALUE	----	4,000
Camper Trailer	0			----	SOUND	VALUE	----	10,000
<b>Outbuilding Total</b>							<b>14,000</b>	
<b>Acpt Land</b>		170,500	<b>Accepted Bldg</b>			14,000	<b>Total</b>	184,500

Machias  
 Name: MCCABE, BRIDGET C

**Valuation Report**

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Map/Lot: 001-016

Account: 300 Card: 1 of 1

Location: 306 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 10 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	455.00	100,100	100%		100,100
206 X 220	\$/FF -Shorefrontage	455.00	103,103	70%	Excess Frt	72,172
4.03	Acres-Rear Land 1 <= 50 Acs	650.00	2,881	100%		2,881
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 6.08						Land Total 183,733

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,120 Sqft	Grade C 110	Base	157,571
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,188
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Modern	Modern	Good	Typical	161,759
<b>Functional Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		90%	100%	100%
						<b>Value(Rcnld)</b>
						145,583

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1997	308	C 110	5,465	Good	90%	100%	100%		4,919
Outbuilding Total										4,919

**Acpt Land**

183,700

**Accepted Bldg**

150,500

**Total**

334,200

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 12/12/2017  
Sale Price 119,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740	
6.00	Acres-Rear Land 1 <= 50 Acs	650.00	4,290	100%		4,290	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 7.00						Land Total	38,610

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,592 Sqft	Grade D 115	Base	175,205
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-24,832
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,666
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,221
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1990	0	Old Type	Modern	Above Average	Typical	150,928	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		85%	96%	100%	123,157

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1990	225	D 115	25,735	Avq+	85%	100%	100%	21,875
Barn - GBA	1990	900	D 100	22,458	Avq-	74%	100%	100%	16,619
Wood Deck	1990	144	B 100	2,960	Avq.	80%	100%	100%	2,368
Outbuilding Total									40,862

**Acpt Land** 38,600 **Accepted Bldg** 164,000 **Total** 202,600

Machias  
 Name: DAIGNEAULT, WILFRED R  
 DAIGNEAULT, PRISCILLA

**Valuation Report**

10/20/2024

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Account: 582 Card: 1 of 1

Map/Lot: 001-018  
 Location: 302 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 2 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.46	Acres-Homesite (Fract)	23,400.00	17,458	100%		17,458	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 0.46						Land Total	26,038

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 100	Base	128,823
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Typical	Typical	Above Average	Typical	128,823
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	96%	100%	96,463	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1971	528	C 100	17,424	Avq.	70%	100%	100%	12,197
Frame Shed	1989	480	C 100	15,486	Avq.	80%	100%	100%	12,389
Frame Shed	2019								4,500
----- S O U N D V A L U E -----									
Outbuilding Total									29,086

**Acpt Land** 26,000 **Accepted Bldg** 125,500 **Total** 151,500



Machias  
 Name: HORVATH, ANTOINETTE  
 HORVATH, RICHARD S

**Valuation Report**

10/20/2024

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Account: 1132 Card: 1 of 1

Map/Lot: 001-019  
 Location: 293 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Right-Of-Way

**Sale Data**  
 Sale Date 08/20/2015  
 Sale Price 139,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
3.10	Acres-Rear Land 1 <= 50 Acs	650.00	2,217	100%		2,216
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 4.10						Land Total 36,536

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	848 Sqft	Grade B 100	Base	214,373
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,033
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,460
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,696	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Modern	Modern	Good	Typical	226,866
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		88%	100%	100%
						<b>Value(Rcnd)</b>
						199,642

**Acpt Land** 36,500 **Accepted Bldg** 199,600 **Total** 236,100

Machias  
 Name: MORSE, CATHERINE M

**Valuation Report**

10/20/2024

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Map/Lot:

001-019-A

Account: 995 Card: 1 of 1

Location:

301 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 1.00						Land Total	34,320

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,440 Sqft	Grade C 107	Base	184,139
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,578
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,237
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,789
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,440	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1972	0	Modern	Modern	Very Good	Typical	197,743	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		87%	100%	100%	172,036

**Acpt Land** 34,300 **Accepted Bldg** 172,000 **Total** 206,300

Machias  
 Name: WILKINSON, DAVID  
 WILKINSON, KELLY

**Valuation Report**

10/20/2024

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Account: 497 Card: 1 of 1

Map/Lot:  
 Location:

001-01A-001  
 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Reference 1  
 Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
210 X 165	\$/FF -Shorefrontage	455.00	91,024	100%		91,024
0.40	Acres-Rear Land 1 <= 50 Acs	650.00	286	100%		286
Total Acres 1.20					Land Total	91,310

**Acpt Land** 91,300 **Accepted Bldg** 0 **Total** 91,300

Machias

Valuation Report

10/20/2024

Name: GREENFIELD, ANNE D

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JACOBELLIS, JAMES B SE

Map/Lot:

001-01A-002

Account: 528 Card: 1 of 1

Location: 376 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential
Topography Sloping
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/08/2021
Sale Price 325,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 10 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 200 X 220, 130 X 220, 1.83 Acres-Rear Land, 2.00 # -Lot Improvements, and Land Total 155,534.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Dwelling Description, Dwelling Description, Replacement Cost New, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include 1828, 0 Old Type, Typical, Good, Typical, 132,698.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, 1930, 150, C 100, 5,692, V.G., 80%, 100%, 100%, 4,554.

Acpt Land 155,500 Accepted Bldg 98,100 Total 253,600

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
Topography Level  
Utilities Drilled WellSeptic System  
Street Gravel

**Sale Data**  
Sale Date 11/18/2021  
Sale Price 260,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 10 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 198	\$/FF -Shorefrontage	455.00	94,963	100%		94,963
065 X 198	\$/FF -Shorefrontage	455.00	30,863	70%	Excess Frt	21,604
135 X 197	\$/FF -Shorefrontage	455.00	63,938	70%	Excess Frt	0
135 X 197	\$/FF -Shorefrontage	3,900.00	8,580	25%	Restrictio	11,189
085 X 197	\$/FF -Shorefrontage	455.00	40,257	50%	Excess Frt	0
085 X 197	\$/FF -Shorefrontage	129.00	2,451	25%	Restrictio	5,032
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 2.20					Land Total	141,368

**Dwelling Description**

**Replacement Cost New**

Contemporary	One Story	1,830 Sqft	Grade B 95	Base	252,212
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,209
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,374
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,972
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Modern	Modern	Average	Typical	274,767
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		80%	100%	100%
						219,814

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1997	240	B 95	33,738	Avq.	80%	100%	100%	26,990
Unfin Basement	1997	240	B 95	15,727	Avq.	80%	100%	100%	12,582
One Story Frame	1997	66	B 95	6,269	Avq.	80%	100%	100%	5,015
Unfin Basement	1997	66	B 95	12,139	Avq.	80%	100%	100%	9,711
Wood Deck	1994	360	B 95	6,692	Avq.	80%	100%	100%	5,354
Frame Garaqe	1994	676	B 95	25,855	Avq.	80%	100%	100%	20,684
Outbuilding Total									80,336

**Acpt Land**

141,400

**Accepted Bldg**

300,200

**Total**

441,600

Machias  
 Name: KELLEHER, MICHAEL J  
 KELLEHER, CHRISTINA L

**Valuation Report**

10/20/2024

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Account: 346 Card: 1 of 1

Map/Lot:  
 Location:

001-01A-005  
 0 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities NoneNone  
 Street Gravel

**Sale Data**  
 Sale Date 10/29/2004  
 Sale Price 97,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	455.00	100,100	100%		100,100
065 X 220	\$/FF -Shorefrontage	455.00	32,533	70%	Excess Frt	22,773
0.66	Acres-Rear Land 1 <= 50 Acs	650.00	472	100%		472
Total Acres 2.00					Land Total	123,345

**Acpt Land** 123,300 **Accepted Bldg** 0 **Total** 123,300

Machias

Valuation Report

10/20/2024

Name: RAIFORD, MARK S

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RUNQUIST, SONYA S

Map/Lot:

001-01A-006

Account: 778 Card: 1 of 1

Location:

21 OCEAN VIEW

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 11/17/2020
Sale Price 398,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 10 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 200 X 220, 015 X 220, 0.61, 2.00, and Land Total.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1994, 0, Modern, Modern, Very Good, Typical, 257,908.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Wood Deck, 2S Frame Shed, and Outbuilding Total.

Acpt Land 114,400 Accepted Bldg 246,400 Total 360,800

Machias  
Name: FALLON ET AL, JEANNE

**Valuation Report**

10/20/2024

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Account: 931 Card: 1 of 1

Map/Lot:  
Location:

001-01A-007  
W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities NoneNone  
Street Gravel

Reference 1  
Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Homesite (Fract)	23,400.00	35,480	100%		35,480
Total Acres 1.90				Land Total		35,480
<b>Accpt Land</b>		35,500	<b>Accepted Bldg</b>	0	<b>Total</b>	35,500



Machias

**Valuation Report**

10/20/2024

Name: RAIFORD, MARK S

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RUNQUIST, SONYA S

Map/Lot:

001-01A-008

Account: 250 Card: 1 of 1

Location:

W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
Topography Level  
Utilities NoneNone  
Street Gravel

**Sale Data**  
Sale Date 04/13/2021  
Sale Price 46,900  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 10 11

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
160 X 220	\$/FF -Shorefrontage	455.00	80,080	100%		80,080
3.09	Acres-Rear Land 1 <= 50 Acs	650.00	2,209	100%		2,209
Total Acres 3.90					Land Total	82,289

**Acpt Land** 82,300 **Accepted Bldg** 0 **Total** 82,300

Machias

**Valuation Report**

10/20/2024

Name: RAIFORD, MARK S

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RUNQUIST, SONYA S

Map/Lot:

001-01A-009

Account: 242 Card: 1 of 1

Location:

0 OCEAN VIEW

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities NoneNone  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
185 X 220	\$/FF -Shorefrontage	455.00	92,593	100%		92,593
0.07	Acres-Rear Land 1 <= 50 Acs	650.00	50	100%		50
Total Acres 1.00					Land Total	92,643

<b>Acpt Land</b>	92,600	<b>Accepted Bldg</b>	0	<b>Total</b>	92,600
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Machias

**Valuation Report**

10/20/2024

Name: MORSE, LESTER

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MORSE, HEIRS OF FAIRFIELD AND OLIZA

Map/Lot:

001-01A-011

Account: 970 Card: 1 of 1

Location:

MARSTON POINT

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-MarineAccess  
 Topography Level  
 Utilities NoneNone  
 Street Right-Of-Way

Reference 1

Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
250 X 064	\$/FF -Shorefrontage	455.00	67,487	100%		67,487
Total Acres 0.37				Land Total		67,487

<b>Accpt Land</b>	67,500	<b>Accepted Bldg</b>	0	<b>Total</b>	67,500
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Machias

**Valuation Report**

10/20/2024

Name: YOUNG, LINDA SUE

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YOUNG, RANDOLPH E

Map/Lot:

001-020&021

Account: 1107 Card: 1 of 1

Location:

W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use	None
Topography	Level
Utilities	NoneNone
Street	Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.59	Acres-Baselot (Fract)	11,700.00	9,886	100%		9,886
Total Acres 0.59				Land Total		9,886

<b>Acpt Land</b>	9,900	<b>Accepted Bldg</b>	0	<b>Total</b>	9,900
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Machias  
 Name: HOOPER, WAYNE K  
 HOOPER, JANE E

**Valuation Report**

10/20/2024

Page 29

Map/Lot: 001-022

Account: 486 Card: 1 of 1

Location: 271 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.50	Acres-Rear Land 1 <= 50 Acs	650.00	1,073	100%		1,073
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 2.50						Land Total 35,393

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	912 Sqft	Grade C 100	Base	124,496
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Crawl Space	Basement	-7,696
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-472
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	912	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1979	0	Typical	Typical	Average	Typical	116,328	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		74%	96%	100%	82,639

**Acpt Land** 35,400 **Accepted Bldg** 82,600 **Total** 118,000

Machias  
 Name: HOOPER, WAYNE

**Valuation Report**

10/20/2024

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Map/Lot:

001-022-A

Account: 386 Card: 1 of 1

Location:

283 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.00	Acres-Rear Land 1 <= 50 Acs	650.00	715	100%		715
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 2.00						35,035
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1978	12X65	C 100	42,968	Avg.	40%	100%	100%	17,187
Frame Garage	1982	720	D 100	19,483	Avg.	76%	100%	100%	14,807
<b>Outbuilding Total</b>									<b>31,994</b>

<b>Acpt Land</b>	35,000	<b>Accepted Bldg</b>	32,000	<b>Total</b>	67,000
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Machias  
 Name: SPRAGUE, JOLINE M (L/E)  
 HOOPER, WAYNE K

**Valuation Report**

10/20/2024

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Account: 871 Card: 1 of 1

Map/Lot: 001-022-B  
 Location: 273 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 03/27/2014  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2 PER DEED MBHM NOT INCLUDED IN  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
0.15	Acres-Rear Land 1 <= 50 Acs	650.00	107	100%		107
Total Acres 1.15						Land Total 34,427

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
14Mobile Home	1981	14X70	C 100	53,186	Avq-	35%	100%	100%		18,615
<b>Outbuilding Total</b>										<b>18,615</b>

**Acpt Land** 34,400 **Accepted Bldg** 18,600 **Total** 53,000

Machias  
 Name: GADDIS, JOHN F  
 GADDIS, JOHN W

**Valuation Report**

10/20/2024

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Account: 222 Card: 1 of 1

Map/Lot: 001-023  
 Location: W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Right-Of-Way

Sale Data	
Sale Date	12/11/2018
Sale Price	100,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Related Parties

Reference 1  
 Reference 2 FARMLAND CLASSIFICATION  
 Tran/Land/Bldg 0 4 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
6.50	Acres-Blueberries	2,340.00	16,731	100%		16,731	
37.50	Acres-Mixed Wood F&O	165.00	6,188	100%		6,188	
Total Acres 44.00					Land Total	22,919	
<b>Acpt Land</b>		22,900	<b>Accepted Bldg</b>		0	<b>Total</b>	22,900



Machias  
 Name: ROBERTS, AUSTIN

**Valuation Report**

10/20/2024

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Map/Lot:

001-023-A

Account: 97 Card: 1 of 1

Location:

0 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 02/16/2016  
 Sale Price 15,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
9.35	Acres-Rear Land 1 <= 50 Acs	650.00	6,685	100%		6,685
Total Acres 10.35					Land Total	19,555

**Acpt Land** 19,600 **Accepted Bldg** 0 **Total** 19,600

Machias

**Valuation Report**

10/20/2024

Name: ARMSTRONG, LARRY S

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ARMSTRONG, ANNETTE E

Map/Lot:

001-024

Account: 1264 Card: 1 of 1

Location:

W KENNEBEC RD

Neighborhood 1 Kennebec - Rural  
 Tree Growth 1998  
 Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities  
 Street Paved  
 TG PLAN YEAR.... 2008

Reference 1  
 Reference 2 TREE GROWTH  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
26.00	Acres-Hardwood TG	129.00	3,354	100%		3,354	
Total Acres 26.00				Land Total		3,354	
<b>Acpt Land</b>		3,400	<b>Accepted Bldg</b>		0	<b>Total</b>	
						3,400	

Machias  
 Name: CANNY, PAUL F  
 KAPLAN, JOANN S

**Valuation Report**

10/20/2024

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Account: 700 Card: 1 of 1

Map/Lot: 001-025  
 Location: 240 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 12/09/2022  
 Sale Price 395,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 10 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Shorefrontage	455.00	100,100	100%		0	
200 X 220	\$/FF -Shorefrontage	650.00	6,685	55%	Topography	55,055	
215 X 200	\$/FF -Shorefrontage	455.00	102,600	70%	Excess Frt	0	
215 X 200	\$/FF -Shorefrontage	3,900.00	8,580	55%	Topography	39,501	
6.70	Acres-Rear Land 1 <= 50 Acs	650.00	4,791	100%		4,791	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 8.70						Land Total	107,927

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	900 Sqft	Grade C 105	Base	184,011
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,511
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,621
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,832
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Below Average	Typical	205,480
<b>Functional Obsolescence</b>						<b>Value(Rcnd)</b>
None		None		82%	100%	168,494

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Unfin Basement	2006	624	C 105	19,794	Avq-	82%	100%	100%	16,231
One Story Frame	2006	624	C 105	53,694	Avq-	82%	100%	100%	44,029
Unfinished Attic	2006	624	C 105	7,127	Avq-	82%	100%	100%	5,844
Wood Deck	2006	300	C 100	4,844	Avq-	82%	100%	100%	3,972
Outbuilding Total									70,076

**Acpt Land** 107,900 **Accepted Bldg** 238,600 **Total** 346,500

Machias  
 Name: ROBERTS, AUSTIN  
 GAINES, BRYAN SHAW

**Valuation Report**

10/20/2024

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Account: 572 Card: 1 of 1

Map/Lot: 001-025-A  
 Location: 99 SKUNK DEN LN

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 02/05/2014  
 Sale Price 32,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 CAMP U/C JUST PLATFORM  
 Tran/Land/Bldg 4 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
46.60	Acres-Rear Land 1 <= 50 Acs	650.00	33,319	100%		33,319
0.00	Acres-Blueberries	455.00	102,600	100%		0
3.00	Acres-Class II Roads	3,250.00	10,725	100%		10,725
Total Acres 50.60						Land Total 56,914

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	2018	1280	C 100	20,034	Avq.	95%	100%	100%	19,032	
<b>Outbuilding Total</b>									<b>19,032</b>	
<b>Accpt Land</b>		56,900		<b>Accepted Bldg</b>		19,000		<b>Total</b>		75,900

Machias

**Valuation Report**

10/20/2024

Name: FLANAGAN, JANE R

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FLANAGAN, JAMES G IV

Map/Lot:

001-025-B

Account: 1051 Card: 1 of 1

Location:

W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
Topography Rolling  
Utilities NoneNone  
Street Street Surface

**Sale Data**  
Sale Date 04/07/2015  
Sale Price 39,000  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 220	\$/FF -Shorefrontage	455.00	50,050	100%		50,050
0.94	Acres-Rear Land 1 <= 50 Acs	650.00	672	100%		672
Total Acres 1.45					Land Total	50,722

<b>Acpt Land</b>	50,700	<b>Accepted Bldg</b>	0	<b>Total</b>	50,700
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Machias  
 Name: ROBERTS, AUSTIN K

**Valuation Report**

10/20/2024

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Map/Lot:

001-026

Account: 458 Card: 1 of 1

Location:

247 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Sale Data	
Sale Date	02/04/2015
Sale Price	49,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2 CAMPER

Tran/Land/Bldg 4 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870	
41.00	Acres-Rear Land 1 <= 50 Acs	650.00	29,315	100%		29,315	
Total Acres 42.00					Land Total	42,185	
<b>Acpt Land</b>		42,200	<b>Accepted Bldg</b>		0	<b>Total</b>	42,200

Machias  
Name: SORRENTI, MARY K

**Valuation Report**

10/20/2024

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Map/Lot:

001-026-A

Account: 360 Card: 1 of 1

Location:

258 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 10 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Shorefrontage	455.00	100,100	100%		100,100	
120 X 220	\$/FF -Shorefrontage	455.00	60,060	70%	Excess Frt	42,042	
5.38	Acres-Rear Land 1 <= 50 Acs	650.00	3,847	100%		3,847	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 7.00						Land Total	154,569

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	598 Sqft	Grade D 100	Base	78,876
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-421
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,238
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-394
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Obsolete	Obsolete	Below Average	Typical	75,823	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	86%	100%	26,083

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
One Story Frame	1900	119	D 100	7,997	Avq-	40%	100%	100%	3,199
One Story Frame	1900	281	D 100	18,883	Avq-	40%	100%	100%	7,553
Barn - GBA	1900	576	D 100	16,661	Avq-	40%	100%	100%	6,664
Outbuilding Total									17,416

**Acpt Land**

154,600

**Accepted Bldg**

43,500

**Total**

198,100

Machias

**Valuation Report**

10/20/2024

Name: FLANAGAN, JANE R IV

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FLANAGAN, JAMES G IV

Map/Lot:

001-026-B

Account: 1081 Card: 1 of 1

Location: 248 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities NoneNone  
Street Paved

Sale Data	
Sale Date	04/07/2015
Sale Price	39,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 3 99

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	23,400.00	17,458	100%		17,458
Total Acres 0.46				Land Total		17,458

<b>Accpt Land</b>	17,500	<b>Accepted Bldg</b>	0	<b>Total</b>	17,500
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Machias  
 Name: ROBERTS, AUSTIN

**Valuation Report**

10/20/2024

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Map/Lot: 001-028

Account: 781 Card: 1 of 1

Location: 231 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Dug WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 11/16/2020  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
6.70	Acres-Rear Land 1 <= 50 Acs	650.00	4,791	100%		4,791
2.00	# -Lot Improvements	3,900.00	8,580	10%	Unimproved	858
Total Acres 7.70					Land Total	31,389

**Acpt Land** 31,400 **Accepted Bldg** 0 **Total** 31,400

Machias

Valuation Report

10/20/2024

Name: ALLIS, JOHN D JR

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ALLIS, CATHERINE

Map/Lot:

001-029

Account: 33 Card: 1 of 1

Location: 236 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/19/2019
Sale Price 245,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 1 10 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 185 X 220, 5.07 Acres-Rear Land, and 2.00 # -Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Units, Price/Unit, Grade, Replacement Cost New, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1996, 0 Modern, Modern, Good, Typical, 208,649.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 90%, 100%, 100%, 187,784.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Garage, Encl Frame Porch, and Outbuilding Total.

Acpt Land 104,800 Accepted Bldg 211,100 Total 315,900

Machias  
 Name: ROBERTS, AUSTIN K  
 GOULD, JOHN F

**Valuation Report**

10/20/2024

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Map/Lot: 001-030

Account: 724 Card: 1 of 1

Location: 228 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 02/22/2024  
 Sale Price 90,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	455.00	100,100	100%		100,100
040 X 220	\$/FF -Shorefrontage	455.00	20,020	70%	Excess Frt	14,014
3.79	Acres-Rear Land 1 <= 50 Acs	650.00	2,710	100%		2,710
Total Acres 5.00					Land Total	116,824

**Acpt Land** 116,800 **Accepted Bldg** 0 **Total** 116,800

Machias  
 Name: CALE, TERRY  
 CALE, DAVID

**Valuation Report**

10/20/2024

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Account: 421 Card: 1 of 1

Map/Lot: 001-031  
 Location: W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 12/23/2015  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Buyer  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 10 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.40	Acres-Rear Land 1 <= 50 Acs	650.00	286	100%		286
Total Acres 1.40				Land Total		26,026
<b>Acpt Land</b>		26,000	<b>Accepted Bldg</b>		0	<b>Total</b>
						26,000

Machias  
Name: WOOD, BRANDY L

**Valuation Report**

10/20/2024

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Map/Lot: 001-032

Account: 1084 Card: 1 of 1

Location: 223 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 12/03/2008  
Sale Price 0  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 3 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.75	Acres-Rear Land 1 <= 50 Acs	650.00	1,251	100%		1,251
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 2.75						35,571

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,344 Sqft	Grade B 100	Base	199,395
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,080
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,573
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,460
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Modern	Modern	Excellent	Typical	214,508
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		94%	100%	201,638

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2009	448	C 100	7,138	Avg.	91%	100%	100%	6,496
<b>Outbuilding Total</b>									<b>6,496</b>

**Acpt Land** 35,600 **Accepted Bldg** 208,100 **Total** 243,700

Machias

Valuation Report

10/20/2024

Name: ARMSTRONG, LARRY S

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ARMSTRONG, ANNETTE E

Map/Lot:

001-033

Account: 802 Card: 1 of 1

Location:

218 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural
Tree Growth 2010
Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved
TG PLAN YEAR.... 2010

Reference 1

Reference 2

Tran/Land/Bldg 0 10 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Waterfront, Acres-Rear Land, Lot Improvements, Mixed Wood TG, and Hardwood TG.

Total Acres 16.30 Land Total 125,590

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Price/Unit, Grade, Replacement Cost New, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2005, 0 Modern, Modern, Average, Typical, 161,061, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), 143,344.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include One Story Frame, Frame Garage, Wood Deck, Canopy, Frame Shed, and Frame Shed.

Acpt Land 125,600 Accepted Bldg 191,500 Total 317,100

Machias  
 Name: MEROFF, CHRISTOPHER A  
 MEROFF, SUSAN E

**Valuation Report**

10/20/2024

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Account: 124 Card: 1 of 1

Map/Lot: 001-034  
 Location: 180 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 07/21/2020  
 Sale Price 330,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 FARMLAND GREENHOUSE SHED 2/2022  
 Tran/Land/Bldg 3 4 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Waterfront (Fract)	104,000	161,786	100%		161,786
20.00	Acres-Rear Land 1 <= 50 Acs	650.00	14,300	100%		14,300
24.00	Acres-Blueberries	2,340.00	61,776	100%		61,776
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
5.00	Acres-Wasteland	65.00	358	100%		358
Total Acres 51.00						Land Total 246,800

Dwelling Description				Replacement Cost New		
Conventional	One Story	672 Sqft	Grade C 100	Base		102,861
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,284
Rooms	6					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1933	0	Modern	Modern	Above Average	Typical		105,145
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None	None			65%	100%	100%	68,344

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1990	128	C 100	10,490	Avq+	65%	100%	100%	6,819
Frame Garage	1996	960	C 100	31,680	Avq+	65%	100%	100%	20,592
Frame Shed	1983	768	D 100	19,708	Avq-	69%	100%	100%	13,599
Barn - GBA	1983			---- S O U N D V A L U E ----					1,000
One Story Frame	2022			---- S O U N D V A L U E ----					40,000
CmmIBldg-SeeFile	2023			---- S O U N D V A L U E ----					300,000
Outbuilding Total									382,010

**Acpt Land** 246,800 **Accepted Bldg** 450,400 **Total** 697,200

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1

Reference 2 FARMLAND 2015

Tran/Land/Bldg 4 4 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Waterfront (Fract)	104,000	114,400	100%		114,400
12.13	Acres-Blueberries	2,340.00	31,223	100%		31,223
3.00	Acres-Wasteland	65.00	215	100%		215
8.87	Acres-Softwood F&O	136.00	1,206	100%		1,206
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 25.00						Land Total 155,624

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	572 Sqft	Grade C 100	Base	93,847
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-491
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	15,760
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	109,116
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	96% 100%	52,376

**Outbuildings/ Additions/ Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	144	C 100	11,801	Avq.	50%	100%	100%	5,900
Barn - GBA	1900	900	D 100	22,458	Avq-	40%	100%	100%	8,983
Open Frame Porch	2012	174	C 100	5,794	Avq.	50%	100%	100%	2,897
One Story Frame	2012	630	C 100	51,628	Avq.	50%	100%	100%	25,814
Unfin Basement	2012	630	C 100	18,958	Avq.	50%	100%	100%	9,479
Wood Deck	2012	240	C 100	3,914	Avq.	50%	100%	100%	1,957
Outbuilding Total									55,030

**Acpt Land**

155,600

**Accepted Bldg**

107,400

**Total**

263,000



Machias  
 Name: ROBERTS, AUSTIN K

**Valuation Report**

10/20/2024

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Map/Lot:

001-036

Account: 43 Card: 1 of 1

Location: 224 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Sale Data	
Sale Date	01/03/2011
Sale Price	24,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
33.00	Acres-Rear Land 1 <= 50 Acs	650.00	23,595	100%		23,595
Total Acres 34.00					Land Total	36,465

<b>Acpt Land</b>	36,500	<b>Accepted Bldg</b>	0	<b>Total</b>	36,500
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Machias  
 Name: BLYTHER, LYMAN R

**Valuation Report**

10/20/2024

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Map/Lot:

001-037

Account: 89 Card: 1 of 1

Location:

W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
7.00	Acres-Rear Land 1 <= 50 Acs	650.00	5,005	100%		5,005
Total Acres 8.00					Land Total	17,875

**Acpt Land** 17,900 **Accepted Bldg** 0 **Total** 17,900

Machias  
 Name: UNKNOWN OWNER

**Valuation Report**

10/20/2024

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Map/Lot:

001-038

Account: 48 Card: 1 of 1

Location:

W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 04/01/2009  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Other Source  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
4.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,860	100%		2,860
Total Acres 5.00					Land Total	15,730
<b>Acpt Land</b>		15,700	<b>Accepted Bldg</b>		0	<b>Total</b>
						15,700

Machias  
 Name: JOHNSON ET AL, TERRANCE L

**Valuation Report**

10/20/2024

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Map/Lot:

001-039

Account: 864 Card: 1 of 1

Location:

131 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
5.00	Acres-Rear Land 1 <= 50 Acs	650.00	3,575	100%		3,575
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 6.00					Land Total	37,895

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value	
Elcona	M/H					Phy	Func	Econ	Rcnld	
Elcona	M/H	1973	12X65	C 100	42,968	Avg.	40%	100%	100%	17,187
<b>Outbuilding Total</b>									<b>17,187</b>	

**Acpt Land**

37,900

**Accepted Bldg**

17,200

**Total**

55,100

Machias

**Valuation Report**

10/20/2024

Name: FISHER, NORMA J

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COVINO, WILLIAM F

Map/Lot:

001-040

Account: 178 Card: 1 of 1

Location:

0 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
14.00	Acres-Rear Land 1 <= 50 Acs	650.00	10,010	100%		10,010
3.00	Acres-Wasteland	65.00	215	100%		215
Total Acres 18.00					Land Total	23,095

**Acpt Land** 23,100 **Accepted Bldg** 0 **Total** 23,100

Machias  
 Name: SMITH, MARGARET L

**Valuation Report**

10/20/2024

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Map/Lot: 001-041

Account: 1133 Card: 1 of 1

Location: 101 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 03/08/2016  
 Sale Price 97,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
3.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,145	100%		2,145
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 4.00						Land Total 36,465

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	878 Sqft	Grade C 100	Base	121,431
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,984
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1950	0	Modern	Typical	Average	Typical	124,415				
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>				
None		None		58%	98%	70,717				
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>				
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Rcnld
Frame Garage	1985	672	C 100	22,176	Avq-	71%	100%	100%		15,745
<b>Outbuilding Total</b>										<b>15,745</b>

**Acpt Land** 36,500 **Accepted Bldg** 86,500 **Total** 123,000

Machias  
 Name: MACHIAS, TOWN OF  
 CEMETARY

**Valuation Report**

10/20/2024

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Map/Lot:

001-042-A

Account: 402 Card: 1 of 1

Location:

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities NoneNone  
 Street Gravel

<b>Sale Data</b>	
Sale Date	05/31/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) 45 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.58	Acres-Baselot (Fract)	11,700.00	9,802	10%	Restrictio	980
Total Acres 0.58						980
						Land Total

<b>Accpt Land</b>	1,000	<b>Accepted Bldg</b>	0	<b>Total</b>	1,000
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Machias  
 Name: STAUFFER, JAMES

**Valuation Report**

10/20/2024

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Map/Lot:

001-042-B

Account: 891 Card: 1 of 1

Location:

140 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 09/29/2023  
 Sale Price 23,750  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2 GARAGE? SOLD TRLER?

Tran/Land/Bldg 4 1 11

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740	
1.39	Acres-Rear Land 1 <= 50 Acs	650.00	994	100%		994	
2.00	# -Lot Improvements	3,900.00	8,580	50%	Fract. Sha	4,290	
Total Acres 2.39						Land Total	31,024

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value	
						Phy	Func	Econ	Rcnld	
Zimmer	M/H	1985	14X70	B 100	60,454	Avg.	40%	100%	100%	24,182
<b>Outbuilding Total</b>									<b>24,182</b>	

**Acpt Land** 31,000 **Accepted Bldg** 24,200 **Total** 55,200



Machias  
 Name: LINGLEY, HARRY M  
 LINGLEY, JUDY A

**Valuation Report**

10/20/2024

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Map/Lot: 001-042-C

Account: 1295 Card: 1 of 1

Location: 104 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 12/09/2005  
 Sale Price 20,000  
 Sale Type Land Only  
 Financing  
 Verified  
 Validity

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.50	Acres-Rear Land 1 <= 50 Acs	650.00	1,073	100%		1,073
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 2.50						35,393

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,344 Sqft	Grade C 110	Base	179,783
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,025
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Good	Typical	184,808
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		93%	100% 100%	171,871
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	2008	672	C 100	22,176	Avg.	20,180
Encl Frame Porch	2010	144	A 100	12,040	Avg+	11,197
Outbuilding Total						31,377

**Acpt Land**

35,400

**Accepted Bldg**

203,200 **Total**

238,600

Machias  
 Name: RICHARDS, STEVEN J  
 RICHARDS, LAURIE L

**Valuation Report**

10/20/2024

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Account: 877 Card: 1 of 1

Map/Lot: 001-042-D  
 Location: 102 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.02	Acres-Rear Land 1 <= 50 Acs	650.00	14	100%		14
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.02						Land Total 34,334

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,064 Sqft	Grade C 100	Base	138,198
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-363
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,617
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Modern	Modern	Good	Typical	141,452
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		89%	100% 100%	125,892
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	1990	480	C 100	15,840	Avq.	12,672
Outbuilding Total						12,672

**Acpt Land** 34,300 **Accepted Bldg** 138,600 **Total** 172,900

Machias  
Name: GRANT, WILLIAM

**Valuation Report**

10/20/2024

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Map/Lot:

001-042-E

Account: 1111 Card: 1 of 1

Location:

125 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
Topography Rolling  
Utilities Dug WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 09/01/2020  
Sale Price 7,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1

Reference 2 NEW HOUSE 5/2021

Tran/Land/Bldg 0 1 11

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740	
0.21	Acres-Rear Land 1 <= 50 Acs	650.00	150	100%		150	
2.00	# -Lot Improvements	3,900.00	8,580	20%	Unimproved	1,716	
Total Acres 1.21						Land Total	27,606

**Dwelling Description**

**Replacement Cost New**

Conventional Exterior Dwelling Units	One & 1/2 Story Other 1 OTHER Units-0	480 Sqft Masonry Trim Roof Cover	Grade D 90 None Asphalt Shingles	Base Trim Roof	85,868 0 0 0
Foundation	Piers	Basement	None	Basement	-9,650
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,298
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	720	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1993	0	Typical	Typical	Poor	Typical	74,920	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
Delapidation		None		18%	29%	100%	3,911

**Acpt Land**

27,600

**Accepted Bldg**

3,900 **Total**

31,500

Machias  
 Name: RICHARDS, STEVEN J  
 RICHARDS, LAURIE L

**Valuation Report**

10/20/2024  
 Page 60  
 001-043  
 20 DAVIS RD

Account: 256 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Kennebec - Rural  
 Tree Growth 1982  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved  
 TG PLAN YEAR.... 2009

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 2 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.00	Acres-Rear Land 1 <= 50 Acs	650.00	150	100%		0
2.30	Acres-Softwood TG	136.00	313	100%		313
15.00	Acres-Mixed Wood TG	165.00	2,475	100%		2,475
7.00	Acres-Hardwood TG	129.00	903	100%		903
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 25.30						Land Total 38,011

**Dwelling Description**

**Replacement Cost New**

Log Home	One & 1/2 Story	924 Sqft	Grade B 100	Base	208,359
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,747
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,302
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Modern	Modern	Above Average	Typical	216,444
<b>Functional Obsolescence</b>						<b>Value(Rcnd)</b>
None						188,306

**Economic Obsolescence**

None	None	87%	100%	100%	
------	------	-----	------	------	--

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1998	336	C 100	5,402	Avq.	85%	100%	100%	4,592
Frame Shed	1982	1536	D 100	38,399	Avq-	69%	100%	100%	26,495
Canopy	1982	120	D 100	2,893	Avq-	69%	100%	100%	1,996
Frame Garage	1995								6,000
----- S O U N D V A L U E -----									
Outbuilding Total									39,083

**Acpt Land** 38,000 **Accepted Bldg** 227,400 **Total** 265,400

Machias  
 Name: MACHIAS CHRISTIAN FELLOWSHIP

**Valuation Report**

10/20/2024  
 Page 61  
 001-043-A  
 14 DAVIS RD

Account: 138 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 06/21/2013  
 Sale Price 10,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 CHURCH PARKING LOT  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) 41 0 0 Land Schedule 4

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	50%	Topoogrphv	6,435
0.20	Acres-Rear Land 1 <= 50 Acs	650.00	143	100%		143
4.50	Acres-Rear Land 1 <= 50 Acs	650.00	3,218	100%		3,218
Total Acres 5.70					Land Total	9,796
<b>Acpt Land</b>		9,800	<b>Accepted Bldg</b>		0	<b>Total</b> 9,800

Machias  
 Name: HALLISSEY, DANIEL

**Valuation Report**

10/20/2024

Page 62

Map/Lot:  
 Location:

001-043-B

Account: 614 Card: 1 of 1

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 05/28/2008  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	11,700.00	12,870	50%	Access	6,435	
13.50	Acres-Rear Land 1 <= 50 Acs	650.00	9,653	100%		9,653	
Total Acres 14.50					Land Total	16,088	
<b>Acpt Land</b>		16,100	<b>Accepted Bldg</b>		0	<b>Total</b>	16,100

Machias  
 Name: RICHARDS, TY STEVEN

**Valuation Report**

10/20/2024

Page 63

Map/Lot:

001-043-C

Account: 1377 Card: 1 of 1

Location:

18 DAVIS RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

**Sale Data**  
 Sale Date 07/23/2020  
 Sale Price 25,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	11,700.00	12,870	100%		12,870
3.20	Acres-Rear Land 1 <= 50 Acs	650.00	2,288	100%		2,288
Total Acres 4.20			Land Total			15,158

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Frame Garage	0									6,000
----- SOUND VALUE -----										6,000
Outbuilding Total										6,000

**Acpt Land** 15,200 **Accepted Bldg** 6,000 **Total** 21,200

Machias  
 Name: MALLAR, JEANINE

**Valuation Report**

10/20/2024

Page 64

Map/Lot:

001-044

Account: 587 Card: 1 of 1

Location:

34 DAVIS RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street None

**Sale Data**  
 Sale Date 09/07/2010  
 Sale Price 32,600  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2 ADD ANOTHER MBHM

Tran/Land/Bldg 7 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	70%	View/Envir	18,018	
0.50	Acres-Rear Land 1 <= 50 Acs	650.00	358	100%		358	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 1.50						Land Total	26,956

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value	
						Phy	Func	Econ	Rcnld	
Commodore	M/H	2017	14X66	C 100	50,731	Avq.	95%	100%	100%	48,194
Concrete Slab		1977	1008	D 100	12,971	Avq-	66%	100%	100%	8,561
<b>Outbuilding Total</b>									<b>56,755</b>	

**Accpt Land**

27,000

**Accepted Bldg**

56,800

**Total**

83,800



Machias  
Name: MALLAR, JEANINE

**Valuation Report**

10/20/2024  
Page 65  
001-044-MBHM  
32 DAVIS RD

Account: 1391 Card: 1 of 1  
Map/Lot:  
Location:

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street None

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 9  
1ST 0 2ND 0  
Exemption(s) Land Schedule 4

<b>Outbuildings/Additions/Improvements</b>				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	2021	14X40	B 100	39,527	Avg.	95%	100%	100%	37,551
Concrete Slab	2021	560	B 100	10,826	Avg.	95%	100%	100%	10,285
Wood Deck	2021								1,000
								<b>Outbuilding Total</b>	<b>48,836</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			48,800	<b>Total</b>	48,800

Machias  
Name: WOOD, RUSSELL

**Valuation Report**

10/20/2024

Page 66

Map/Lot:

001-045

Account: 705 Card: 1 of 1

Location:

41 RUSTY TRAIL

Neighborhood 1 Kennebec - Rural

Zoning/Use None No Zoning  
Topography Level  
Utilities Drilled WellSeptic System  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
50.00	Acres-Rear Land 1 <= 50 Acs	650.00	35,750	100%		35,750
17.70	Acres-Rear Land 2 >50 <=	455.00	8,859	100%		8,859
43.00	Acres-Wasteland	65.00	3,075	100%		3,075
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 111.70						Land Total 82,004

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,568 Sqft	Grade C 100	Base	183,631
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-26,036
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	Modern	Modern	Average	Typical	160,579
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		93%	100% 100%	149,338

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2015	456	C 100	7,262	Avq.	93%	100%	100%	6,754
Frame Garage	2017	392	C 100	12,936	Avq.	93%	100%	100%	12,030
Canopy	2017	280	D 100	5,054	Avq.	93%	100%	100%	4,700
Outbuilding Total									23,484

**Acpt Land** 82,000 **Accepted Bldg** 172,800 **Total** 254,800

Machias  
Name: WOOD, NICHOLAS

**Valuation Report**

10/20/2024

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Map/Lot:

001-045-001

Location:

40 RUSTY TR

Account: 1351 Card: 1 of 1

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street None

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
9.40	Acres-Rear Land 1 <= 50 Acs	650.00	6,721	100%		6,721
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 10.40						41,041

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	832 Sqft	Grade C 100	Base	159,507
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	-1,373
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,002
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2014	Typical	Typical	Below Average	Typical	160,116
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None			None	40%	96%	100%
<b>Economic Obsolescence</b>						61,485

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1960	1500	C 100	49,500	Fair	44%	100%	100%	21,780
Outbuilding Total									21,780

**Acpt Land**

41,000

**Accepted Bldg**

83,300

**Total**

124,300

Machias  
 Name: ELWELL, ADAM L

**Valuation Report**

10/20/2024

Page 68

Map/Lot:

001-045-T

Account: 1292 Card: 1 of 1

Location:

44 DAVIS RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Paved

**Sale Data**  
 Sale Date 08/01/2020  
 Sale Price 1,800  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Seller  
 Validity Arms Length Sale

Reference 1 ON M1 L45  
 Reference 2 1989 FAIRMONT 14X66 BROWN  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Fairmount M/H	1989	14X66	C 100	50,731	Avg.	40%	100%	100%	20,292	
<b>Outbuilding Total</b>									<b>20,292</b>	
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		20,300	<b>Total</b>		20,300	

Machias  
 Name: DAVIS, CLIVE M & SANDRA L  
 DAVIS LIVING TRUST

**Valuation Report**

10/20/2024

Page 69

Account: 738 Card: 1 of 1

Map/Lot:  
 Location:

001-046  
 41 DAVIS RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	80%	View/Envir	20,592
2.00	Acres-Wasteland	65.00	143	100%		143
2.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,430	100%		1,430
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 5.00						Land Total 30,745

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	480 Sqft	Grade D 100	Base	70,154
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,722
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,338
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	14,917
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Average	Typical	75,687
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		50%	96%	100%
						36,330

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1910	150	D 100	10,079	Avg.	50%	100%	100%	5,040
Encl Frame Porch	1910	160	D 100	7,102	Avg.	50%	100%	100%	3,551
Wood Deck	1990	63	D 100	959	Avg.	50%	100%	100%	480
Frame Garage	2007	384	D 100	10,391	Avg.	90%	100%	100%	9,352
Outbuilding Total									18,423

**Acpt Land** 30,700 **Accepted Bldg** 54,800 **Total** 85,500

Machias  
 Name: POTHIER, LEANDER  
 POTHIER, AMY

**Valuation Report**

10/20/2024

Page 70

Map/Lot: 001-047

Account: 795 Card: 1 of 1

Location: 29 DAVIS RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 10/17/2022  
 Sale Price 50,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	80%	View/Envir	20,592
0.90	Acres-Rear Land 1 <= 50 Acs	650.00	644	100%		644
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.90						Land Total 29,816

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	910 Sqft	Grade D 100	Base	101,939
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-15,442
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,822
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	910	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	84,675
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		40%	96%	100%
						<b>Value(Rcnd)</b>
						32,515

**Acpt Land** 29,800 **Accepted Bldg** 32,500 **Total** 62,300

Machias  
 Name: DYKSTRA, CHERYL

**Valuation Report**

10/20/2024

Page 71

Map/Lot:

001-048

Account: 1185 Card: 1 of 1

Location:

25 DAVIS RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 11/15/2016  
 Sale Price 53,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	80%	View/Envir	20,592	
0.60	Acres-Rear Land 1 <= 50 Acs	650.00	429	100%		429	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 1.60						Land Total	29,601

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1991	14X70	B 100	60,454	Avg-	35%	100%	100%	21,159
One Story Frame	1991	416	B 100	41,591	Avg-	74%	100%	100%	30,777
<b>Outbuilding Total</b>									<b>51,936</b>
<b>Acpt Land</b>		29,600		<b>Accepted Bldg</b>		51,900		<b>Total</b>	81,500

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 03/25/2019  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2 MACHIAS CHRISTIAN FELLOWSHIP  
Tran/Land/Bldg 0 1 71  
1ST 0 2ND 0  
Exemption(s) 41 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	23,400.00	18,201	100%		18,201
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.50						Land Total 26,781

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,200 Sqft	Grade C 100	Base	150,458
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Typical	Typical	Below Average	Typical	151,950
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		40%	96%	100%
						58,349

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1960	1025	D 110	112,138	Avq-	55%	100%	100%	61,676
Unfin Basement	1960	1025	D 100	21,308	Avq-	55%	100%	100%	11,719
Two Story Frame	1985	600	C 100	72,774	Avq-	71%	100%	100%	51,670
Unfin Basement	1985	600	C 100	18,424	Avq-	71%	100%	100%	13,081
Outbuilding Total									138,146

<b>Acpt Land</b>	26,800	<b>Accepted Bldg</b>	196,500	<b>Total</b>	223,300
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Machias

Valuation Report

10/20/2024

Name: WENTZELL, TYLER

Page 73

WENTZELL, TAYLOR

Map/Lot:

001-049

Account: 65 Card: 1 of 1

Location:

85 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/13/2023
Sale Price 60,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 0.85 Acres-Homesite (Fract) and 2.00 # -Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area. Includes replacement cost values.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional and Economic Obsolescence.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Includes Frame Garage.

Acpt Land

32,300

Accepted Bldg

32,600

Total

64,900

Machias  
 Name: DAVIS, EVELYN L (LIFE ESTATE)  
 HOOPER, KANDEE

**Valuation Report**

10/20/2024

Page 74

Account: 1159 Card: 1 of 1

Map/Lot: 001-050  
 Location: 84 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street None

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 6 20 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 100	\$/FF -Shorefrontage	455.00	67,487	50%	Topography	33,744	
050 X 100	\$/FF -Shorefrontage	455.00	16,872	70%	Excess Frt	0	
050 X 100	\$/FF -Shorefrontage	3,900.00	8,580	50%	Topography	5,905	
1.00	# -Lot Improvements	3,900.00	4,290	100%		4,290	
1.00	# -Lot Improvements	3,900.00	4,290	60%	Unimproved	2,574	
Total Acres 0.57						Land Total	46,513

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	546 Sqft	Grade C 90	Base	112,000
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-3,546
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,505
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,861
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1955	Modern	Modern	Average	Typical	114,820
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						
<b>Economic Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None				50%	100%	100%
Percent Good						Value

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	378	C 90	27,879	Ava.	50%	100%	100%	13,940
Encl Frame Porch	1900	48	C 90	3,803	Ava.	50%	100%	100%	1,902
Wood Deck	1990	176	C 90	2,630	Ava.	50%	100%	100%	1,315
Frame Garage	1950	440	C 100	14,520	Ava.	58%	100%	100%	8,422
Outbuilding Total									25,579

**Acpt Land** 46,500 **Accepted Bldg** 83,000 **Total** 129,500

Machias  
 Name: LORD, CATHERINE L

**Valuation Report**

10/20/2024

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Map/Lot:

001-050-A

Account: 1029 Card: 1 of 1

Location:

92 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	23,400.00	17,267	100%		17,267
1.00	# -Lot Improvements	3,900.00	4,290	100%		4,290
1.00	# -Lot Improvements	3,900.00	4,290	50%	Fract. Sha	2,145
Total Acres 0.45			Land Total			23,702

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,008 Sqft	Grade C 90	Base	119,835
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,084
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,008	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1972	0	Typical	Typical	Below Average	Typical	122,919	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		53%	96%	100%	62,541

**Acpt Land**

23,700

**Accepted Bldg**

62,500 **Total**

86,200

Machias  
 Name: HOOPER, BRENT W  
 HOOPER, TAMMY M

**Valuation Report**

10/20/2024

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Map/Lot:

001-052

Account: 266 Card: 1 of 1

Location:

4 HOOPER LN

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.75	Acres-Rear Land 1 <= 50 Acs	650.00	1,251	100%		1,251
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 2.75						Land Total 35,571

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,316 Sqft	Grade C 110	Base	177,006
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,920
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,923
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2010	0	Modern	Modern	Average	Typical	186,849			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		92%	100% 100%	171,901			
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2010	32	C 110	2,409	Avq.	92%	100%	100%	2,216
Outbuilding Total									2,216

**Acpt Land**

35,600

**Accepted Bldg**

174,100

**Total**

209,700

Machias  
Name: MACHIAS, TOWN OF

**Valuation Report**

10/20/2024

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Account: 1263 Card: 1 of 1

Map/Lot:  
Location:

001-053  
W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use  
Topography  
Utilities  
Street

Street Surface

Reference 1 ERODED LOT W/TAX BALANCE

Reference 2

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 0

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**Land**

100

**Bldg Override**

0

**Total**

100

Machias  
 Name: BUSSELL, DAVID C

**Valuation Report**

10/20/2024

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Map/Lot:

001-054

Account: 328 Card: 1 of 1

Location:

0 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 06/16/2005  
 Sale Price 15,000  
 Sale Type Land Only  
 Financing  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
Total Acres 1.00				Land Total		12,870
<b>Accpt Land</b>		12,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						12,900

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
7.20	Acres-Rear Land 1 <= 50 Acs	650.00	5,148	100%		5,148
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 8.20			Land Total			39,468

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	432 Sqft	Grade C 100	Base	99,421
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,203
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	101,624
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		58%	96% 100%	56,584

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	192	C 100	15,734	Avq.	58%	100%	100%	9,126
Barn - GBA	1950	525	D 100	15,749	Fair	36%	100%	100%	5,670
Outbuilding Total									14,796

**Acpt Land**

39,500 **Accepted Bldg**

71,400 **Total**

110,900

Machias  
 Name: BORNEMAN, KENNETH

**Valuation Report**

10/20/2024

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Map/Lot: 001-057

Account: 518 Card: 1 of 1

Location: 594 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740	
0.80	Acres-Rear Land 1 <= 50 Acs	650.00	572	100%		572	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 1.80						Land Total	34,892

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,152 Sqft	Grade C 100	Base	146,131
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,893
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,152	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	Typical	Typical	Above Average	Typical	125,238	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		80%	96%	100%	96,183

**Acpt Land** 34,900 **Accepted Bldg** 96,200 **Total** 131,100



Machias  
 Name: CUNNINGHAM, CHARLES L

**Valuation Report**

10/20/2024

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Map/Lot:

001-059

Account: 1055 Card: 1 of 1

Location:

605 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2 BUILDINGS RAZED

Tran/Land/Bldg 9 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740	
6.00	Acres-Wasteland	65.00	429	100%		429	
2.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,430	100%		1,430	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 9.00					Land Total	36,179	
<b>Acpt Land</b>		36,200	<b>Accepted Bldg</b>		0	<b>Total</b>	36,200

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Dug WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 04/27/2012  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	23,400.00	18,201	100%		18,201
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.50						Land Total 26,781

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	600 Sqft	Grade C 100	Base	136,847
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-515
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,569
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,492
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1948	0	Typical	Typical	Below Average	Typical	145,683			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		40%	96%	100%	55,942		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1999	936	C 100	30,888	Avq+	89%	100%	100%	27,490
Outbuilding Total									27,490
<b>Acpt Land</b>			26,800	<b>Accepted Bldg</b>		83,400	<b>Total</b>		110,200

Machias  
 Name: DAVIS, STEPHANIE L

**Valuation Report**

10/20/2024

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Map/Lot:

001-062

Account: 946 Card: 1 of 1

Location:

44 PRESTON LN

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Gravel

Sale Data	
Sale Date	04/27/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1

Reference 2 MBHM FOR 2022

Tran/Land/Bldg 8 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
17.00	Acres-Blueberries	2,340.00	43,758	100%		43,758
35.00	Acres-Wasteland	65.00	2,503	100%		2,503
1.59	Acres-Rear Land 1 <= 50 Acs	650.00	1,137	100%		1,137
Total Acres 54.59			Land Total			60,268

<b>Acpt Land</b>	60,300	<b>Accepted Bldg</b>	0	<b>Total</b>	60,300
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Machias  
 Name: DAVIS, STEPHANIE L  
 DAVIS, STEVEN P

**Valuation Report**

10/20/2024

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Account: 808 Card: 1 of 1

Map/Lot:  
 Location:

001-062-A  
 38 PRESTON LN

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2 MEASURE GARAGE  
 Tran/Land/Bldg 8 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	23,400.00	14,331	100%		14,331
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.31					Land Total	22,911

Dwelling Description				Replacement Cost New		
Conventional	Two Story	900 Sqft	Grade C 100	Base		182,653
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		6,118
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,476
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	Typical	Typical	Good	Typical	193,247
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	96% 100%	176,241

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Story Frame	1948	144	C 100	11,801	Good	Phy	Func	Econ	11,211
Wood Deck	1990	48	C 100	938	Good	95%	100%	100%	891
Wood Deck	1990	60	C 100	1,124	Good	95%	100%	100%	1,068
Frame Garage	2021	960	C 100	31,680	Good	95%	100%	100%	30,096
Outbuilding Total									43,266

<b>Acpt Land</b>	22,900	<b>Accepted Bldg</b>	219,500	<b>Total</b>	242,400
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Machias  
 Name: WOOD, KARI E

**Valuation Report**

10/20/2024

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Map/Lot:

001-062-B

Account: 1386 Card: 1 of 1

Location:

44 PRESTON LN

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Gravel

Reference 1

Reference 2 MBHM SV??

Tran/Land/Bldg 4 3 0

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	23,400.00	16,482	100%		16,482
Total Acres 0.41						16,482
						Land Total
						16,482

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
14Mobile Home	0									40,000
----- S O U N D V A L U E -----										40,000
Outbuilding Total										40,000

<b>Acpt Land</b>	16,500	<b>Accepted Bldg</b>	40,000	<b>Total</b>	56,500
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Machias  
 Name: CARRIAGE COTTAGE INDUSTRIES LLC  
 DOLAN, PAUL

**Valuation Report**

10/20/2024

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Map/Lot:

001-063

Account: 653 Card: 1 of 1

Location:

619 KENNEBEC RD

Neighborhood 2 Elm St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Septic SystemDrilled Well  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
2.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,430	100%		1,430
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 3.00			Land Total			53,130

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1970	12X58	C 100	39,285	Fair	28%	100%	100%	11,000
Wood Deck	2008	126	C 100	2,147	Avg.	91%	100%	100%	1,954
						Outbuilding Total			12,954

<b>Acpt Land</b>	53,100	<b>Accepted Bldg</b>	13,000	<b>Total</b>	66,100
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Machias  
 Name: CARRIAGE COTTAGE INDUSTRIES LLC

**Valuation Report**

10/20/2024

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Map/Lot:

001-063-A

Account: 559 Card: 1 of 1

Location:

645 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Homesite (Fract)	23,400.00	19,433	100%		19,433
Total Acres 0.57						19,433
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Frame Shed	1975	391	B 100	15,671	Ava.	72%	100%	100%	11,283
<b>Outbuilding Total</b>									<b>11,283</b>

<b>Acpt Land</b>	19,400	<b>Accepted Bldg</b>	11,300	<b>Total</b>	30,700
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Machias  
 Name: ALLEY, JEFFREY G  
 KILTON, KIMBERLY A

**Valuation Report**

10/20/2024

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Account: 1239 Card: 1 of 1

Map/Lot: 001-064  
 Location: 630 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 08/18/2011  
 Sale Price 112,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.75	Acres-Rear Land 1 <= 50 Acs	650.00	536	100%		536
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.75						34,856

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 90	Base	115,941
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,667
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,937
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	0	Typical	Typical	Above Average	Typical	102,211			
<b>Functional Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None				81%	96%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1998	432	D 100	11,690	Avg.	85%	100%	100%	9,936
<b>Outbuilding Total</b>									<b>9,936</b>
<b>Acpt Land</b>		34,900		<b>Accepted Bldg</b>		89,400		<b>Total</b>	
									124,300



Machias

**Valuation Report**

10/20/2024

Name: BUTLER, DEBRA A

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BUTLER, THOMAS W

Map/Lot:

001-064-A

Account: 1122 Card: 1 of 1

Location:

642 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	60%	View/Envir	15,444	
1.70	Acres-Rear Land 1 <= 50 Acs	650.00	1,216	60%		729	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 2.70						Land Total	24,753

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1976	14X60	..100	45.839	Fair	28%	100%	100%	12,835
<b>Outbuilding Total</b>									<b>12,835</b>
<b>Acpt Land</b>		24,800		<b>Accepted Bldg</b>		12,800		<b>Total</b>	37,600

Machias  
 Name: OLIVE, CYNTHIA A

**Valuation Report**

10/20/2024

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Map/Lot:  
 Location:

001-064-B  
 0

Account: 1300 Card: 1 of 1

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

**Sale Data**  
 Sale Date 02/12/2018  
 Sale Price 9,600  
 Sale Type Land Only  
 Financing Conventional  
 Verified Public Record  
 Validity Other Non Valid

Reference 1 W3-175

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
11.25	Acres-Wasteland	65.00	804	100%		804
Total Acres 12.25					Land Total	13,674

**Acpt Land** 13,700 **Accepted Bldg** 0 **Total** 13,700

Machias

**Valuation Report**

10/20/2024

Name: LANDERS, MARK G

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LANDERS, KATHLEEN M

Map/Lot:

001-065

Account: 110 Card: 1 of 1

Location:

650 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Dug WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 10/20/2016  
Sale Price 12,500  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	23,400.00	18,201	100%		18,201
0.00	# -Lot Improvements	65.00	804	100%		0
Total Acres 0.50			Land Total			18,201

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	0			---	SOUND	---	---	---	---	1,000
Camper Trailer	0	0X0	C 100	5,845	None	999%	0%	100%		0
<b>Outbuilding Total</b>										<b>1,000</b>
<b>Acpt Land</b>		18,200		<b>Accepted Bldg</b>		1,000		<b>Total</b>		19,200

Machias  
 Name: PRESTON, STEPHEN T II

**Valuation Report**

10/20/2024

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Map/Lot:

001-066

Account: 1144 Card: 1 of 1

Location:

653 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Dug WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	23,400.00	23,731	100%		23,731
1.00	# -Lot Improvements	3,900.00	4,290	100%		4,290
1.00	# -Lot Improvements	3,900.00	4,290	50%	Unimproved	2,145
Total Acres 0.85					Land Total	30,166

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	1,120 Sqft	Grade D 120	Base	200,155
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% Hot Water BB	Cooling	0% None	Heat	412
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,404
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1995	0	Modern	Modern	Average	Typical	204,971	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		83%	100%	100%	170,126

**Acpt Land** 30,200 **Accepted Bldg** 170,100 **Total** 200,300

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740	
3.50	Acres-Wasteland	65.00	250	100%		250	
2.50	Acres-Rear Land 1 <= 50 Acs	650.00	1,788	100%		1,788	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 7.00						Land Total	36,358

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	851 Sqft	Grade C 100	Base	118,997
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1930	0	Modern	Modern	Above Average	Typical	118,997	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	77,348

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1930	416	C 100	34,091	Avg+	65%	100%	100%	22,159
Outbuilding Total									22,159

**Acpt Land** 36,400 **Accepted Bldg** 99,500 **Total** 135,900

**Valuation Report**

Account: 169 Card: 1 of 1

Location: 664 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 07/23/2021  
Sale Price 37,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 4 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Homesite (Fract)	23,400.00	19,262	100%		19,262
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.56						Land Total 27,842

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	650 Sqft	Grade D 100	Base	82,720
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,588
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,302
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	7,415
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Fair	Typical	76,245			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		26%	96% 100%	19,031			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	280	E 100	4,775	Poor	18%	100%	100%	860
Encl Frame Porch	1940	244	D 100	9,829	Poor	21%	50%	100%	1,032
Outbuilding Total 1,892									
<b>Acpt Land</b>		27,800	<b>Accepted Bldg</b>		20,900	<b>Total</b>		48,700	

Machias

Valuation Report

10/20/2024

Name: RASCO, DAVID

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LOVE, DANIELLE MARIE

Map/Lot:

001-069

Account: 711 Card: 1 of 1

Location: 659 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/30/2013
Sale Price 50,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Homesite (Fract), Acres-Wasteland, Acres-Rear Land 1 <= 50 Acs, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Dwelling Description, Dwelling Description, Replacement Cost New, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1974, 0 Typical, Typical, Below Average, Typical, 149,298 and Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Row includes Barn - GBA, 1987, 1308, D 100, 29.759, Avg-, 72%, 80%, 100%, 17,141.

Acpt Land 51,600 Accepted Bldg 96,000 Total 147,600

Machias  
 Name: THIBODEAU, PATRICK A  
 THIBODEAU, CHELSEA N

**Valuation Report**

10/20/2024

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Map/Lot: 001-069-A

Account: 1173 Card: 1 of 1

Location: 657 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 09/25/2019  
 Sale Price 99,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
12.00	Acres-Rear Land 1 <= 50 Acs	650.00	8,580	100%		8,580
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 13.00						Land Total 42,900

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	480 Sqft	Grade C 100	Base	85,554
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-3,282
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,172
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	11,216
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1947	0	Typical	Typical	Average	Typical	92,316			
<b>Functional Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		56%	96%	100%	49,629		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1947	240	C 100	11,829	Avq.	56%	96%	100%	6,359
Frame Garage	2008	384	B 100	15,460	Avq+	92%	100%	100%	14,223
Outbuilding Total									20,582

**Acpt Land** 42,900 **Accepted Bldg** 70,200 **Total** 113,100



Machias  
 Name: HANSON, CRAIG

**Valuation Report**

10/20/2024

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Map/Lot:

001-070

Account: 801 Card: 1 of 1

Location:

ROQUE BLUFFS RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
25.00	Acres-Wasteland	65.00	1,788	100%		1,788
6.00	Acres-Rear Land 1 <= 50 Acs	650.00	4,290	100%		4,290
Total Acres 32.00					Land Total	18,948

<b>Acpt Land</b>	18,900	<b>Accepted Bldg</b>	0	<b>Total</b>	18,900
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Machias  
 Name: JORDAN, DONALD A  
 JORDAN, CAROLYN A

**Valuation Report**

10/20/2024

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Account: 487 Card: 1 of 1

Map/Lot:  
 Location:

001-071  
 670 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.72	Acres-Homesite (Fract)	23,400.00	21,841	100%		21,841	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 0.72						Land Total	30,421

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,064 Sqft	Grade D 126	Base	142,786
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	Typical	Typical	Average	Typical	142,786
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		67%	96% 100%	91,840

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1985	784	C 100	25,872	Avq.	78%	100%	100%	20,180
Outbuilding Total									20,180

**Acpt Land**

30,400

**Accepted Bldg**

112,000

**Total**

142,400

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1  
Reference 2 14X72 MBHM-2013  
Tran/Land/Bldg 2 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.00			Land Total			34,320

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	528 Sqft	Grade D 100	Base	73,702
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,057
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Poor	Typical	72,645
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Delapidation		None		18%	48%	100%
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Garage	1900	288	E 100	4,752	Poor	18%
						Percent Good
						Func Econ
						100% 100%
<b>Outbuilding Total</b>						<b>855</b>

**Acpt Land**

34,300

**Accepted Bldg**

7,100

**Total**

41,400

**Valuation Report**

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 03/21/2024  
Sale Price 80,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
3.00	Acres-Wasteland	65.00	215	100%		215
4.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,860	100%		2,860
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 8.00						Land Total 37,395

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	480 Sqft	Grade C 100	Base	104,718
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,758
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Fair	Typical	102,960
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		26%	92%	100%
						24,628

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	96	C 100	4,089	Fair	26%	100%	100%	1,063
Frame Shed	1900	66	C 100	3,199	Fair	26%	100%	100%	832
Outbuilding Total									1,895

**Acpt Land** 37,400 **Accepted Bldg** 26,500 **Total** 63,900

Machias  
 Name: JORDAN, DONALD A  
 JORDAN, CAROLYN

**Valuation Report**

10/20/2024  
 Page 101  
 001-073-001  
 15 DOMI LN

Account: 46 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street None

Reference 1  
 Reference 2 HORSE BARN ON THIS LOT?  
 Tran/Land/Bldg 4 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,430	100%		1,430
Total Acres 2.00				Land Total		1,430
<b>Acpt Land</b>		1,400	<b>Accepted Bldg</b>		0	<b>Total</b>
						1,400

Machias  
 Name: JORDAN, TIM A JR

**Valuation Report**

10/20/2024

Page 102

Map/Lot:

001-073-T1

Account: 514 Card: 1 of 1

Location:

12 DOMI LN

Neighborhood 99

Zoning/Use  
 Topography  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 06/07/2023  
 Sale Price 15,000  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Seller  
 Validity Related Parties

Reference 1 MBHM  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 0

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Redman	M/H	1994	14X76	C 100	56,867	Avg-	35%	100%	100%	19,903
<b>Outbuilding Total</b>									<b>19,903</b>	
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		19,900	<b>Total</b>		19,900	

Machias

**Valuation Report**

10/20/2024

Name: THOMPSON, JOSEPH

Page 103

THOMPSON, SHERRY

Map/Lot:

001-074

Account: 1226 Card: 1 of 1

Location:

ROQUE BLUFFS RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities NoneNone  
Street Paved

**Sale Data**  
Sale Date 04/02/2014  
Sale Price 10,000  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Fract)	11,700.00	9,100	20%	Size/Shape	1,820
Total Acres 0.50			Land Total			1,820

<b>Accpt Land</b>	1,800	<b>Accepted Bldg</b>	0	<b>Total</b>	1,800
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Machias  
 Name: CALE, DENNIS L

**Valuation Report**

10/20/2024

Page 104

Map/Lot:

001-075

Account: 79 Card: 1 of 1

Location:

DUCK COVE RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
100.00	Acres-Wasteland	65.00	7,150	100%		7,150
19.00	Acres-Rear Land 1 <= 50 Acs	650.00	13,585	100%		13,585
Total Acres 120.00					Land Total	33,605

**Acpt Land** 33,600 **Accepted Bldg** 0 **Total** 33,600



Name: BENTON, GREGORY M

Page 105

BENTON, HILDA M

Map/Lot:

002-001

Account: 616 Card: 1 of 1

Location:

385 EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/31/2017
Sale Price 265,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 10 1
1ST 0 2ND 0
Exemption(s) 20 0 0 Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 200 X 220, 100 X 220, 0.48, 2.00, and Total Acres 2.00.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Dwelling Description, Dwelling Description, Replacement Cost New, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1986, 0, Modern, Modern, Very Good, Typical, 237,814.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include One Story Frame, Unfin Basement, Frame Garage, Wood Deck, and Outbuilding Total.

Acpt Land 144,100 Accepted Bldg 289,300 Total 433,400

Machias  
 Name: SEASIDE PARTNERS LLC

**Valuation Report**

10/20/2024

Page 106

Map/Lot: 002-002

Account: 2 Card: 1 of 1

Location: EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 10/06/2023  
 Sale Price 700,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 4 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	455.00	100,100	100%		100,100
200 X 220	\$/FF -Shorefrontage	455.00	100,100	70%	Excess Frt	70,070
400 X 220	\$/FF -Shorefrontage	455.00	200,200	50%	Excess Frt	100,100
679 X 220	\$/FF -Shorefrontage	455.00	339,840	30%	Excess Frt	101,952
19.14	Acres-Rear Land 1 <= 50 Acs	650.00	13,685	100%		13,685
Total Acres 26.61					Land Total	385,907

**Acpt Land** 385,900 **Accepted Bldg** 0 **Total** 385,900

Machias  
 Name: PHIPPS, ELBERT L  
 PHIPPS, BONNIE J

**Valuation Report**

10/20/2024

Page 107

Map/Lot:

002-002-B

Account: 356 Card: 1 of 1

Location:

465 EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2 FARMLAND WITHDRAWAL PENALTY

Tran/Land/Bldg 4 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	200%	View/Envir	51,480	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
200 X 220	\$/FF -Shorefrontage	455.00	100,100	100%		100,100	
036 X 220	\$/FF -Shorefrontage	455.00	18,018	70%	Excess Frt	12,613	
1.46	Acres-Rear Land 1 <= 50 Acs	650.00	1,044	100%		1,044	
Total Acres 3.65						Land Total	173,817

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,350 Sqft	Grade C 110	Base	180,378
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	700 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,503
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,923
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	Modern	Modern	Good	Typical	195,804	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		81%	100%	100%	158,601

**Outbuildings/ Additions/ Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	810	C 110	14,024	Good	90%	100%	100%	12,622
Two Story Frame	1995	600	C 110	80,051	V.G.	91%	100%	100%	72,846
Unfin Basement	1960	600	C 110	21,971	V.G.	85%	100%	100%	18,675
2S Frame Garage	1994	768	C 110	42,933	V.G.	91%	100%	100%	39,069
Finished Attic	1994	768	C 110	31,511	V.G.	91%	100%	100%	28,675
Frame Shed	2018			---- SOUND VALUE ----					4,500
Frame Shed	2022			---- SOUND VALUE ----					14,000
Outbuilding Total									190,387

**Acpt Land**

173,800

**Accepted Bldg**

349,000

**Total**

522,800

Machias

**Valuation Report**

10/20/2024

Name: MCCURDY, ARTHUR R

Page 108

MCCURDY, ANITA M

Map/Lot:

002-002-C

Account: 1307 Card: 1 of 1

Location:

EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential

Topography Rolling

Utilities

Street Paved

Reference 1

Reference 2 PROVISIONAL CLASS FARM

Tran/Land/Bldg 4 4 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Acres-Rear Land 1 <= 50 Acs	650.00	894	100%		894
Total Acres 1.25				Land Total		894

**Acpt Land**

900

**Accepted Bldg**

0

**Total**

900

Name: HBA PROPERTIES LLC

US DEPT OF JUSTICE

Map/Lot:

002-003

Account: 975 Card: 1 of 1

Location:

414 EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 12/17/2021  
 Sale Price 245,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.00	Acres-Wasteland	65.00	143	100%		143
50.00	Acres-Rear Land 1 <= 50 Acs	650.00	35,750	100%		35,750
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
5.00	Acres-Rear Land 2 >50 <=	455.00	2,503	100%		2,503
Total Acres 58.00						72,716
						Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	679 Sqft	Grade C 100	Base	153,169
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,616
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Poor	Typical	160,769
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
Delapidation		None		18%	48% 100%	13,890

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1972	252	C 100	20,651	Poor	18%	100%	100%	3,717
Unfin Basement	1972	252	C 100	12,233	Poor	18%	100%	100%	2,202
Open Frame Porch	1972	44	C 100	1,899	Poor	18%	100%	100%	342
Frame Garage	1991	1018	C 100	33,594	Avq.	81%	100%	100%	27,211
Frame Shed	1975	720	C 100	22,610	Avq.	64%	100%	100%	14,470
Frame Shed	1975	540	C 100	17,267	Avq.	64%	100%	100%	11,051
Frame Shed	1975	320	C 100	10,738	Avq.	64%	100%	100%	6,872
Outbuilding Total									65,865

**Acpt Land**

72,700

**Accepted Bldg**

79,800

**Total**

152,500

Machias  
 Name: PHIPPS, BONNIE  
 PHIPPS, ELBERT L

**Valuation Report**

10/20/2024

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Account: 878 Card: 1 of 1

Map/Lot: 002-003-A  
 Location: 460 EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	200%	View/Envir	51,480
11.80	Acres-Rear Land 1 <= 50 Acs	650.00	8,437	100%		8,437
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 12.80			Land Total			68,497

**Dwelling Description**

**Replacement Cost New**

Cape Cod	One Story	884 Sqft	Grade C 110	Base	134,169
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,678
Heating	80% Hot Water BB	Cooling	0% None	Heat	1,756
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,923
Attic	3/4 Finished			Attic	21,636
FirePlaces	1			Fireplace	4,719
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1980	Typical	Modern	Good	Typical	170,881			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	98%	100%	125,598				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
One Story Frame	1989	624	C 110	56,250	Good	75%	100%	100%	42,188
1SFr Overhanq	1989	624	C 100	51,068	Good	75%	100%	100%	38,301
						Outbuilding Total			80,489

**Acpt Land** 68,500 **Accepted Bldg** 206,100 **Total** 274,600

Machias

**Valuation Report**

10/20/2024

Name: PHIPPS, ELBERT L

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PHIPPS, BONNIE J

Map/Lot:

002-003-B

Account: 1303 Card: 1 of 1

Location: 0

Neighborhood 1 Kennebec - Rural  
 Tree Growth 1985  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Street Surface  
 TG PLAN YEAR.... 2019

**Sale Data**  
 Sale Date 02/15/2018  
 Sale Price 19,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acres-Softwood TG	136.00	816	100%		816
16.00	Acres-Mixed Wood TG	165.00	2,640	100%		2,640
Total Acres 22.00					Land Total	3,456

**Acpt Land** 3,500 **Accepted Bldg** 0 **Total** 3,500

Machias

**Valuation Report**

10/20/2024

Name: KOSTACOPOULOS, PAUL J

Page 112

KOSTACOPOULOS, JOAN M

Map/Lot:

002-005

Account: 425 Card: 1 of 1

Location:

0 EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	455.00	100,100	100%		100,100
200 X 220	\$/FF -Shorefrontage	455.00	100,100	70%	Excess Frt	0
200 X 220	\$/FF -Shorefrontage	3,900.00	8,580	50%	View/Envir	35,035
400 X 220	\$/FF -Shorefrontage	455.00	200,200	50%	Excess Frt	0
400 X 220	\$/FF -Shorefrontage	455.00	2,503	50%	View/Envir	50,050
100 X 220	\$/FF -Shorefrontage	455.00	50,050	12.5%	Excess Frt	6,256
3.45	Acres-Rear Land 1 <= 50 Acs	650.00	2,467	100%		2,467
Total Acres 8.00					Land Total	193,908

<b>Acpt Land</b>	193,900	<b>Accepted Bldg</b>	0	<b>Total</b>	193,900
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Account: 251 Card: 1 of 2

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street None

Reference 1

Reference 2 CHECK FOR FIN UNFIN AREAS

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	23,400.00	36,402	200%	View/Envir	72,804
50.00	Acres-Rear Land 1 <= 50 Acs	650.00	35,750	100%		35,750
26.00	Acres-Rear Land 2 >50 <=	455.00	13,013	100%		13,013
4.00	# -Lot Improvements	3,900.00	17,160	100%		17,160
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 78.00						Land Total 147,307

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	2,632 Sqft	Grade C 123	Base	508,885
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,113
Heating	100% Hot Water BB	Cooling	0% None	Heat	22,008
Rooms	12				
Bedrooms	4	Add Fixtures	1		
Baths	4	Half Baths	0	Plumbing	18,350
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,277
Insulation	Full			Insulation	0
Unfin. Living Area	24%			Unfinished	-29,144

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	2003	Modern	Modern	Good	Typical	529,489
<b>Functional Obsolescence</b>						<b>Value(Rcnil)</b>
None						397,117

**Outbuildings/ Additions/ Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnil
Open Frame Porch	2005	450	C 123	17,297	Good	75%	100%	100%	12,973
Encl Frame Porch	2005	304	C 123	17,666	Good	75%	100%	100%	13,250
Barn - GBA	1920	10296	C 100	232,409	Avq.	50%	100%	100%	116,204
Swimming Pool	1990	96	C 100	6,696	Avq-	74%	100%	100%	4,955
1 & 1/2 Story Fr	1920	938	C 123	128,584	Avq+	65%	100%	100%	83,580
One Story Frame	2003	576	B 100	57,588	Good	75%	100%	100%	43,191
Unfin Basement	2003	1514	C 123	42,661	Avq-	82%	100%	100%	34,982
Masonry Shed	2013	1170	B 100	48,322	Good	75%	100%	100%	36,242
<b>Outbuilding Total</b>									<b>345,377</b>

**Acpt Land**

147,300

**Accepted Bldg**

742,500

**Total**

889,800

Machias  
 Name: EDWARDS, JOHN

**Valuation Report**

10/20/2024

Page 114

Map/Lot: 002-006

Account: 251 Card: 2 of 2

Location: 20 E ST

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Conventional	Two Story	1,200 Sqft	Grade C 110	Base	244,946
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-19,918
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,923
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,400	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>						
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>
1988	0	None	Modern	Good	Typical	229,951
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		88%	90%	100%
<b>Acpt Land</b>		0	<b>Accepted Bldg</b>	182,100	<b>Total</b>	182,100

Machias  
Name: EDWARDS, JOHN

**Valuation Report**

10/20/2024

Page 115

Map/Lot:

002-006

Account: 251

Location:

20 E ST

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<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	147,300	742,500	889,800	147,300	742,500	889,800
2	0	182,100	182,100	0	182,100	182,100
<b>TOTAL</b>	147,300	924,600	1,071,900	147,300	924,600	1,071,900

---

Machias  
 Name: HANSON, CRAIG M

**Valuation Report**

10/20/2024  
 Page 116  
 002-006-A

Account: 1265 Card: 1 of 1 Map/Lot:  
 Location:

Neighborhood 1 Kennebec - Rural  
 Tree Growth 1983  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Right-Of-Way  
 TG PLAN YEAR.... 2009

Reference 1  
 Reference 2 TREE GROWTH CLASSIFICATION  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
25.00	Acres-Softwood TG	136.00	3,400	100%		3,400	
6.00	Acres-Mixed Wood TG	165.00	990	100%		990	
2.00	Acres-Wasteland	65.00	143	100%		143	
Total Acres 33.00			Land Total			4,533	
<b>Acpt Land</b>		4,500	<b>Accepted Bldg</b>		0	<b>Total</b>	
						4,500	

Machias  
 Name: FULK, BRITTANY  
 SPARKS, SHERMAN

**Valuation Report**

10/20/2024

Page 117

Account: 1387 Card: 1 of 1

Map/Lot:  
 Location:

002-007  
 128 RANDY RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Street Surface  
 TG PLAN YEAR.... 2017

Reference 1

Reference 2 TREE GROWTH

Tran/Land/Bldg 4 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
16.00	Acres-Softwood TG	136.00	2,176	100%		2,176	
45.00	Acres-Mixed Wood TG	165.00	7,425	100%		7,425	
2.00	Acres-Wasteland	65.00	143	100%		143	
3.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,145	100%		2,145	
2.00	Acres-Class II Roads	3,250.00	7,150	100%		7,150	
Total Acres 68.00					Land Total	19,039	
<b>Acpt Land</b>		19,000	<b>Accepted Bldg</b>		0	<b>Total</b>	19,000

Machias  
 Name: SASHA ANYA LLC

**Valuation Report**

10/20/2024

Page 118

Map/Lot:

002-007-001

Location:

0

Account: 1389 Card: 1 of 1

Neighborhood 1 Kennebec - Rural  
 Tree Growth 2008  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Street Surface  
 TG PLAN YEAR.... 2017

**Sale Data**  
 Sale Date 12/23/2023  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 4 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.03	Acres-Baselot (Fract)	11,700.00	13,062	100%		13,062	
Total Acres 1.03				Land Total		13,062	
<b>Acpt Land</b>		13,100	<b>Accepted Bldg</b>		0	<b>Total</b>	13,100

Machias  
 Name: SMITH, HARVEY E JR  
 SMITH, LORRAINE L

**Valuation Report**

10/20/2024

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Account: 651 Card: 1 of 1

Map/Lot:  
 Location:

002-02A-001  
 11 HOLWAY POINT RD

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 5

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	200.00	65,263	100%		65,263
2.29	Acres-Rear Land 1 <= 50 Acs	500.00	1,260	100%		1,260
2.00	# -Lot Improvements	3,000.00	6,600	100%		6,600
Total Acres 3.30						Land Total 73,123

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	576 Sqft	Grade C 117	Base	149,903
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,745
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	0	Modern	Modern	Very Good	Typical	151,648			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	90%	100%	100%	136,483				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	120	C 117	2,403	V.G.	90%	100%	100%	2,163
Outbuilding Total									2,163

**Acpt Land**

73,100

**Accepted Bldg**

138,600

**Total**

211,700

Machias  
 Name: GUPTA, ASHIS  
 GUPTA, SWAPNA

**Valuation Report**

10/20/2024

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Account: 1286 Card: 1 of 1

Map/Lot:  
 Location:

002-02A-001-A  
 HOLWAY POINT

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 10 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 5

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	200.00	65,263	100%		65,263
3.89	Acres-Rear Land 1 <= 50 Acs	500.00	2,140	100%		2,140
Total Acres 4.90				Land Total		67,403
<b>Acpt Land</b>		67,400	<b>Accepted Bldg</b>		0	<b>Total</b>
						67,400



Machias  
 Name: ROLEFSON, DIANA LYNN

**Valuation Report**

10/20/2024

Page 121

Map/Lot:

002-02A-002

Account: 683 Card: 1 of 1

Location:

58 HOLWAY POINT RD

Neighborhood 13 Holway Point - East Kennebec

Sale Data	
Sale Date	11/08/2022
Sale Price	99,999
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities NoneNone  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 4 10 0

1ST 0 2ND 0

Exemption(s) Land Schedule 5

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	200.00	65,263	100%		65,263
200 X 220	\$/FF -Shorefrontage	200.00	65,263	70%	Excess Frt	45,684
200 X 220	\$/FF -Shorefrontage	200.00	65,263	50%	Excess Frt	32,631
6.74	Acres-Rear Land 1 <= 50 Acs	500.00	3,707	100%		3,707
Total Acres 9.77					Land Total	147,285

<b>Acpt Land</b>	147,300	<b>Accepted Bldg</b>	0	<b>Total</b>	147,300
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Machias  
 Name: CHRISTIANSON, CAROL SUE

**Valuation Report**

10/20/2024

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Map/Lot:  
 Location:

002-02A-003  
 80 HOLWAY POINT RD

Account: 780 Card: 1 of 1

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 01/19/2018  
 Sale Price 55,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 NEW HOUSE ESTIMATE  
 Tran/Land/Bldg 4 10 0  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Shorefrontage	200.00	65,263	100%		65,263	
200 X 220	\$/FF -Shorefrontage	200.00	65,263	70%	Excess Frt	45,684	
200 X 220	\$/FF -Shorefrontage	200.00	65,263	50%	Excess Frt	32,631	
2.60	Acres-Rear Land 1 <= 50 Acs	500.00	1,430	100%		1,430	
2.00	# -Lot Improvements	3,000.00	6,600	100%		6,600	
Total Acres 5.63					Land Total	151,608	
<b>Acpt Land</b>		151,600	<b>Bldg Override</b>		300,000	<b>Total</b>	451,600

Machias  
 Name: PHO, NGAN T

**Valuation Report**

10/20/2024

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Map/Lot:

002-02A-004

Account: 1042 Card: 1 of 1

Location:

HOLWAY POINT

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities NoneNone  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 10 11

1ST 0 2ND 0

Exemption(s) Land Schedule 5

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Shorefrontage	200.00	65,263	100%		65,263	
200 X 220	\$/FF -Shorefrontage	200.00	65,263	70%	Excess Frt	45,684	
300 X 220	\$/FF -Shorefrontage	200.00	97,894	50%	Excess Frt	48,947	
1.69	Acres-Rear Land 1 <= 50 Acs	500.00	930	100%		930	
Total Acres 5.23			Land Total			160,824	
<b>Acpt Land</b>		160,800	<b>Accepted Bldg</b>		0	<b>Total</b>	160,800

Machias

Valuation Report

10/20/2024

Name: COONEY, THOMAS J & JILL L

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COONEY FAMILY REVOCABLE TRUST

Map/Lot:

002-02A-005

Account: 501 Card: 1 of 1

Location:

126 HOLWAY POINT RD

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data
Sale Date 11/03/2023
Sale Price 850,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2 1S ADD, GARAGE 2023

Tran/Land/Bldg 4 10 0

1ST 0 2ND 0

Exemption(s) Land Schedule 5

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 200 X 220, 400 X 220, 250 X 218, and Total Acres 5.29.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include Contemporary, Exterior, Dwelling Units, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2006, 0, Modern, Modern, Excellent, Typical, 199,386.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), Outbuildings/ Additions/ Improvements, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Rows include None, None, 94%, 100%, 100%, 187,417, Wood Deck, One Story Frame, Frame Shed.

Acpt Land 211,200 Accepted Bldg 268,000 Total 479,200

Machias  
 Name: LOVELY HOLWAY POINT REALTY TRUST  
 LOVELY, JAMES R  
 Account: 937 Card: 1 of 1

**Valuation Report**

10/20/2024  
 Page 125  
 Map/Lot: 002-02A-006  
 Location: HOLWAY POINT

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities NoneNone  
 Street Gravel

**Sale Data**  
 Sale Date 05/20/2019  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 10 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 5

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Shorefrontage	200.00	65,263	100%		65,263	
200 X 220	\$/FF -Shorefrontage	200.00	65,263	70%	Excess Frt	45,684	
300 X 220	\$/FF -Shorefrontage	200.00	97,894	50%	Excess Frt	48,947	
1.49	Acres-Rear Land 1 <= 50 Acs	500.00	820	100%		820	
Total Acres 5.03			Land Total			160,714	
<b>Acpt Land</b>		160,700	<b>Accepted Bldg</b>		0	<b>Total</b>	160,700

Machias  
 Name: LOVELY, JAMES R  
 STEVENS, ALLEN A

**Valuation Report**

10/20/2024  
 Page 126  
 002-02A-007

Account: 90 Card: 1 of 1

Map/Lot:  
 Location: 2 MANCHESTER WAY

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 10 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	200.00	65,263	100%		65,263
200 X 220	\$/FF -Shorefrontage	200.00	65,263	70%	Excess Frt	45,684
100 X 220	\$/FF -Shorefrontage	200.00	32,631	50%	Excess Frt	16,316
3.04	Acres-Rear Land 1 <= 50 Acs	500.00	1,672	100%		1,672
2.00	# -Lot Improvements	3,000.00	6,600	100%		6,600
Total Acres 5.57						Land Total 135,535

Dwelling Description				Replacement Cost New		
Conventional	One Story	792 Sqft	Grade C 110	Base		125,047
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/2 Finished			Attic		15,615
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition						
1992	0	Modern	Modern	Very Good				Typical		140,662
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		91%	100%	100%				128,002
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Rcnld
Open Frame Porch	1992	720	C 110	24,367	V.G.	91%	100%	100%		22,174
Wood Deck	1992	64	C 110	1,305	V.G.	91%	100%	100%		1,188
									Outbuilding Total	23,362
<b>Acpt Land</b>		135,500		<b>Accepted Bldg</b>		151,400		<b>Total</b>		286,900

Machias  
 Name: EVANS, JON F  
 EVANS, ANN-MARIE

**Valuation Report**

10/20/2024

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Account: 403 Card: 1 of 1

Map/Lot: 002-02A-008  
 Location: 22 MANCHESTER WAY

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 10 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 5

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	200.00	65,263	100%		65,263
200 X 220	\$/FF -Shorefrontage	200.00	65,263	70%	Excess Frt	45,684
3.37	Acres-Rear Land 1 <= 50 Acs	500.00	1,854	100%		1,854
2.00	# -Lot Improvements	3,000.00	6,600	100%		6,600
Total Acres 5.39						Land Total 119,401

**Dwelling Description**

**Replacement Cost New**

Contemporary	One Story	1,928 Sqft	Grade B 100	Base	276,803
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	-492
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,460
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Modern	Modern	Average	Typical	281,771
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						267,682

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnld
				Cond	Phy	Phy	Func	Econ	
Frame Garage	2013	1008	C 100	33,264	Avg.	93%	100%	100%	30,936
Frame Garage	2017	576	B 100	23,190	Avg.	95%	100%	100%	22,030
Open Frame Porch	2017	104	B 100	4,510	Avg.	95%	100%	100%	4,284
Open Frame Porch	2017	96	B 100	4,218	Avg.	95%	100%	100%	4,007
Wood Deck	2017	507	B 100	9,823	Avg.	95%	100%	100%	9,332
Outbuilding Total									70,589

**Acpt Land** 119,400 **Accepted Bldg** 338,300 **Total** 457,700

Machias

**Valuation Report**

10/20/2024

Name: PORCHER, FRANK B

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PORCHER, CAROLE G

Map/Lot:

002-02A-009

Account: 617 Card: 1 of 1

Location:

HOLWAY POINT

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential  
Topography Rolling  
Utilities NoneNone  
Street Gravel

**Sale Data**  
Sale Date 05/12/2016  
Sale Price 0  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) Land Schedule 5

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 220	\$/FF -Shorefrontage	200.00	16,316	70%	Excess Frt	11,421
350 X 220	\$/FF -Shorefrontage	200.00	114,210	50%	Excess Frt	57,105
3.32	Acres-Rear Land 1 <= 50 Acs	500.00	1,826	100%		1,826
Total Acres 5.34					Land Total	70,352

<b>Acpt Land</b>	70,400	<b>Accepted Bldg</b>	0	<b>Total</b>	70,400
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Machias  
 Name: PORCHER, FRANK B  
 PORCHER, CAROLE G

**Valuation Report**

10/20/2024

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Account: 718 Card: 1 of 1

Map/Lot: 002-02A-010  
 Location: 48 MANCHESTER WAY

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Septic SystemDrilled Well  
 Street Gravel

Sale Data	
Sale Date	05/12/2016
Sale Price	140,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1  
 Reference 2 PHOTO  
 Tran/Land/Bldg 1 10 0  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 5

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Shorefrontage	200.00	65,263	100%		65,263	
150 X 220	\$/FF -Shorefrontage	200.00	48,947	70%	Excess Frt	34,263	
3.56	Acres-Rear Land 1 <= 50 Acs	500.00	1,958	100%		1,958	
2.00	# -Lot Improvements	3,000.00	6,600	100%		6,600	
Total Acres 5.33						Land Total	108,084

**Dwelling Description**

**Replacement Cost New**

Ranch	One & 3/4 Story	1,600 Sqft	Grade C 110	Base	291,338
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Std Seam Metal	Roof	7,512
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	10,842
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,205
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,719
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	Modern	Modern	Average	Typical	322,616
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		95%	100%	306,485

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value
							Func	Econ	Rcnld
Frame Garage	2017	864	C 100	28,512	Avq.	95%	100%	100%	27,086
<b>Outbuilding Total</b>									<b>27,086</b>

**Acpt Land** 108,100 **Accepted Bldg** 333,600 **Total** 441,700

Machias

**Valuation Report**

10/20/2024

Name: MANK, WILLIAM

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MANK, CHRIS PARSONS

Map/Lot:

002-02A-011

Account: 1124 Card: 1 of 1

Location:

HOLWAY POINT

Neighborhood 13 Holway Point - East Kennebec

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities NoneNone  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 10 1

1ST 0 2ND 0

Exemption(s) Land Schedule 5

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	200.00	65,263	100%		65,263
200 X 220	\$/FF -Shorefrontage	200.00	65,263	70%	Excess Frt	45,684
100 X 220	\$/FF -Shorefrontage	200.00	32,631	50%	Excess Frt	16,316
2.65	Acres-Rear Land 1 <= 50 Acs	500.00	1,458	100%		1,458
Total Acres 5.18					Land Total	128,721

<b>Acpt Land</b>	128,700	<b>Accepted Bldg</b>	0	<b>Total</b>	128,700
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Machias  
 Name: ROBERTS, ISAIAH J

**Valuation Report**

10/20/2024

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Map/Lot:

003-001

Account: 902 Card: 1 of 1

Location:

ROQUE BLUFFS RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities None  
 Street None

**Sale Data**  
 Sale Date 08/26/2021  
 Sale Price 20,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	11,700.00	12,870	100%		12,870
73.00	Acres-Wasteland	65.00	5,220	100%		5,220
50.00	Acres-Rear Land 1 <= 50 Acs	650.00	35,750	100%		35,750
9.00	Acres-Rear Land 2 >50 <=	455.00	4,505	100%		4,505
Total Acres 133.00			Land Total			58,345

**Acpt Land** 58,300 **Accepted Bldg** 0 **Total** 58,300

Machias  
 Name: CHATTERTON, BARBARA  
 LUURING, NICHOLAS

**Valuation Report**

10/20/2024

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Account: 279 Card: 1 of 1

Map/Lot: 003-002  
 Location: 573 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Dug WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 05/23/2013  
 Sale Price 150,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
9.00	Acres-Wasteland	65.00	644	100%		644
8.00	Acres-Rear Land 1 <= 50 Acs	650.00	5,720	100%		5,720
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 18.00						40,684

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,100 Sqft	Grade C 107	Base	151,345
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-5,409
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,001
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,193
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Modern	Modern	Good	Typical	153,130
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						124,035

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1991	576	C 107	74,753	Good	89%	100%	100%	66,530
Frame Garage	1988	780	C 100	25,740	Ava.	79%	100%	100%	20,335
Wood Deck	1991	96	C 107	1,800	Good	81%	100%	100%	1,458
Outbuilding Total									88,323

**Acpt Land** 40,700 **Accepted Bldg** 212,400 **Total** 253,100

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 09/02/2021  
 Sale Price 125,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.40	Acres-Wasteland	65.00	172	100%		172
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 3.40			Land Total			34,492

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	672 Sqft	Grade C 100	Base	102,861
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	21,172
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Good	Typical	124,033
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		75%	96% 100%	89,304
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Rcnld
One Story Frame	1900	152	C 100	12,456	Good	9,342
Outbuilding Total						9,342

**Acpt Land** 34,500 **Accepted Bldg** 98,600 **Total** 133,100

Machias  
Name: HUNTLEY, ALAN W

**Valuation Report**

10/20/2024

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Map/Lot:

003-003-A

Account: 923 Card: 1 of 1

Location:

8 BEAR DEN LN

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 11/03/2011  
Sale Price 30,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Homesite (Fract)	23,400.00	29,348	100%		29,348
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.30						Land Total 37,928

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 100	Base	128,823
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-496
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1974	0	Modern	Modern	Average	Typical	132,803	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		71%	100%	100%	94,290

**Acpt Land**

37,900

**Accepted Bldg**

94,300

**Total**

132,200

Machias

**Valuation Report**

10/20/2024

Name: HOLLAND, RICHARD F

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HOLLAND, TAMARA D

Map/Lot:

003-003-B

Account: 383 Card: 1 of 1

Location:

538 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 02/09/2015  
Sale Price 24,000  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.94	Acres-Rear Land 1 <= 50 Acs	650.00	672	100%		672
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.94						Land Total 34,992

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
14Mobile Home	1984	14X66	B 100	57.663	Avq-	35%	100%	100%	20,182	
<b>Outbuilding Total</b>									<b>20,182</b>	

<b>Acpt Land</b>	35,000	<b>Accepted Bldg</b>	20,200	<b>Total</b>	55,200
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Machias  
 Name: CARTER, LESTER D  
 WRIGHT, RUTH M

**Valuation Report**

10/20/2024

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Map/Lot:

003-004-A

Account: 229 Card: 1 of 1

Location:

545 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740	
0.82	Acres-Rear Land 1 <= 50 Acs	650.00	586	100%		586	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 1.82						Land Total	34,906

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	576 Sqft	Grade C 100	Base	94,208
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Typical	Typical	Average	Typical	94,208
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		73%	96% 100%	66,021

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1990	144	C 100	11,801	Avg.	73%	100%	100%	8,615
One Story Frame	1990	72	C 100	5,900	Avg.	73%	100%	100%	4,307
One Story Frame	1990	144	C 100	11,801	Avg.	73%	100%	100%	8,615
Frame Shed	1976	120	C 100	4,802	Avg.	73%	100%	100%	3,505
Frame Garage	1990	320	C 100	10,560	Avg.	80%	100%	100%	8,448
Outbuilding Total									33,490

**Acpt Land**

34,900

**Accepted Bldg**

99,500

**Total**

134,400



Machias  
 Name: DENNISON, KISHA R

**Valuation Report**

10/20/2024

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Map/Lot:

003-004-B

Account: 727 Card: 1 of 1

Location:

561 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.00			Land Total			34,320

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,060 Sqft	Grade D 110	Base	124,330
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,819
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,691
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Modern	Modern	Below Average	Typical	109,202
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	73%	100%	100%	79,717	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1996	200	E 110	1,812	Fair	70%	100%	100%	1,268
Encl Frame Porch	2000	48	E 100	2,113	Poor	64%	100%	100%	1,352
Wood Deck	1996	25	E 100	290	Poor	61%	100%	100%	177
Outbuilding Total									2,797

**Acpt Land**

34,300

**Accepted Bldg**

82,500

**Total**

116,800

Machias  
 Name: LUURING, NICOLAAS  
 CHATTERTON, BARBARA

**Valuation Report**

10/20/2024

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Account: 482 Card: 1 of 1

Map/Lot:  
 Location:

003-005  
 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Low  
 Utilities NoneNone  
 Street None

Sale Data	
Sale Date	05/21/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
16.00	Acres-Rear Land 1 <= 50 Acs	650.00	11,440	100%		11,440	
Total Acres 16.00				Land Total		11,440	
<b>Acpt Land</b>		11,400	<b>Accepted Bldg</b>		0	<b>Total</b>	11,400

Machias  
 Name: TOWNSEND, GEORGE W  
 TOWNSEND, THERESA M

**Valuation Report**

10/20/2024

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Map/Lot: 003-006

Account: 257 Card: 1 of 1

Location: 520 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 04/01/2004  
 Sale Price 55,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	23,400.00	22,291	100%		22,291
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.75			Land Total			30,871

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	810 Sqft	Grade C 100	Base	141,129
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,130
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	Modern	Modern	Good	Typical	145,259
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		78%	100% 100%	113,302
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1990	80	B 100	1,749	Avq.	1,399
Outbuilding Total						1,399
<b>Acpt Land</b>		30,900	<b>Accepted Bldg</b>		114,700	<b>Total</b> 145,600

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 09/04/2020  
Sale Price 149,900  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2 WHAT BUILDINGS WENT WITH?  
Tran/Land/Bldg 1 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.45	Acres-Rear Land 1 <= 50 Acs	650.00	1,752	100%		1,752
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
2.00	Acres-Wasteland	65.00	143	100%		143
Total Acres 5.45						Land Total 36,215

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	392 Sqft	Grade C 100	Base	110,222
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,496
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,675
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	Modern	Modern	Good	Typical	101,527			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		93%	100% 100%	94,420			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2008	392	B 100	15,782	Good	93%	100%	100%	14,677
Barn - GBA	2008	588	D 100	16,876	Good	93%	100%	100%	15,695
Wood Deck	2005	72	C 100	1,310	Good	93%	100%	100%	1,218
Finished Attic	2008	295	B 100	17,575	Good	93%	100%	100%	16,345
Plumbing Fixture	2000	4	B 100	8,320	Good	93%	100%	100%	7,738
						<b>Outbuilding Total</b>			<b>55,673</b>
<b>Acpt Land</b>		36,200	<b>Accepted Bldg</b>		150,100	<b>Total</b>			<b>186,300</b>

Machias  
 Name: BOSWELL, MARK ANTHONY

**Valuation Report**

10/20/2024

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Map/Lot:

003-007-001

Account: 1382 Card: 1 of 1

Location:

KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Sale Data	
Sale Date	12/02/2021
Sale Price	27,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2 WHAT BUILDINGS WENT WITH?

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740	
5.20	Acres-Rear Land 1 <= 50 Acs	650.00	3,718	100%		3,718	
0.00	Acres-Wasteland	3,900.00	8,580	100%		0	
Total Acres 6.20					Land Total	29,458	
<b>Accpt Land</b>		29,500	<b>Accepted Bldg</b>		0	<b>Total</b>	29,500

Machias  
 Name: NYMAN, CHARLENE

**Valuation Report**

10/20/2024

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Map/Lot: 003-009

Account: 1092 Card: 1 of 1

Location: 514 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 09/24/2013  
 Sale Price 38,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.00	Acres-Rear Land 1 <= 50 Acs	650.00	715	100%		715
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 2.00						35,035

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	648 Sqft	Grade C 100	Base	100,698
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-3,763
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Good	Typical	96,935
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None			None	76%	96% 100%	70,724

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1940	288	C 100	23,602	Good	76%	100%	100%	17,938
Frame Garage	1977	360	D 100	9,742	Fair	56%	100%	100%	5,456
Outbuilding Total									23,394

**Acpt Land** 35,000 **Accepted Bldg** 94,100 **Total** 129,100

Machias  
 Name: HOLLAND, JOSHUA

**Valuation Report**

10/20/2024

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Map/Lot: 003-010

Account: 694 Card: 1 of 1

Location: 501 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.50	Acres-Rear Land 1 <= 50 Acs	650.00	358	100%		358
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.50						Land Total 34,678

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value	
						Phy	Func	Econ	Rcnld	
Fairmount	M/H	1988	14X66	C 100	50,731	Avg.	40%	100%	100%	20,292
<b>Outbuilding Total</b>									<b>20,292</b>	
<b>Acpt Land</b>		34,700		<b>Accepted Bldg</b>		20,300		<b>Total</b>	55,000	

Machias  
 Name: KIRKLAND, BARRY K  
 KIRKLAND, NOLA J

**Valuation Report**

10/20/2024

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Account: 578 Card: 1 of 1

Map/Lot: 003-010-A  
 Location: 503 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 07/19/2006  
 Sale Price 52,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	23,400.00	18,201	100%		18,201
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.50			Land Total			26,781

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 107	Base	137,841
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,491
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1974	0	Modern	Modern	Average	Typical	141,332	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		71%	100%	100%	100,346

**Acpt Land** 26,800 **Accepted Bldg** 100,300 **Total** 127,100



Machias  
Name: CAMELO, ANTONIO

**Valuation Report**

10/20/2024

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Map/Lot: 003-011

Account: 399 Card: 1 of 1

Location: 502 KENNEBEC RD

Neighborhood 1	Kennebec - Rural	<b>Sale Data</b>
Zoning/Use	Shore-StreamProtect	Sale Date 12/05/2005
Topography	Rolling	Sale Price 90,000
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing
		Verified
		Validity

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.50	Acres-Wasteland	65.00	36	100%		36
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.50					Land Total	34,356

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,369 Sqft	Grade C 100	Base		165,693
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Damp 1/2 Bmt	Basement		-7,000
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	1,369	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	Typical	Modern	Above Average	Typical	158,693	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		74%	98%	100%	115,084
<b>Acpt Land</b>		34,400	<b>Accepted Bldg</b>		115,100	<b>Total</b>	149,500

Machias  
 Name: DWELLEY, GRADY W  
 DWELLEY, LYNN M

**Valuation Report**

10/20/2024

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Account: 277 Card: 1 of 1

Map/Lot: 003-011-A  
 Location: 498 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 08/14/2006  
 Sale Price 65,000  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.00	Acres-Rear Land 1 <= 50 Acs	650.00	715	100%		715
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 2.00						35,035
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Commodore M/H	1986	14X70	C 100	53,186	Good	50%	100%	100%	26,593
Wood Deck	1990	240	B 100	4,775	Ava.	80%	100%	100%	3,820
2S Frame Garage	1986	754	C 100	38,318	Good	88%	100%	100%	33,720
<b>Outbuilding Total</b>									<b>64,133</b>

**Acpt Land** 35,000 **Accepted Bldg** 64,100 **Total** 99,100

Machias  
 Name: DUNLAP, MONICA L  
 DUNLAP, GLENN A

**Valuation Report**

10/20/2024

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Account: 1054 Card: 1 of 1

Map/Lot: 003-012  
 Location: 474 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 01/10/2022  
 Sale Price 239,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,430	100%		1,430
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 3.00			Land Total			35,750

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	840 Sqft	Grade C 103	Base	165,303
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-2,164
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	9,220
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1988	0	Typical	Typical	Above Average	Typical	172,359	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		85%	96%	100%	140,645

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1988	476	C 103	40,178	Avq+	85%	100%	100%	34,151
One Story Frame	1988	96	C 103	8,103	Avq+	85%	100%	100%	6,888
Wood Deck	2000	60	C 100	1,124	Avq+	85%	100%	100%	955
Frame Shed	1988	486	C 100	15,664	Avq+	85%	100%	100%	13,314
Canopy	1988	306	C 100	6,593	Avq+	85%	100%	100%	5,604
Outbuilding Total									60,912

**Acpt Land** 35,800 **Accepted Bldg** 201,600 **Total** 237,400

Machias  
Name: 468 K ROAD LLC

**Valuation Report**

10/20/2024

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Map/Lot:

003-012-A

Account: 935 Card: 1 of 1

Location:

468 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 11/15/2021  
Sale Price 99,900  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2 468A - SALES; 468B - GROWING  
Tran/Land/Bldg 7 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.67	Acres-Homesite (Fract)	23,400.00	21,069	100%		21,069	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 0.67						Land Total	29,649

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	640 Sqft	Grade D 100	Base	81,981
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-450
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,784
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Average	Typical	83,315
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		61%	91% 100%	46,248

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1955	96	D 100	6,451	Avq.	61%	100%	100%	3,935
Wood Deck	1955	65	C 100	1,201	Avq.	61%	100%	100%	733
Frame Shed	1981	104	E 100	2,164	Fair	59%	100%	100%	1,277
Res. Greenhouse	2018	1056	B 100	24,711	Avq.	95%	100%	100%	23,475
Outbuilding Total									29,420

**Acpt Land**

29,600

**Accepted Bldg**

75,700

**Total**

105,300

Machias  
 Name: ROBERTS, DARRELL A

**Valuation Report**

10/20/2024

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Map/Lot:

003-012-B

Account: 132 Card: 1 of 1

Location:

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
2.20	Acres-Rear Land 1 <= 50 Acs	650.00	1,573	100%		1,573
Total Acres 3.20					Land Total	14,443

<b>Acpt Land</b>	14,400	<b>Accepted Bldg</b>	0	<b>Total</b>	14,400
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Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 03/27/2017  
Sale Price 45,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2 INCOMPLETE HOUSE  
Tran/Land/Bldg 4 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,430	100%		1,430
8.00	Acres-Wasteland	65.00	572	100%		572
2.00	# -Lot Improvements	3,900.00	8,580	75%		6,435
Total Acres 11.00			Land Total			34,177

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,680 Sqft	Grade C 105	Base	203,414
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Crawl Space	Basement	-11,930
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	-369
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,133
Attic	1/4 Finished			Attic	16,597
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2018	0	None	None	Average	Typical	210,845				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
Incomplete	None	95%	77%	100%	154,233					
Outbuildings/Additions/Improvements					Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1991	432	D 100	11,690	Avq-	74%	100%	100%	8,651	
3/4 Story Finish	2018	900	C 105	39,813	Avq.	95%	100%	100%	37,822	
						Outbuilding Total		46,473		
<b>Acpt Land</b>		34,200		<b>Accepted Bldg</b>		200,700		<b>Total</b>		234,900

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 08/26/2021  
Sale Price 226,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.00	Acres-Rear Land 1 <= 50 Acs	650.00	715	100%		715
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
1.00	# -Lot Improvements	3,900.00	4,290	50%		2,145
Total Acres 2.00						37,180

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,606 Sqft	Grade C 107	Base	200,151
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Std Seam Metal	Roof	7,334
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-6,958
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,841
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Modern	Modern	Good	Typical	206,368
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		89%	100%	183,668

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1999	279	C 107	14,309	Good	89%	100%	100%	12,735
Encl Frame Porch	1999	128	C 107	7,912	Good	89%	100%	100%	7,042
Frame Garage	2008	260	B 100	10,468	V.G.	94%	100%	100%	9,840
Concrete Slab	2009	1068	D 100	13,733	Avq.	91%	100%	100%	12,497
Frame Shed	2017			---- S O U N D V A L U E ----				500	
Frame Shed	2017			---- S O U N D V A L U E ----				200	
Outbuilding Total									42,814

**Acpt Land**

37,200

**Accepted Bldg**

226,500

**Total**

263,700

Machias  
 Name: MOORE, JAMES R  
 MOORE, AURA J

**Valuation Report**

10/20/2024

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Account: 192 Card: 1 of 1

Map/Lot: 003-015  
 Location: 48 RIDGE BROOK FARM LN

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 05/11/2012  
 Sale Price 44,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.00	Acres-Wasteland	65.00	72	100%		72
4.50	Acres-Rear Land 1 <= 50 Acs	650.00	3,218	100%		3,218
2.00	# -Lot Improvements	3,900.00	8,580	70%	Unimproved	6,006
Total Acres 6.50						Land Total 35,036

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	436 Sqft	Grade C 90	Base	73,428
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-9,731
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-958
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1996	0	Typical	Typical	Below Average	Typical	62,739	
<b>Functional Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None				73%	96%	100%	43,967

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2007	378	C 90	27,879	Avq-	73%	100%	100%	20,352
Two Story Frame	1996	193	C 90	21,068	Avq-	73%	100%	100%	15,380
Frame Shed	1996	117	C 100	4,713	Avq-	73%	100%	100%	3,440
Frame Shed	2007	319	D 100	8,781	Avq.	90%	100%	100%	7,903
Outbuilding Total									47,075

**Acpt Land** 35,000 **Accepted Bldg** 91,000 **Total** 126,000



**Valuation Report**

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 05/07/2021  
Sale Price 77,500  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2 SEPTIC PERMIT  
Tran/Land/Bldg 4 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.00					Land Total	34,320

Dwelling Description				Replacement Cost New		
Conventional	One Story	480 Sqft	Grade C 100	Base		85,554
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-412
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/2 Finished			Attic		11,216
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Fair	Typical	96,358			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		26%	96%	100%	24,051		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	252	C 100	20,651	Fair	26%	100%	100%	5,369
Barn - GBA	1900	720	E 100	11,730	Fair	26%	100%	100%	3,050
Outbuilding Total									8,419

**Acpt Land** 34,300 **Accepted Bldg** 32,500 **Total** 66,800

Machias  
 Name: CHERRY, GRETCHEN S

**Valuation Report**

10/20/2024

Page 154

Map/Lot: 003-018

Account: 317 Card: 1 of 1

Location: 433 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.50	Acres-Rear Land 1 <= 50 Acs	650.00	1,788	100%		1,788
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
1.30	Acres-Rear Land 1 <= 50 Acs	650.00	929	100%		929
Total Acres 4.80						Land Total 37,037

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,584 Sqft	Grade C 100	Base	185,074
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,359
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,384
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	Modern	Modern	Good	Typical	191,079
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	158,596	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1968	128	C 100	7,394	Good	83%	100%	100%	6,137
Frame Garage	1998	1080	C 100	35,640	Good	91%	100%	100%	32,432
Outbuilding Total									38,569

**Acpt Land**

37,000

**Accepted Bldg**

197,200

**Total**

234,200

Machias  
 Name: PRESTON, JESSICA  
 TEIXEIRA, ANDRE G

**Valuation Report**

10/20/2024

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Map/Lot:

003-020

Account: 849 Card: 1 of 1

Location:

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Level  
 Utilities NoneNone  
 Street Paved

<b>Sale Data</b>	
Sale Date	11/06/2020
Sale Price	4,400
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
0.60	Acres-Rear Land 1 <= 50 Acs	650.00	429	100%		429
Total Acres 1.60					Land Total	13,299

<b>Acpt Land</b>	13,300	<b>Accepted Bldg</b>	0	<b>Total</b>	13,300
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Machias  
 Name: QUINN, PAULA J

**Valuation Report**

10/20/2024

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Map/Lot:  
 Location:

003-021

Account: 787 Card: 1 of 1

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 10/20/2020  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	50%	Restrictio	6,435
1.10	Acres-Rear Land 1 <= 50 Acs	650.00	787	100%		787
Total Acres 2.10					Land Total	7,222

**Acpt Land** 7,200 **Accepted Bldg** 0 **Total** 7,200

Machias  
Name: QUINN, PAULA J

**Valuation Report**

10/20/2024

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Map/Lot:

003-022

Account: 1189 Card: 1 of 1

Location:

423 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.00	Acres-Rear Land 1 <= 50 Acs	650.00	715	100%		715
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 2.00						35,035

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	342 Sqft	Grade D 100	Base	53,958
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,207
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-685
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1907	0	Typical	Typical	Average	Typical	44,066
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	96%	100%	21,152	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1907	162	D 100	10,886	Ava.	50%	100%	100%	5,443
Frame Garage	1997	384	B 100	15,460	Ava.	84%	100%	100%	12,986
Outbuilding Total									18,429

**Acpt Land**

35,000

**Accepted Bldg**

39,600

**Total**

74,600

Machias  
 Name: MEROFF, CHRISTOPHER A  
 MEROFF, SUSAN E

**Valuation Report**

10/20/2024

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Account: 939 Card: 1 of 2

Map/Lot: 003-023  
 Location: 415 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 04/08/2021  
 Sale Price 95,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2 PERMIT 11/22

Tran/Land/Bldg 3 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
12.00	Acres-Blueberries	2,340.00	30,888	100%		30,888
12.00	Acres-Wasteland	65.00	858	100%		858
11.50	Acres-Rear Land 1 <= 50 Acs	650.00	8,223	100%		8,223
8.00	# -Lot Improvements	3,900.00	34,320	100%		34,320
1.50	Acres-Class II Roads	3,250.00	5,363	100%		5,363
5.00	Acres-Homesite (Fract)	23,400.00	57,556	100%		57,556
Total Acres 43.00					Land Total	162,948

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	572 Sqft	Grade C 100	Base	93,847
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-491
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	12,094
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Fair	Typical	105,450
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	26%	96%	100%	26,320	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	123	C 100	10,080	Fair	26%	100%	100%	2,621
Encl Frame Porch	1900	54	C 100	4,463	Fair	26%	100%	100%	1,160
Barn - GBA	1900	880	D 100	22,101	Fair	26%	100%	100%	5,746
One Story Frame	2022			---- S O U N D V A L U E ----				500,000	
Barn - GBA	2022			---- S O U N D V A L U E ----				35,000	
Outbuilding Total									544,527

**Acpt Land** 162,900 **Accepted Bldg** 570,800 **Total** 733,700

Machias  
Name: MEROFF, CHRISTOPHER A  
MEROFF, SUSAN E

**Valuation Report**

10/20/2024

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Account: 939 Card: 2 of 2

Map/Lot:  
Location:

003-023  
FLORA LN

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Paved

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**Sale Data**

Sale Date 04/08/2021  
Sale Price 95,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2 PERMIT 11/22  
Tran/Land/Bldg 3 0 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 4

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**Accpt Land** 0 **Accepted Bldg** 0 **Total** 0

Machias

**Valuation Report**

10/20/2024

Name: MEROFF, CHRISTOPHER A

Page 160

MEROFF, SUSAN E

Map/Lot:

003-023

Account: 939

Location:

FLORA LN

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	162,900	570,800	733,700	162,900	570,800	733,700
2	0	0	0	0	0	0
<b>TOTAL</b>	162,900	570,800	733,700	162,900	570,800	733,700



Machias  
 Name: CHANG, MAY  
 CHANG, JASON

**Valuation Report**

10/20/2024  
 Page 161  
 003-024

Account: 269 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Right-Of-Way

**Sale Data**  
 Sale Date 05/23/2005  
 Sale Price 15,000  
 Sale Type Land Only  
 Financing  
 Verified  
 Validity

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
19.00	Acres-Wasteland	65.00	1,359	100%		1,359
18.00	Acres-Rear Land 1 <= 50 Acs	650.00	12,870	100%		12,870
Total Acres 38.00					Land Total	27,099
<b>Acpt Land</b>		27,100	<b>Accepted Bldg</b>		0	<b>Total</b>
						27,100

Machias  
 Name: WILCOX, BURTON E  
 WILCOX, ANGELA

**Valuation Report**

10/20/2024

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Map/Lot: 003-025

Account: 371 Card: 1 of 1

Location: 410 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 2 20 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.30	Acres-Rear Land 1 <= 50 Acs	650.00	1,645	100%		1,645
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 3.30						35,965

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One Story	700 Sqft	Grade C 100	Base		94,847
Exterior	Asbestos Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,709
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	Full Finished			Attic		21,606
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1947	0	Typical	Typical	Above Average	Typical	114,744	
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None			None	69%	96%	100%	76,006

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1993	240	C 100	7,920	Avg.	82%	100%	100%	6,494
<b>Outbuilding Total</b>									<b>6,494</b>

**Acpt Land** 36,000 **Accepted Bldg** 82,500 **Total** 118,500

Machias  
 Name: HALL, ADAM W & ANDREW Y  
 HALL FAMILY REAL ESTATE TRUST

**Valuation Report**

10/20/2024

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Account: 163 Card: 1 of 1

Map/Lot:  
 Location:

003-026

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Sale Data	
Sale Date	03/08/2024
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 3 99

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
11.00	Acres-Blueberries	2,340.00	28,314	100%		28,314
3.00	Acres-Wasteland	65.00	215	100%		215
15.00	Acres-Rear Land 1 <= 50 Acs	650.00	10,725	100%		10,725
Total Acres 30.00					Land Total	52,124

<b>Acpt Land</b>	52,100	<b>Accepted Bldg</b>	0	<b>Total</b>	52,100
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Machias  
 Name: ROSS, CHASE E  
 MCLAIN, JOY E

**Valuation Report**

10/20/2024

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Map/Lot: 003-027

Account: 208 Card: 1 of 1

Location: 406 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 05/04/2010  
 Sale Price 105,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 DECK  
 Tran/Land/Bldg 4 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.50	Acres-Rear Land 1 <= 50 Acs	650.00	358	100%		358
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.50					Land Total	34,678

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,040 Sqft	Grade C 107	Base	145,557
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,782
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,040	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	Modern	Modern	Good	Typical	149,339	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcld)</b>
None		None		85%	100%	100%	126,938

**Acpt Land** 34,700 **Accepted Bldg** 126,900 **Total** 161,600

Machias  
Name: LOOK, GRACE

**Valuation Report**

10/20/2024

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Map/Lot:

003-027-A

Account: 94 Card: 1 of 1

Location:

402 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 10/21/2005  
Sale Price 75,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2 SHED  
Tran/Land/Bldg 1 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.50	Acres-Rear Land 1 <= 50 Acs	650.00	358	100%		358
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.50					Land Total	34,678

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 107	Base	137,841
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,491
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Average	Typical	141,332
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		71%	91%	100%
						<b>Value(Rcld)</b>
						91,315

**Acpt Land**

34,700

**Accepted Bldg**

91,300

**Total**

126,000

Machias  
 Name: HALL, WALLACE A

**Valuation Report**

10/20/2024

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Map/Lot:

003-028

Account: 454 Card: 1 of 1

Location:

Neighborhood 1 Kennebec - Rural  
 Tree Growth 2014  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved  
 TG PLAN YEAR.... 2014

**Sale Data**  
 Sale Date 12/07/2011  
 Sale Price 110,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
11.00	Acres-Softwood TG	136.00	1,496	100%		1,496	
5.00	Acres-Mixed Wood TG	165.00	825	100%		825	
12.00	Acres-Hardwood TG	129.00	1,548	100%		1,548	
3.00	Acres-Wasteland	65.00	215	100%		215	
3.00	Acres-Wasteland	65.00	215	100%		215	
11.00	Acres-Blueberries	2,340.00	28,314	100%		28,314	
Total Acres 45.00					Land Total	32,613	
<b>Acpt Land</b>		32,600	<b>Accepted Bldg</b>		0	<b>Total</b>	32,600

Machias  
Name: MUGFORD, DOUGLAS

**Valuation Report**

10/20/2024

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Map/Lot:

003-028-A

Account: 331 Card: 1 of 1

Location:

7 ROBERTS LN

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 06/27/2005  
Sale Price 42,500  
Sale Type Land & Buildings  
Financing  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	23,400.00	21,536	100%		21,536
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.70						Land Total 30,116

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	672 Sqft	Grade C 90	Base	92,575
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-519
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,056
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Typical	Typical	Average	Typical	94,112	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	96%	100%	45,174

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	72	C 90	4,658	Avq.	50%	100%	100%	2,329
Wood Deck	2009	120	C 90	1,849	Avq.	50%	100%	100%	924
Frame Shed	2000	180	E 100	3,291	Fair	73%	100%	100%	2,402
Frame Shed	2010								4,500

----- SOUND VALUE -----  
Outbuilding Total 10,155

**Acpt Land** 30,100 **Accepted Bldg** 55,300 **Total** 85,400

Machias  
 Name: SIMMONS, MELISSA S  
 SIMMONS, GARY P

**Valuation Report**

10/20/2024

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Account: 822 Card: 1 of 1

Map/Lot: 003-028-B  
 Location: 385 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 03/28/2018  
 Sale Price 100,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,430	100%		1,430
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
5.00	Acres-Rear Land 1 <= 50 Acs	650.00	3,575	100%		3,575
Total Acres 8.00						39,325
						Land Total

**Dwelling Description**

**Replacement Cost New**

Other	One Story	1,440 Sqft	Grade D 100	Base	141,116
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,052
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,447
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Modern	Modern	Average	Typical	123,511
<b>Functional Obsolescence</b>				<b>Phys. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None				88%	100%	108,690

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2005	160	C 100	2,674	Avq.	89%	100%	100%	2,380
Wood Deck	2005	48	C 100	938	Avq.	89%	100%	100%	835
Frame Shed	2000	64	E 100	1,570	Fair	73%	100%	100%	1,146
Frame Shed	2008	160	D 100	4,911	Avq.	91%	100%	100%	4,469
Frame Garage	2017	896	C 100	29,568	Avq.	95%	100%	100%	28,090
Outbuilding Total									36,920

**Acpt Land**

39,300

**Accepted Bldg**

145,600

**Total**

184,900



Machias  
 Name: LEIGHTON, CHRISTOPHER E  
 DENNY, GISELE M

**Valuation Report**

10/20/2024

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Account: 1343 Card: 1 of 1

Map/Lot: 003-028-C  
 Location: 11 ROBERTS LN

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 06/18/2021  
 Sale Price 144,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.20	Acres-Rear Land 1 <= 50 Acs	650.00	1,573	100%		1,573
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 3.20			Land Total			35,893

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,344 Sqft	Grade C 107	Base	174,880
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,502
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,888
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	Typical	Typical	Above Average	Typical	187,270			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		79%	96%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1972	144	C 107	8,589	Avq+	79%	100%	100%	6,785
Encl Frame Porch	1972	160	C 107	9,267	Avq+	79%	100%	100%	7,321
Frame Garage	1986	720	C 100	23,760	Avq.	78%	100%	100%	18,533
Barn - GBA	1986	576	D 100	16,661	Avq-	71%	100%	100%	11,829
<b>Outbuilding Total</b>								<b>44,468</b>	
<b>Acpt Land</b>		35,900		<b>Accepted Bldg</b>		186,500		<b>Total</b>	
								222,400	

Machias

Valuation Report

10/20/2024

Name: LABROSSE, CHRISTINA

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LABROSSE, BECKY LOU

Map/Lot:

003-029

Account: 974 Card: 1 of 1

Location:

382 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/23/2011
Sale Price 222,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Homesite (Fract), Acres-Rear Land 1 <= 50 Acs, Acres-Wasteland, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include One Story, Vinyl/Aluminum, 1 OTHER Units-0, Concrete, Basement, Dry Full Bmt, etc.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1996, 0 Modern, Modern, Very Good, Typical, 264,846.

Table with 10 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), Outbuildings/ Additions/ Improvements, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

Acpt Land 36,700 Accepted Bldg 281,900 Total 318,600

Machias  
 Name: SEELEY, TIMOTHY T

**Valuation Report**

10/20/2024

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Map/Lot:

003-029-A

Account: 879 Card: 1 of 1

Location:

400 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 02/13/2018  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2 MBHM SER NO 0956V  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.67	Acres-Rear Land 1 <= 50 Acs	650.00	479	100%		479
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.67						Land Total 34,799

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Skvline	M/H	1986	14X60	C 100	47.049	Avq.	40% 100% 100%	18,820
<b>Outbuilding Total</b>								<b>18,820</b>

**Acpt Land** 34,800 **Accepted Bldg** 18,800 **Total** 53,600

Machias

Valuation Report

10/20/2024

Name: SPRAGUE, DENNIS J

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SPRAGUE, MICHELLE N

Map/Lot:

003-029-B

Account: 73 Card: 1 of 1

Location:

396 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/17/2006
Sale Price 82,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include Acres-Homesite (Fract), Acres-Rear Land, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 7 columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1975, Modern, Good, Typical, and Functional Obsolescence.

Acpt Land 34,800 Accepted Bldg 115,000 Total 149,800

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.00	Acres-Rear Land 1 <= 50 Acs	650.00	715	100%		715
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 2.00						Land Total 35,035

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	720 Sqft	Grade D 95	Base	83,500
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,688
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,370
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	720	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Typical	Typical	Below Average	Typical	69,442	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcld)</b>
None		None		40%	96%	100%	26,666

**Acpt Land** 35,000 **Accepted Bldg** 26,700 **Total** 61,700

Machias  
 Name: REYNOLDS, MILDRED H (L/E)  
 FOSS, ALAN W

**Valuation Report**

10/20/2024

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Account: 105 Card: 1 of 1

Map/Lot: 003-031  
 Location: 343 KENNEBEC RD

Neighborhood 1 Kennebec - Rural  
 Tree Growth 1982  
 Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved  
 TG PLAN YEAR.... 2024

Reference 1 TREE GROWTH CLASSIFICATION

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740	
7.00	Acres-Rear Land 1 <= 50 Acs	650.00	5,005	100%		5,005	
8.00	Acres-Wasteland	65.00	572	100%		572	
28.00	Acres-Softwood TG	136.00	3,808	100%		3,808	
38.00	Acres-Mixed Wood TG	165.00	6,270	100%		6,270	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 82.00						Land Total	49,975

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 107	Base	144,733
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,491
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Modern	Modern	Good	Typical	148,224
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
<b>Economic Obsolescence</b>						
None		None		86%	100%	127,473

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1978	64	C 107	5,199	Good	86%	100%	100%	4,471
Frame Garage	2021	780	B 100	31,403	Avq.	95%	100%	100%	29,833
Outbuilding Total									34,304

**Acpt Land** 50,000 **Accepted Bldg** 161,800 **Total** 211,800

Machias  
 Name: FOSS, DEVISEES OF FLORENCE

**Valuation Report**

10/20/2024

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Map/Lot:

003-031-B

Account: 479 Card: 1 of 1

Location:

355 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	23,400.00	12,870	100%		12,870
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.25					Land Total	21,450

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	468 Sqft	Grade E 100	Base	42,236
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,457
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-571
Rooms	6				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	468	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Above Average	Typical	35,208
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		65%	96%	100%
						<b>Value(Rcld)</b>
						21,970

**Acpt Land**

21,500

**Accepted Bldg**

22,000

**Total**

43,500

Machias  
 Name: REYNOLDS, MILDRED H

**Valuation Report**

10/20/2024

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Map/Lot: 003-032

Account: 776 Card: 1 of 1

Location: 346 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities None  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.25	Acres-Rear Land 1 <= 50 Acs	650.00	894	100%		894
Total Acres 2.25			Land Total			26,634

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	660 Sqft	Grade E 100	Base	69,210
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	Wet None	Basement	-7,742
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,260
Rooms	2				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,238
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	990	Insulation	-544
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1930	0	None	None	Fair	Inadeq.	56,426	
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
No Electricity			None	26%	66%	100%	9,683

**Acpt Land** 26,600 **Accepted Bldg** 9,700 **Total** 36,300



Machias  
 Name: HUSAK, DEVISEES OF JOSEPH

**Valuation Report**

10/20/2024

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Map/Lot:

003-032-A

Account: 639 Card: 1 of 1

Location:

358 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities None  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	23,400.00	23,023	100%		23,023
Total Acres 0.80						23,023
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
One Story Frame	1989	270	E 100	11.063	Ava.	80%	100%	100%		8,850
									Outbuilding Total	8,850

<b>Acpt Land</b>	23,000	<b>Accepted Bldg</b>	8,900	<b>Total</b>	31,900
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Machias  
 Name: LITHGOW, CRAIG D  
 LITHGOW, BERNICE E

**Valuation Report**

10/20/2024

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Account: 1138 Card: 1 of 1

Map/Lot: 003-032-B  
 Location: 342 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Sale Data	
Sale Date	08/08/2022
Sale Price	11,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.05	Acres-Baselot (Fract)	11,700.00	13,188	100%		13,188	
Total Acres 1.05				Land Total		13,188	
<b>Acpt Land</b>		13,200	<b>Accepted Bldg</b>		0	<b>Total</b>	13,200

Machias  
 Name: LITHGOW, CRAIG D

**Valuation Report**

10/20/2024

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Map/Lot: 003-033

Account: 509 Card: 1 of 1

Location: 340 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
10.00	Acres-Wasteland	65.00	715	100%		715
15.00	Acres-Rear Land 1 <= 50 Acs	650.00	10,725	100%		10,725
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 26.00						Land Total 45,760

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	840 Sqft	Grade C 100	Base	160,488
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-5,033
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,077
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	155,362
<b>Functional Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		40%	96%	100%
						Value
						Rcnld

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Frame Garage	2005	480	C 100	15,840	Avq.	89%	100%	100%		14,098
Outbuilding Total										14,098

**Acpt Land**

45,800

**Accepted Bldg**

73,800

**Total**

119,600

Machias  
 Name: FOSS, THALMA J JR

**Valuation Report**

10/20/2024

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Map/Lot:

003-034

Account: 841 Card: 1 of 1

Location:

344 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740	
0.10	Acres-Rear Land 1 <= 50 Acs	650.00	72	100%		72	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 1.10						Land Total	34,392

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
12Mobile Home	1970			----	S O U N D	V A L U E	----	1,500
Outbuilding Total								1,500

**Acpt Land** 34,400 **Accepted Bldg** 1,500 **Total** 35,900

Machias  
 Name: HUNTLEY, GARY

**Valuation Report**

10/20/2024

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Map/Lot:

003-035

Account: 963 Card: 1 of 1

Location:

KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 08/02/2018  
 Sale Price 2,152  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
2.00	Acres-Wasteland	65.00	143	100%		143
4.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,860	100%		2,860
Total Acres 7.00					Land Total	15,873
<b>Acpt Land</b>		15,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						15,900

Machias  
 Name: PANOS, VINCENT  
 ANDERSON, KEITH

**Valuation Report**

10/20/2024

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Map/Lot: 003-036

Account: 989 Card: 1 of 2

Location: 60 BAY RIDGE RD

Neighborhood 1 Kennebec - Rural  
 Tree Growth 2001  
 Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Right-Of-Way  
 TG PLAN YEAR.... 2020

**Sale Data**  
 Sale Date 12/03/2021  
 Sale Price 85,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 TREE GROWTH CLASSIFCATION NEW  
 Tran/Land/Bldg 4 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
4.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,860	100%		2,860
20.00	Acres-Softwood TG	136.00	2,720	100%		2,720
46.00	Acres-Mixed Wood TG	165.00	7,590	100%		7,590
1.00	Acres-Wasteland	65.00	72	100%		72
Total Acres 72.00						Land Total 38,982

Dwelling Description				Replacement Cost New	
Conventional	One Story	384 Sqft	Grade D 100	Base	56,752
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,668
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,437
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	384	Insulation	-253
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		45,394
1945	0	Old Type	Old Type	Poor			
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
No Electricity	None			18%	83%	100%	6,782

**Acpt Land** 39,000 **Accepted Bldg** 6,800 **Total** 45,800

Machias  
Name: PANOS, VINCENT  
ANDERSON, KEITH

**Valuation Report**

10/20/2024

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Account: 989 Card: 2 of 2

Map/Lot: 003-036  
Location: 62 BAY RIDGE RD

Neighborhood 1 Kennebec - Rural  
Tree Growth 2001  
Zoning/Use None  
Topography Rolling  
Utilities NoneNone  
Street Right-Of-Way  
TG PLAN YEAR.... 2020

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**Sale Data**  
Sale Date 12/03/2021  
Sale Price 85,000  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2 NEW HOUSE  
Tran/Land/Bldg 4 0 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 4

---

**Acpt Land** 0 **Accepted Bldg** 0 **Total** 0

Machias  
Name: PANOS, VINCENT  
ANDERSON, KEITH  
Account: 989

**Valuation Report**

10/20/2024  
Page 184  
003-036  
62 BAY RIDGE RD

Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	39,000	6,800	45,800	39,000	6,800	45,800
2	0	0	0	0	0	0
<b>TOTAL</b>	39,000	6,800	45,800	39,000	6,800	45,800



Machias  
 Name: WHITE, CINDY S  
 WHITE, ROICE A

**Valuation Report**

10/20/2024

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Account: 612 Card: 1 of 1

Map/Lot: 003-036-A  
 Location: 31 PIT RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Right-Of-Way

**Sale Data**  
 Sale Date 05/22/2020  
 Sale Price 30,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 SIZE??  
 Tran/Land/Bldg 1 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870	
4.00	Acres-Gravel Pit	13,000.00	57,200	10%	View/Envir	5,720	
2.00	Acres-Blueberries	2,340.00	5,148	100%		5,148	
46.50	Acres-Rear Land 1 <= 50 Acs	650.00	33,248	100%		33,248	
3.50	Acres-Blueberries	2,340.00	9,009	100%		9,009	
1.00	Acres-Gravel Pit	13,000.00	14,300	10%	View/Envir	1,430	
2.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,430	100%		1,430	
Total Acres 60.00			Land Total			68,855	
<b>Acpt Land</b>		68,900	<b>Accepted Bldg</b>		0	<b>Total</b>	68,900

Machias  
 Name: HALL, SONYA A REGINA & REGINA M LONG  
 SHARON K & OBED E BEAL JR.  
 Account: 1022 Card: 1 of 1

**Valuation Report**

10/20/2024  
 Page 186  
 Map/Lot: 003-037  
 Location: 323 KENNEBEC RD

Neighborhood 1	Kennebec - Rural	<b>Sale Data</b>
Zoning/Use	Shore-StreamProtect	Sale Date 05/03/2011
Topography	Rolling	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.50	Acres-Wasteland	65.00	179	100%		179
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 3.50			Land Total			34,499

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Conventional	One Story	840 Sqft	Grade C 100	Base	118,006
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-721
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,855
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	840	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1967	0	Typical	Typical	Average	Typical	120,140	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		67%	96%	100%	77,274

**Acpt Land** 34,500 **Accepted Bldg** 77,300 **Total** 111,800

Machias  
 Name: YORK, ELIZABETH N  
 YORK, BRANDON G

**Valuation Report**

10/20/2024

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Account: 305 Card: 1 of 1

Map/Lot: 003-039  
 Location: 302 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 02/12/2018  
 Sale Price 65,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acres-Wasteland	65.00	429	100%		429
7.00	Acres-Rear Land 1 <= 50 Acs	650.00	5,005	100%		5,005
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 14.00			Land Total			39,754

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Frame Garage	2002	960	B 100	38,650	Good	92%	100%	100%	35,558
Skyline M/H	1979	14X64	C 100	49,504	Avg-	35%	100%	100%	17,326
<b>Outbuilding Total</b>									<b>52,884</b>

**Acpt Land** 39,800 **Accepted Bldg** 52,900 **Total** 92,700

Machias  
 Name: WHITE, CINDY S

**Valuation Report**

10/20/2024

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Map/Lot:

003-040

Account: 886 Card: 1 of 1

Location:

15 PIT RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 07/28/2017  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
37.10	Acres-Rear Land 1 <= 50 Acs	650.00	26,527	100%		26,526
3.50	Acres-Wasteland	65.00	250	100%		250
Total Acres 41.60			Land Total			39,646

**Acpt Land** 39,600 **Accepted Bldg** 0 **Total** 39,600

Machias  
 Name: FRYE, SNOW D

**Valuation Report**

10/20/2024

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SNOW DUNDAS FRYE LIVING TRUST

Map/Lot:

003-044

Account: 308 Card: 1 of 1

Location:

274 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 09/18/2006  
 Sale Price 33,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870	
2.50	Acres-Rear Land 1 <= 50 Acs	650.00	1,788	100%		1,788	
Total Acres 3.50						Land Total	14,658

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Frame Shed	0									1,000
---- S O U N D V A L U E ----										
Outbuilding Total										1,000
<b>Acpt Land</b>		14,700	<b>Accepted Bldg</b>		1,000	<b>Total</b>		15,700		

Machias  
 Name: COUSINS, LAURA T  
 COUSINS, TERESA A

**Valuation Report**

10/20/2024

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Account: 409 Card: 1 of 1

Map/Lot: 003-045  
 Location: 270 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 06/08/2018  
 Sale Price 96,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	23,400.00	18,201	100%		18,201	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 0.50						Land Total	26,781

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,005 Sqft	Grade D 100	Base	108,961
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-3,923
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	Typical	Typical	Above Average	Typical	105,038
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						65,544

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	Condition			Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ		
Encl Frame Porch	2004	160	D 100	7,102	Avq+	91%	100%	100%	6,463	
Wood Deck	2004	192	C 100	3,170	Avq.	88%	100%	100%	2,790	
Frame Shed	2004	150	D 100	4,667	Fair	76%	100%	100%	3,547	
Outbuilding Total									12,800	

**Acpt Land** 26,800 **Accepted Bldg** 78,300 **Total** 105,100

Machias  
 Name: RICHARDS, BRYON

**Valuation Report**

10/20/2024

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Map/Lot:

003-046

Account: 657 Card: 1 of 1

Location:

261 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
3.75	Acres-Wasteland	65.00	268	100%		268
Total Acres 4.75					Land Total	34,588

<b>Acpt Land</b>	34,600	<b>Accepted Bldg</b>	0	<b>Total</b>	34,600
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Machias  
 Name: WHITE, CINDY S  
 WHITE, ROICE A

**Valuation Report**

10/20/2024

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Map/Lot:

003-046-B

Account: 542 Card: 1 of 1

Location:

267 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 11/26/2021  
 Sale Price 25,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.47	Acres-Homesite (Fract)	23,400.00	17,646	100%		17,646	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 0.47						Land Total	26,226

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Marlette	M/H	1996	14X66	C 100	50,731	Avg.	40%	100%	100%	20,292
Outbuilding Total										20,292

**Acpt Land** 26,200 **Accepted Bldg** 20,300 **Total** 46,500



Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 4 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Homesite (Fract)	23,400.00	20,268	100%		20,268
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.62					Land Total	28,848

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	432 Sqft	Grade D 100	Base	66,606
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,195
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	432	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1996	0	Typical	Typical	Average	Typical	56,411	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		84%	96%	100%	45,490

**Acpt Land** 28,800 **Accepted Bldg** 45,500 **Total** 74,300

Machias  
 Name: RENZULLO, CHOEY S  
 BURKE, CALIA A

**Valuation Report**

10/20/2024

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Account: 467 Card: 1 of 1

Map/Lot: 003-048  
 Location: 254 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 07/07/2015  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2 PREFAB 10X20 SHED  
 Tran/Land/Bldg 4 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	23,400.00	18,201	100%		18,201
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.50						Land Total 26,781

Dwelling Description				Replacement Cost New		
Conventional	One Story	693 Sqft	Grade D 117	Base		100,501
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Typical	Typical	Below Average	Typical	100,501			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		40%	96%	100%	38,592		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2000	896	D 117	70,446	Avq-	40%	100%	100%	28,178
Frame Shed	2017	200	C 100	7,176	Avq.	95%	100%	100%	6,817
Frame Shed	1950			----- SOUND VALUE -----					500
Outbuilding Total									35,495

**Acpt Land** 26,800 **Accepted Bldg** 74,100 **Total** 100,900

Machias  
Name: NICELY, KARIN

**Valuation Report**

10/20/2024

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Map/Lot:

003-049

Account: 1003 Card: 1 of 1

Location:

259 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 12/23/2014  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2 SF HOUSE PERMIT 11/22  
Tran/Land/Bldg 8 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	23,400.00	18,201	100%		18,201
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.50					Land Total	26,781

Dwelling Description				Replacement Cost New		
Conventional	One Story	528 Sqft	Grade C 100	Base		89,881
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1964	0	Typical	Typical	Poor		Typical			89,881
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		18%	96%	100%		15,531	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	60	C 100	4,701	Poor	18%	100%	100%	846
Outbuilding Total								846	
<b>Acpt Land</b>		26,800		<b>Accepted Bldg</b>		16,400		<b>Total</b>	
								43,200	

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	23,400.00	18,201	100%		18,201	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 0.50						Land Total	26,781

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	832 Sqft	Grade C 100	Base	117,285
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,828
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Typical	Typical	Below Average	Typical	120,113
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		55%	96%	100%
						Value
						Rcnld
						63,420

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Garage	2003	720	C 100	23,760	Avq-	55%	100%	100%	13,068
Frame Shed	2004	30	C 100	2,130	Avq-	55%	100%	100%	1,172
Outbuilding Total									14,240

<b>Acpt Land</b>	26,800	<b>Accepted Bldg</b>	77,700	<b>Total</b>	104,500
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Machias  
 Name: SAVIO, JOSEPH L  
 SAVIO, JAMES R

**Valuation Report**

10/20/2024

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Map/Lot:

003-052

Account: 958 Card: 1 of 1

Location:

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
2.00	Acres-Wasteland	65.00	143	100%		143
7.00	Acres-Rear Land 1 <= 50 Acs	650.00	5,005	100%		5,005
Total Acres 10.00					Land Total	18,018
<b>Acpt Land</b>		18,000	<b>Accepted Bldg</b>		0	<b>Total</b>
						18,000

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
4.20	Acres-Rear Land 1 <= 50 Acs	650.00	3,003	100%		3,003
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 5.20						Land Total 37,323

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	384 Sqft	Grade D 100	Base	56,752
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry 1/4 Bmt	Basement	-3,828
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	13,695
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Poor	Typical	66,619
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Delapidation		None		18%	48%	100%
						5,756

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1960	308	D 100	20,698	Poor	18%	50%	100%	1,863
One Story Frame	1960	168	D 100	11,290	Poor	18%	50%	100%	1,016
Outbuilding Total									2,879

**Acpt Land** 37,300 **Accepted Bldg** 8,600 **Total** 45,900

Machias  
 Name: MORANG, CHERYL E

**Valuation Report**

10/20/2024

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Map/Lot:

003-053-A

Account: 1053 Card: 1 of 1

Location:

229 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 04/11/2016  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 1.00						Land Total	34,320

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Buddy	M/H	1973	12X50	C 100	35.076	Ava.	40% 100% 100%	14,030
Outbuilding Total								14,030

**Acpt Land** 34,300 **Accepted Bldg** 14,000 **Total** 48,300

Machias  
 Name: LITTLE, CHRISTOPHER M  
 LITTLE, STEPHANIE A

**Valuation Report**

10/20/2024

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Account: 575 Card: 1 of 1

Map/Lot: 003-053-B  
 Location: 237 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 07/15/2021  
 Sale Price 148,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Acres-Homesite (Fract)	23,400.00	17,646	100%		17,646
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.47						Land Total 26,226

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 107	Base	137,841
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	Modern	Modern	Good	Typical	137,841			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	86%	100%	100%	118,543				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	256	C 100	4,162	Avq.	75%	100%	100%	3,122
Outbuilding Total									3,122

**Acpt Land** 26,200 **Accepted Bldg** 121,700 **Total** 147,900



Machias  
 Name: HALL, KARL C (L/E)  
 HALL, MARLENE A

**Valuation Report**

10/20/2024

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Map/Lot:

003-053-C

Account: 1238 Card: 1 of 1

Location:

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Low  
 Utilities NoneNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	25%	Topography	3,218
Total Acres 1.00					Land Total	3,218
<b>Acpt Land</b>		3,200	<b>Accepted Bldg</b>		0	<b>Total</b>
						3,200

Machias  
 Name: SPROWL, TONYA L  
 BEAL, HERMENA J

**Valuation Report**

10/20/2024

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Account: 1007 Card: 1 of 1

Map/Lot: 003-053-D  
 Location: 10 TONYAS LN

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Right-Of-Way

**Sale Data**  
 Sale Date 05/20/2016  
 Sale Price 25,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740 80%	View/Envir	20,592
1.50	Acres-Rear Land 1 <= 50 Acs	650.00	1,073 100%		1,073
2.00	# -Lot Improvements	3,900.00	8,580 100%		8,580
Total Acres 2.50			Land Total		30,245

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,264 Sqft	Grade C 100	Base	231,216
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement	-7,717
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,593
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Typical	Typical	Below Average	Typical	238,060
<b>Functional Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		Location		74%	96%	90%

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	1997	754	B 100	14,495	Fair	71%	50%	90%	4,631
Frame Garage	1998	1122	C 100	37,026	Fair	72%	100%	90%	23,993
Frame Shed	1998								0
----- S O U N D V A L U E -----									
Outbuilding Total									28,624

**Acpt Land** 30,200 **Accepted Bldg** 180,800 **Total** 211,000

**Valuation Report**

Map/Lot:

003-053-E

Account: 667 Card: 1 of 1

Location:

11 MAKER LN

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Right-Of-Way

**Sale Data**  
Sale Date 04/04/2019  
Sale Price 90,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.20	Acres-Rear Land 1 <= 50 Acs	650.00	1,573	100%		1,573
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 3.20						Land Total 35,893

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	1,176 Sqft	Grade C 105	Base	221,107
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,345
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,699
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Modern	Modern	Average	Typical	233,151
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		85%	100% 100%	198,178
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1998	440	C 100	7,014	Avq-	5,541
Outbuilding Total						5,541

**Acpt Land**

35,900

**Accepted Bldg**

203,700

**Total**

239,600

Machias  
Name: HALL, MARLENE A

**Valuation Report**

10/20/2024

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Map/Lot:

003-054

Account: 14 Card: 1 of 1

Location:

236 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Rolling  
Utilities NoneNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.00	Acres-Baselot (Fract)	23,400.00	25,740	100%		0	
3.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,145	100%		2,145	
Total Acres 3.00				Land Total		2,145	
<b>Acpt Land</b>		2,100	<b>Accepted Bldg</b>		0	<b>Total</b>	2,100

Machias

Valuation Report

10/20/2024

Name: YANKOSKY, KEVIN P

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YANKOSKY, CHRISTINA

Map/Lot:

003-055

Account: 130 Card: 1 of 1

Location:

204 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/17/2023
Sale Price 169,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include Acres-Homesite (Fract), Acres-Rear Land 1 <= 50 Acs, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, and Value(Rcnld).

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Row includes Frame Garage.

Acpt Land

35,200

Accepted Bldg

149,600

Total

184,800

Machias  
 Name: HALL, KARL C (L/E)  
 HALL, MARLENE A

**Valuation Report**

10/20/2024

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Map/Lot:

003-055-A

Account: 5 Card: 1 of 1

Location:

232 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
3.05	Acres-Wasteland	65.00	218	100%		218
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 4.05			Land Total			34,538

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,008 Sqft	Grade D 100	Base	109,183
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-13,345
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Typical	Typical	Good	Typical	95,838
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		85%	96% 100%	78,204

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	176	C 100	2,922	Avq.	71%	100%	100%	2,075
Frame Garage	1981	624	C 100	20,592	Avq.	75%	100%	100%	15,444
Frame Shed	2006	624	D 100	16,203	Avq.	89%	100%	100%	14,421
Outbuilding Total									31,940

**Acpt Land**

34,500

**Accepted Bldg**

110,100

**Total**

144,600

Machias  
 Name: JOHNSON, ROBERT C SR  
 JOHNSON, CAROL L SR

**Valuation Report**

10/20/2024

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Account: 511 Card: 1 of 1

Map/Lot:  
 Location:

003-055-B  
 218 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 4 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
3.00	Acres-Wasteland	65.00	215	100%		215
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 4.00						Land Total 34,535

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,346 Sqft	Grade C 117	Base	191,434
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	6,818
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,353
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Good	Typical	203,605
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		85%	96% 100%	166,142

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	384	C 117	7,191	Good	85%	100%	100%	6,112
Frame Shed	1975	216	D 100	6,274	Avq-	64%	100%	100%	4,015
Frame Garage	2014	1064	C 105	36,868	Avq.	94%	100%	100%	34,656
Outbuilding Total									44,783

**Acpt Land**

34,500

**Accepted Bldg**

210,900

**Total**

245,400

Machias  
 Name: JOHNSON, FRANK R  
 HATCH, CHERYL

**Valuation Report**

10/20/2024

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Map/Lot: 003-057

Account: 1267 Card: 1 of 1

Location: 22 PORCUPINE MTN LN

Neighborhood 1 Kennebec - Rural  
 Tree Growth 1976  
 Zoning/Use None  
 Topography Rolling  
 Utilities Drilled Well  
 Street Paved  
 TG PLAN YEAR.... 2009

**Sale Data**  
 Sale Date 02/16/2018  
 Sale Price 42,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.00	Acres-Softwood TG	136.00	952	100%		952
91.00	Acres-Mixed Wood TG	165.00	15,015	100%		15,015
1.00	# -Lot Improvements	3,900.00	4,290	100%		4,290
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
3.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,145	100%		2,145
0.00	Acres-Rear Land 2 >50 <=	13,000.00	14,300	100%		0
0.00	Acres-Rear Land 3 > 100	650.00	1,430	100%		0
Total Acres 102.00					Land Total	48,142

**Dwelling Description**

**Replacement Cost New**

Other	One Story	616 Sqft	Grade D 100	Base	80,207
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,215
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,234
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,223
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-406
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	Obsolete	Obsolete	Average	Inadeq.	65,129
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		95%	82% 100%	50,735
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Percent Good
Encl Frame Porch	2021	64	D 100	3,984	Avq.	Phy Func Econ
Canopy	2021	88	D 100	2,460	Avq.	95% 100% 100%
Outbuilding Total						6,122
<b>Acpt Land</b>		48,100	<b>Accepted Bldg</b>		56,900	<b>Total</b> 105,000



Machias  
 Name: MCCARTHY, CHRISTOPHER  
 JAFOLLA, ZEBIDIAH

**Valuation Report**

10/20/2024

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Account: 1368 Card: 1 of 1

Map/Lot: 003-057-001  
 Location: 39 EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural  
 Tree Growth 1976  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved  
 TG PLAN YEAR.... 2019

**Sale Data**  
 Sale Date 06/11/2018  
 Sale Price 13,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2 TREE GROWTH  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.00	Acres-Softwood TG	136.00	408	100%		408	
13.00	Acres-Mixed Wood TG	165.00	2,145	100%		2,145	
0.00	Acres-Hardwood TG	3,900.00	4,290	100%		0	
0.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		0	
0.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,145	100%		0	
0.00	Acres-Rear Land 2 >50 <=	13,000.00	14,300	100%		0	
0.00	Acres-Rear Land 3 > 100	650.00	1,430	100%		0	
Total Acres 16.00			Land Total		2,553		
<b>Acpt Land</b>		2,600	<b>Accepted Bldg</b>		0	<b>Total</b> 2,600	

Machias  
 Name: SHAKIR, MARK  
 STRUMPFLER, DONNA

**Valuation Report**

10/20/2024

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Account: 195 Card: 1 of 1

Map/Lot: 003-058  
 Location: 45 EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 09/21/2023  
 Sale Price 6,100  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1 CRYSTAL SPRING

Reference 2

Tran/Land/Bldg 4 3 11

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Baselot (Fract)	11,700.00	9,969	50%	Topography	4,985
Total Acres 0.60					Land Total	4,985

<b>Acpt Land</b>	5,000	<b>Accepted Bldg</b>	0	<b>Total</b>	5,000
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Machias

**Valuation Report**

10/20/2024

Name: KRAUS, MURIEL L

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KRAUS, MURIEL G

Map/Lot:

003-059

Account: 754 Card: 1 of 1

Location:

EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Reference 1 MACHIAS HISTORICAL SOCIETY 7/2024

Reference 2

Tran/Land/Bldg 3 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
8.00	Acres-Wasteland	65.00	572	100%		572
50.00	Acres-Rear Land 1 <= 50 Acs	650.00	35,750	100%		35,750
13.00	Acres-Rear Land 2 >50 <=	455.00	6,507	100%		6,507
Total Acres 72.00					Land Total	55,699

<b>Acpt Land</b>	55,700	<b>Accepted Bldg</b>	0	<b>Total</b>	55,700
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Machias  
 Name: PINSKY, ROBERT L  
 PINSKY, MARGARET L

**Valuation Report**

10/20/2024

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Map/Lot: 003-060&062-A

Account: 289 Card: 1 of 1

Location: 165 EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural  
 Tree Growth 1987  
 Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved  
 TG PLAN YEAR.... 2022

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
18.00	Acres-Wasteland	65.00	1,287	100%		1,287
58.00	Acres-Softwood TG	136.00	7,888	100%		7,888
80.00	Acres-Mixed Wood TG	165.00	13,200	100%		13,200
31.00	Acres-Rear Land 1 <= 50 Acs	650.00	22,165	100%		22,165
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 188.00						Land Total 78,860

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,046 Sqft	Grade C 117	Base	236,494
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Crawl Space	Basement	-9,752
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,977
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,236
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1984	0	Typical	Typical	Good	Typical	226,001	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		87%	96%	100%	188,756

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1984	160	C 117	10,133	Good	87%	100%	100%	8,816
Frame Garage	1984	667	C 100	22,011	Avq.	77%	100%	100%	16,948
Barn - GBA	1980	2400	C 100	60,118	Avq-	68%	100%	100%	40,880
Outbuilding Total									66,644

**Acpt Land** 78,900 **Accepted Bldg** 255,400 **Total** 334,300

Machias  
 Name: EDWARDS, BENJAMIN C

**Valuation Report**

10/20/2024

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Map/Lot: 003-061

Account: 1227 Card: 1 of 1

Location: EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural  
 Tree Growth 2014  
 Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved  
 TG PLAN YEAR.... 2014

**Sale Data**  
 Sale Date 07/13/2009  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115.00	Acres-Softwood TG	136.00	15,640	100%		15,640
90.00	Acres-Mixed Wood TG	165.00	14,850	100%		14,850
1.00	Acres-Wasteland	65.00	72	100%		72
Total Acres 206.00					Land Total	30,562

**Acpt Land** 30,600 **Accepted Bldg** 0 **Total** 30,600

Machias

Valuation Report

10/20/2024

Name: PARR, LYNNETTE B

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PARR, CHRISTOPHER J

Map/Lot:

003-062

Account: 606 Card: 1 of 1

Location:

126 CROSSROAD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/23/2009
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 0 3 1
1ST 0 2ND 0
Exemption(s) 20 0 0 Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Homesite (Fract), Acres-Wasteland, Acres-Rear Land 1 <= 50 Acs, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Dwelling Description, Dwelling Description, Replacement Cost New, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Built 2010, Renovated 0, Kitchens Modern, Baths Modern, Condition Good, Layout Typical, Total 241,995.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage, Open Frame Porch, and Wood Deck.

Accpt Land 44,700 Accepted Bldg 266,400 Total 311,100

Machias  
Name: WOOD, BELINDA

**Valuation Report**

10/20/2024

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Map/Lot: 003-063

Account: 347 Card: 1 of 1

Location: 225 EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.80	Acres-Rear Land 1 <= 50 Acs	650.00	572	100%		572
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.80						Land Total 34,892

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	644 Sqft	Grade C 100	Base	136,459
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-553
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,359
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Typical	Typical	Below Average	Typical	133,547	
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None			None	40%	96%	100%	51,282

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	246	C 100	20,160	Avq-	40%	100%	100%	8,064
Outbuilding Total									8,064

**Acpt Land** 34,900 **Accepted Bldg** 59,300 **Total** 94,200

Machias  
 Name: SCHENCKS, LYLA W

**Valuation Report**

10/20/2024

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Map/Lot:

003-063-A

Account: 234 Card: 1 of 1

Location:

231 EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.00	Acres-Wasteland	65.00	72	100%		72
2.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,430	100%		1,430
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 4.00					Land Total	35,822

**Acpt Land** 35,800 **Accepted Bldg** 0 **Total** 35,800



Machias  
 Name: EDWARDS, BENJAMIN C

**Valuation Report**

10/20/2024

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Map/Lot: 003-064

Account: 695 Card: 1 of 1

Location: EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2 FARMLAND

Tran/Land/Bldg 0 4 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.00	Acres-Baselot (Fract)	23,400.00	25,740	100%		0	
3.00	Acres-Wasteland	65.00	215	100%		215	
22.00	Acres-Rear Land 1 <= 50 Acs	650.00	15,730	100%		15,730	
Total Acres 25.00					Land Total	15,945	
<b>Accpt Land</b>		15,900	<b>Accepted Bldg</b>		0	<b>Total</b>	15,900

Machias  
 Name: EDWARDS, BENJAMIN C

**Valuation Report**

10/20/2024

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Map/Lot: 003-065

Account: 811 Card: 1 of 1

Location: EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2 FARMLAND

Tran/Land/Bldg 0 4 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.00	Acres-Wasteland	65.00	215	100%		215	
9.00	Acres-Rear Land 2 >50 <=	455.00	4,505	100%		4,505	
Total Acres 12.00					Land Total	4,720	
<b>Acpt Land</b>		4,700	<b>Accepted Bldg</b>		0	<b>Total</b>	4,700

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Dug WellNone  
 Street Paved

Reference 1  
 Reference 2 YURT U/C  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
3.00	Acres-Wasteland	65.00	215	100%		215
9.00	Acres-Rear Land 1 <= 50 Acs	650.00	6,435	100%		6,435
1.00	# -Lot Improvements	3,900.00	4,290	50%	Size/Shape	2,145
Total Acres 13.00			Land Total			34,535

Dwelling Description				Replacement Cost New	
Other	Two Story	451 Sqft	Grade E 100	Base	68,126
Exterior	Stone	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,113
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,101
Rooms	2				
Bedrooms	1	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	451	Insulation	-362
Unfin. Living Area	50%			Unfinished	-4,229

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2005	0	Obsolete	None	Average	Inadeq.	54,829	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		89%	80%	100%	39,038

<b>Acpt Land</b>	34,500	<b>Accepted Bldg</b>	39,000	<b>Total</b>	73,500
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Machias  
 Name: GATTO, GILLYIN

**Valuation Report**

10/20/2024

Page 220

Map/Lot:

003-067

Account: 899 Card: 1 of 1

Location:

0 CROSSROAD

Neighborhood 1 Kennebec - Rural  
 Tree Growth 1999  
 Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved  
 TG PLAN YEAR.... 2020

Reference 1

Reference 2 TREE GROWTH CLASSIFICATION

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
4.00	Acres-Softwood TG	136.00	544	100%		544	
12.00	Acres-Mixed Wood TG	165.00	1,980	100%		1,980	
16.00	Acres-Hardwood TG	129.00	2,064	100%		2,064	
0.00	Acres-Wasteland	3,900.00	4,290	100%		0	
Total Acres 32.00					Land Total	4,588	
<b>Acpt Land</b>		4,600	<b>Accepted Bldg</b>		0	<b>Total</b>	
						4,600	

Machias  
 Name: JOHNSON, CAREY D  
 JOHNSON, GAIL E

**Valuation Report**

10/20/2024

Page 221

Map/Lot:

003-067-A

Account: 777 Card: 1 of 1

Location:

78 CROSSROAD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.88	Acres-Homesite (Fract)	23,400.00	24,146	100%		24,146	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 0.88						Land Total	32,726

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,040 Sqft	Grade C 107	Base	145,557
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,782
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1972	0	Modern	Modern	Good	Typical	149,339	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		84%	100%	100%	125,445

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	112	C 100	1,930	Avg.	87%	100%	100%	1,679
Encl Frame Porch	1993	80	C 100	5,493	Avg.	82%	100%	100%	4,504
Frame Garage	2003	720	C 100	23,760	Avg.	88%	100%	100%	20,909
<b>Outbuilding Total</b>									<b>27,092</b>

**Acpt Land** 32,700 **Accepted Bldg** 152,500 **Total** 185,200

**Valuation Report**

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 05/31/2006  
Sale Price 10,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	23,400.00	18,201 100%		18,201
2.00	# -Lot Improvements	3,900.00	8,580 100%		8,580
Total Acres 0.50			Land Total		26,781

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	600 Sqft	Grade D 100	Base	79,024
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,201
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,818
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2010	0	Typical	Typical	Average	Typical	79,641			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
Incomplete		None		92%	91% 100%	66,675			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2010	216	B 100	4,321	Avq.	92%	100%	100%	3,975
Outbuilding Total									3,975

**Acpt Land** 26,800 **Accepted Bldg** 70,700 **Total** 97,500

Machias  
 Name: HERTZ, JAMES M  
 HINSON, BRIAN

**Valuation Report**

10/20/2024

Page 223

Account: 400 Card: 1 of 1

Map/Lot: 003-069  
 Location: 35 BOBCAT PATH

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Right-Of-Way

**Sale Data**  
 Sale Date 08/24/2023  
 Sale Price 30,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 4 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
13.00	Acres-Rear Land 1 <= 50 Acs	650.00	9,295	100%		9,295
2.00	Acres-Wasteland	65.00	143	100%		143
Total Acres 16.00						35,178

**Dwelling Description**

**Replacement Cost New**

Other	Two Story	600 Sqft	Grade E 50	Base	35,657
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-3,223
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-733
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-241
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Old Type	Old Type	Average	Typical	31,460
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		80%	92%	100%

**Outbuildings/ Additions/ Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1990	149	E 50	3,053	Avq.	80%	100%	100%	2,442
Two Story Frame	1990	144	E 50	4,366	Avq.	80%	100%	100%	3,493
Two Story Frame	1990	432	E 50	13,100	Avq-	74%	100%	100%	9,694
One Story Frame	1990								3,800
----- S O U N D V A L U E -----									
<b>Outbuilding Total</b>									<b>19,429</b>

**Acpt Land** 35,200 **Accepted Bldg** 42,600 **Total** 77,800

Machias  
Name: FERRO, SUSAN

**Valuation Report**

10/20/2024

Page 224

Map/Lot:

003-069-001

Account: 815 Card: 1 of 1

Location:

23 BOBCAT PATH

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Dug WellNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.00	# -Lot Improvements	3,900.00	4,290	100%		4,290
Total Acres 1.00					Land Total	30,030

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	672 Sqft	Grade E 100	Base	51,431
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,823
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-821
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1993	0	Typical	Typical	Good	Typical	42,787	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		89%	96%	100%	36,557

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1993	160	E 100	2.688	Good	89%	100%	100%	2,392
Outbuilding Total									2,392

**Acpt Land**

30,000

**Accepted Bldg**

38,900

**Total**

68,900



Machias  
 Name: HERTZ, JAMES M  
 HINSON, BRIAN D

**Valuation Report**

10/20/2024

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Account: 267 Card: 1 of 1

Map/Lot:  
 Location:

003-070  
 15 BOBCAT PATH

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Sale Data	
Sale Date	02/17/2023
Sale Price	17,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 COLT PASTURE

Reference 2

Tran/Land/Bldg 4 3 11

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
2.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,430	100%		1,430
Total Acres 3.00					Land Total	14,300

<b>Acpt Land</b>	14,300	<b>Accepted Bldg</b>	0	<b>Total</b>	14,300
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Machias  
 Name: POWELL, MICHAEL W

**Valuation Report**

10/20/2024

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Map/Lot:

003-070-A

Account: 136 Card: 1 of 1

Location:

30 CROSSROAD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 12/05/2022  
 Sale Price 92,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.30	Acres-Rear Land 1 <= 50 Acs	650.00	929	100%		929
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 2.30			Land Total			35,249

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	672 Sqft	Grade C 100	Base	102,861
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	672	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1987	0	Typical	Typical	Good	Typical	102,861	
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcld)</b>
None			None	88%	96%	100%	86,897

**Acpt Land**

35,200

**Accepted Bldg**

86,900

**Total**

122,100

**Valuation Report**

Map/Lot:

003-070-B

Account: 588 Card: 1 of 1

Location:

4 BOBCAT PATH

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 07/06/2007  
 Sale Price 27,500  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
7.30	Acres-Rear Land 1 <= 50 Acs	650.00	5,220	100%		5,220
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 8.30			Land Total			39,540

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	702 Sqft	Grade D 100	Base	86,564
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-13,159
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,406
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-462
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	2008	Obsolete	Obsolete	Fair	Typical	71,537
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		26%	86%	100%
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	2008	120	D 100	1,684	Avq.	91%
Percent Good						Value
						Rcnld
Outbuilding Total						1,532
<b>Acpt Land</b>		39,500	<b>Accepted Bldg</b>		17,500	<b>Total</b>
						57,000

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Rolling  
Utilities Dug WellNone  
Street Street Surface

Reference 1  
Reference 2 CAMP  
Tran/Land/Bldg 0 3 0  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
4.00	Acres-Wasteland	65.00	286	100%		286
23.00	Acres-Rear Land 1 <= 50 Acs	650.00	16,445	100%		16,445
1.00	# -Lot Improvements	3,900.00	4,290	100%		4,290
Total Acres 28.00						Land Total 46,761

Dwelling Description				Replacement Cost New		
Conventional	One Story	405 Sqft	Grade E 115	Base		45,306
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-6,941
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-569
Rooms	4					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/2 Finished			Attic		6,037
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2012	0	Typical	Typical	Average	Typical	43,833				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
Incomplete	None	93%	86%	100%	35,058					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	2012	50	E 115	557	Avq.	93%	100%	100%	518	
Frame Shed	2012	240	D 100	6,858	Avq-	88%	100%	100%	6,035	
Outbuilding Total						6,553				
<b>Acpt Land</b>		46,800		<b>Accepted Bldg</b>		41,600		<b>Total</b>		88,400

Machias  
 Name: PENNELL, KEITH A JR  
 CARTER, VALERIE L

**Valuation Report**

10/20/2024

Page 229

Account: 1082 Card: 1 of 1

Map/Lot: 003-071-A  
 Location: 12 CROSSROAD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 09/21/2023  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.25	Acres-Rear Land 1 <= 50 Acs	650.00	179	100%		179
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.25						Land Total 34,499

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,040 Sqft	Grade C 107	Base	145,557
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,782
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,040	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1970	0	Modern	Modern	Above Average	Typical	149,339	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		78%	100%	100%	116,484

**Acpt Land** 34,500 **Accepted Bldg** 116,500 **Total** 151,000

Machias  
 Name: DAHL, JAMES M  
 DAHL, MARJORIE P

**Valuation Report**

10/20/2024  
 Page 230  
 003-071-B  
 10 LYNX TRL

Account: 553 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.00	# -Lot Improvements	3,900.00	4,290	50%	Fract. Sha	2,145
1.00	# -Lot Improvements	3,900.00	4,290	100%		4,290
0.46	Acres-Rear Land 1 <= 50 Acs	650.00	329	100%		329
Total Acres 1.46						Land Total 32,504

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	1,120 Sqft	Grade C 107	Base	217,649
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,119
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,128
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1995	0	Modern	Modern	Good	Typical	226,896			
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>			
None		None		90%	100%	204,206			
<b>Economic Obsolescence</b>						<b>Value</b>			
None						16,917			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2005	576	C 100	19.008	Avg.	89%	100%	100%	16,917
						Outbuilding Total			16,917

**Acpt Land** 32,500 **Accepted Bldg** 221,100 **Total** 253,600

Machias  
 Name: HANSON, CRAIG

**Valuation Report**

10/20/2024

Page 231

Map/Lot:

003-071-C

Account: 499 Card: 1 of 1

Location:

9 LYNX TRAIL

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.46	Acres-Rear Land 1 <= 50 Acs	650.00	329	100%		329
1.00	# -Lot Improvements	3,900.00	4,290	50%	Fract. Sha	2,145
1.00	# -Lot Improvements	3,900.00	4,290	100%		4,290
Total Acres 1.46						Land Total
						32,504

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1990	14X60	C 100	47,049	Ava.	40%	100%	100%	18,820
<b>Outbuilding Total</b>									<b>18,820</b>
<b>Acpt Land</b>		32,500		<b>Accepted Bldg</b>		18,800		<b>Total</b>	51,300

Machias  
Name: SPRAGUE, EZZETTA

**Valuation Report**

10/20/2024

Page 232

Map/Lot: 003-072

Account: 593 Card: 1 of 1

Location: 6 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 03/01/2010  
Sale Price 22,848  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2 CONDITION-SAFETY  
Tran/Land/Bldg 4 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.50	Acres-Rear Land 1 <= 50 Acs	650.00	358	100%		358
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.50						Land Total 34,678

Dwelling Description				Replacement Cost New		
Conventional Exterior Dwelling Units	One Story Wood Siding 1 OTHER Units-0	504 Sqft Masonry Trim Roof Cover	Grade D 100 None Asphalt Shingles	Base Trim Roof		71,928 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-355
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,009
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/2 Finished			Attic		9,385
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Old Type	Old Type	Poor	Typical	79,949			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Delapidation		None		18%	46%	100%	6,620		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	192	D 100	12,902	Poor	18%	50%	100%	1,161
Outbuilding Total									1,161

**Acpt Land** 34,700 **Accepted Bldg** 7,800 **Total** 42,500



Machias  
Name: DOLAN, PAUL E

**Valuation Report**

10/20/2024

Page 233

Map/Lot:

003-072-A

Account: 478 Card: 1 of 1

Location:

10 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Dug WellSeptic System  
Street None

**Sale Data**  
Sale Date 06/22/2011  
Sale Price 2,510  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	23,400.00	12,870	50%	Restrictio	6,435
2.00	# -Lot Improvements	3,900.00	8,580	50%	Unimproved	4,290
Total Acres 0.25						Land Total 10,725

**Dwelling Description**

**Replacement Cost New**

Other	One Story	352 Sqft	Grade E 100	Base	37,008
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-5,681
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-803
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,238
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only	SFLA	352	Insulation	-136
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Obsolete	Obsolete	Poor	Typical	28,150
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		18%	%	100%
						<b>Value(Rcnld)</b>
						0

**Acpt Land**

10,700

**Accepted Bldg**

0 **Total**

10,700

Machias  
 Name: TOWN OF MACHIAS

**Valuation Report**

10/20/2024

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Map/Lot:

003-072-B

Account: 949 Card: 1 of 1

Location:

6 CROSS ROAD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Sale Data	
Sale Date	09/16/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.60	Acres-Rear Land 1 <= 50 Acs	650.00	429	100%		429
Total Acres 1.60					Land Total	26,169

<b>Acpt Land</b>	26,200	<b>Accepted Bldg</b>	0	<b>Total</b>	26,200
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Machias  
 Name: CARVER, CURTIS W  
 CARVER, MARTA W

**Valuation Report**

10/20/2024

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Account: 340 Card: 1 of 1

Map/Lot: 003-073  
 Location: 15 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 10/06/2005  
 Sale Price 20,000  
 Sale Type Land & Buildings  
 Financing  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2 SHEDS?  
 Tran/Land/Bldg 1 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.00	Acres-Wasteland	65.00	143	100%		143
2.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,430	100%		1,430
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 5.00						Land Total 35,893

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	480 Sqft	Grade D 100	Base	70,154
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-338
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,338
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	71,154
<b>Functional Obsolescence</b>						<b>Value(Rcnd)</b>
None						
<b>Economic Obsolescence</b>						<b>Value(Rcnd)</b>
None						
Phys. % 58%						39,619
Func. % 96%						
Econ. % 100%						

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Encl Frame Porch	1950	192	D 100	8,141	Avq.	58%	100%	100%	4,722
Frame Shed	1950	100	E 100	2,104	Avq-	49%	100%	100%	1,031
Frame Shed	2011	160	C 100	5,989	Avq.	92%	100%	100%	5,510
Frame Shed	2018			----- S O U N D V A L U E -----					400
Frame Shed	2005	512	B 100	20,052	Avq.	89%	100%	100%	17,846
<b>Outbuilding Total</b>									<b>29,509</b>

**Acpt Land** 35,900 **Accepted Bldg** 69,100 **Total** 105,000

Machias  
 Name: WOOD, LOGAN S

**Valuation Report**

10/20/2024

Page 236

Map/Lot:

003-074

Account: 929 Card: 1 of 1

Location:

W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Sale Data	
Sale Date	06/17/2016
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1  
 Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.50	Acres-Wasteland	65.00	36	100%		36
Total Acres 1.50					Land Total	25,776

<b>Acpt Land</b>	25,800	<b>Accepted Bldg</b>	0	<b>Total</b>	25,800
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Machias  
 Name: DAVIS, GLENN S  
 DAVIS, DAWN M

**Valuation Report**

10/20/2024

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Map/Lot: 003-076

Account: 834 Card: 1 of 1

Location: 63 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
4.00	Acres-Wasteland	65.00	286	100%		286
6.00	Acres-Rear Land 1 <= 50 Acs	650.00	4,290	100%		4,290
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
0.47	Acres-Rear Land 1 <= 50 Acs	650.00	336	100%		336
Total Acres 11.47						Land Total 39,232

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	750 Sqft	Grade D 121	Base	154,831
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,441
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	43%			Unfinished	-10,498

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	148,774
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						82,837

**Economic Obsolescence**  
None

**Phys. %**  
58%

**Func. %**  
96%

**Econ. %**  
100%

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1980	80	C 100	3,614	Avq.	58%	100%	100%	2,096	
Wood Deck	1995	100	C 100	1,744	Avq.	58%	100%	100%	1,012	
Frame Garage	2011	896	C 100	29,568	Avq.	58%	100%	100%	17,149	
Frame Shed	1955	240	D 100	6,858	Fair	40%	100%	100%	2,743	
Frame Shed	2010			----- S O U N D V A L U E -----						200
Res. Greenhouse	2012	280	D 100	8,140	Avq-	88%	100%	100%	7,163	
Outbuilding Total									30,363	

**Acpt Land**

39,200

**Accepted Bldg**

113,200

**Total**

152,400

Machias  
 Name: DAVIS, GLENN

**Valuation Report**

10/20/2024

Page 238

Map/Lot:

003-077

Account: 882 Card: 1 of 1

Location:

W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Sloping  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 05/19/2015  
 Sale Price 500  
 Sale Type Land Only  
 Financing Cash Sale  
 Verified Seller  
 Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	23,400.00	12,870	50%	Topography	6,435
Total Acres 0.25					Land Total	6,435
<b>Acpt Land</b>		6,400	<b>Accepted Bldg</b>		0	<b>Total</b>
						6,400

Machias

**Valuation Report**

10/20/2024

Name: BOWLES REALTY TRUST

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BOWLES MARITAL TRUST, MABEL

Map/Lot:

003-078

Account: 880 Card: 1 of 1

Location:

50 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 11

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870	
Total Acres 1.00						Land Total	12,870

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
2S Frame Shed	1900	1200	D 100	36,432	Avq.	50%	100%	100%	18,216
<b>Outbuilding Total</b>									<b>18,216</b>

<b>Acpt Land</b>	12,900	<b>Accepted Bldg</b>	18,200	<b>Total</b>	31,100
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Machias  
 Name: WOOD, WAYNE M  
 WOOD, JENNIFER G

**Valuation Report**

10/20/2024

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Account: 370 Card: 1 of 1

Map/Lot: 003-079  
 Location: 36 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.25	Acres-Rear Land 1 <= 50 Acs	650.00	179	100%		179
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.25					Land Total	34,499

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,129 Sqft	Grade C 107	Base	154,142
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,106
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,193
Attic	1/4 Finished			Attic	13,041
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	2003	Modern	Modern	Good	Typical	174,482	
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None			None	75%	100%	100%	130,862

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1970									300
----- S O U N D V A L U E -----										300
Outbuilding Total										300

**Acpt Land** 34,500 **Accepted Bldg** 131,200 **Total** 165,700



Machias  
 Name: LOUGHLIN, CHRISTOPHER  
 LOUGHLIN, PAMELA J

**Valuation Report**

10/20/2024

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Account: 270 Card: 1 of 1

Map/Lot:  
 Location:

003-079-A  
 44 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.00			Land Total			34,320

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,040 Sqft	Grade C 110	Base	149,638
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,888
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,282
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	Modern	Modern	Good	Typical	156,808			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	131,719				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1972	696	C 110	62,741	Good	84%	100%	100%	52,702
Barn - GBA	1980	720	D 100	19,237	Avq.	75%	100%	100%	14,428
Outbuilding Total									67,130
<b>Acpt Land</b>		34,300	<b>Accepted Bldg</b>		198,800	<b>Total</b>		233,100	

Machias  
 Name: BOWLES REALTY TRUST

**Valuation Report**

10/20/2024

BOWLES MARITAL TRUST, MABEL

Map/Lot:

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Account: 960 Card: 1 of 1

Location:

003-080

52 W KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Right-Of-Way

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 2 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	455.00	100,100	75%	View/Envir	75,075
200 X 220	\$/FF -Shorefrontage	455.00	100,100	70%	Excess Frt	0
200 X 220	\$/FF -Shorefrontage	3,900.00	8,580	50%	View/Envir	35,035
224 X 220	\$/FF -Shorefrontage	455.00	112,112	50%	Excess Frt	0
224 X 220	\$/FF -Shorefrontage	650.00	336	50%	View/Envir	28,028
9.85	Acres-Rear Land 1 <= 50 Acs	650.00	7,043	100%		7,043
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 13.00					Land Total	153,761

**Dwelling Description**

**Replacement Cost New**

Contemporary	One Story	1,296 Sqft	Grade C 120	Base	200,481
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,286
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,371
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,148
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Modern	Modern	Very Good	Typical	216,286
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		91%	100% 100%	196,820
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garaqe	1992	400	C 100	13,200	Avq.	10,824
Outbuilding Total						10,824
<b>Acpt Land</b>		153,800	<b>Accepted Bldg</b>		207,600	<b>Total</b>
						361,400

Machias  
Name: ROCA,, DAWNE E

**Valuation Report**

10/20/2024

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Map/Lot: 003-080-001

Account: 365 Card: 1 of 1

Location: 17 CROSSROAD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 05/13/2014  
Sale Price 68,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.00						Land Total 34,320

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	864 Sqft	Grade C 100	Base	120,169
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,332
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1992	0	Modern	Modern	Above Average	Typical	105,821			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		86%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1992	160	E 100	2,994	Avq-	75%	100%	100%	2,246
One Story Frame	2000	104	C 100	8,523	Avq+	86%	100%	100%	7,330
<b>Outbuilding Total</b>						<b>9,576</b>			

**Acpt Land** 34,300 **Accepted Bldg** 100,600 **Total** 134,900

Machias  
 Name: O'KEEFE, HEIRS OF DEANNA L

**Valuation Report**

10/20/2024

Page 244

Map/Lot:

003-080-002

Account: 389 Card: 1 of 1

Location:

25 CROSSROAD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.00			Land Total			34,320

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 100	Base	128,823
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1994	0	Modern	Modern	Good	Typical	128,823	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcld)</b>
None		None		90%	100%	100%	115,941

**Acpt Land**

34,300

**Accepted Bldg**

115,900

**Total**

150,200

Machias  
 Name: MONTI, MARK K

**Valuation Report**

10/20/2024

Page 245

Map/Lot:

003-081

Account: 626 Card: 1 of 1

Location:

35 CROSSROAD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 08/30/2019  
 Sale Price 32,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Multiple Listing  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	455.00	100,100	75%	View/Envir	75,075
066 X 220	\$/FF -Shorefrontage	455.00	33,033	70%	Excess Frt	0
066 X 220	\$/FF -Shorefrontage	3,900.00	8,580	50%	View/Envir	11,562
4.66	Acres-Rear Land 1 <= 50 Acs	650.00	3,332	100%		3,332
Total Acres 6.00			Land Total			89,969

**Acpt Land** 90,000 **Accepted Bldg** 0 **Total** 90,000

**Valuation Report**

Map/Lot:

003-082

Account: 28 Card: 1 of 2

Location:

0 CROSS RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 03/08/2024  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2 OPEN SPACE CLASSIFICTION

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	455.00	100,100	5%	Open Space	5,005
200 X 220	\$/FF -Shorefrontage	455.00	100,100	70%	Excess Frt	0
200 X 220	\$/FF -Shorefrontage	3,900.00	8,580	5%	Open Space	3,504
600 X 220	\$/FF -Shorefrontage	455.00	300,300	50%	Excess Frt	0
600 X 220	\$/FF -Shorefrontage	650.00	336	5%	Open Space	7,508
800 X 220	\$/FF -Shorefrontage	455.00	400,400	35%	Excess Frt	0
800 X 220	\$/FF -Shorefrontage	3,900.00	8,580	5%	Open Space	7,007
Total Acres 9.09						23,024
Land Total						

**Acpt Land**

23,000

**Accepted Bldg**

0 **Total**

23,000

Machias  
 Name: DOWNEAST COASTAL CONSERVANCY

**Valuation Report**

10/20/2024

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Map/Lot:

003-082

Account: 28 Card: 2 of 2

Location:

0 CROSS RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 03/08/2024  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2 OPEN SPACE

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50.99	Acres-Rear Land 1 <= 50 Acs	650.00	36,458	5%	Open Space	1,823
Total Acres 50.99				Land Total		1,823

**Acpt Land** 1,800 **Accepted Bldg** 0 **Total** 1,800

Machias  
Name: DOWNEAST COASTAL CONSERVANCY

**Valuation Report**

10/20/2024

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Map/Lot:

003-082

Account: 28

Location:

0 CROSS RD

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<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	23,000	0	23,000	23,000	0	23,000
2	1,800	0	1,800	1,800	0	1,800
<b>TOTAL</b>	24,800	0	24,800	24,800	0	24,800

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Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 5 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Shorefrontage	455.00	100,100	100%		100,100	
200 X 220	\$/FF -Shorefrontage	455.00	100,100	70%	Excess Frt	0	
200 X 220	\$/FF -Shorefrontage	3,900.00	8,580	50%	View/Envir	0	
200 X 220	\$/FF -Shorefrontage	455.00	300,300	55%	Open Space	19,269	
400 X 220	\$/FF -Shorefrontage	455.00	200,200	50%	Excess Frt	0	
400 X 220	\$/FF -Shorefrontage	455.00	400,400	50%	View/Envir	0	
400 X 220	\$/FF -Shorefrontage	3,900.00	8,580	55%	Open Space	27,528	
Total Acres 4.04						Land Total	146,897

**Dwelling Description**

**Replacement Cost New**

Contemporary	One & 1/2 Story	1,381 Sqft	Grade B 112	Base	325,413
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-3,879
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,623
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Modern	Modern	Good	Typical	337,272
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						313,663

**Economic Obsolescence**

**Phys. %**

**Func. %**

**Econ. %**

**Value(Rcnld)**

<b>Outbuildings/Additions/Improvements</b>				<b>Percent Good</b>			<b>Value Rcnld</b>		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2009	200	B 100	8,052	Avq+	92%	100%	100%	7,408
Frame Shed	2009	220	B 100	9,479	Avq+	92%	100%	100%	8,721
Canopy	2009	180	B 100	5,510	Avq+	92%	100%	100%	5,069
Open Frame Porch	2009	60	B 100	2,902	Avq+	92%	100%	100%	2,670
Res. Greenhouse	2009	300	B 100	12,435	Good	93%	80%	100%	9,252
<b>Outbuilding Total</b>									<b>33,120</b>

**Acpt Land**

146,900

**Accepted Bldg**

346,800

**Total**

493,700

Machias  
 Name: ELDREDGE, EDWARD R

**Valuation Report**

10/20/2024

Page 250

Map/Lot:

003-083

Account: 1041 Card: 2 of 3

Location:

125 CROSSROAD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 5 0

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
800 X 220	\$/FF -Shorefrontage	455.00	400,400	25%	Excess Frt	0	
800 X 220	\$/FF -Shorefrontage	455.00	100,100	50%	View/Envir	0	
800 X 220	\$/FF -Shorefrontage	3,900.00	8,580	55%	Open Space	27,528	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
1.50	Acres-Rear Land 1 <= 50 Acs	650.00	1,073	100%		1,073	
10.38	Acres-Rear Land 1 <= 50 Acs	650.00	7,422	55%	Open Space	4,082	
Total Acres 15.92						Land Total	41,263

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2007	2870	A 100	129,633	V.G.	93%	100%	100%	120,559
2S Frame Shed	2007	1230	A 100	68,241	V.G.	93%	100%	100%	63,464
Unfin Basement	2007	1230	A 100	44,448	V.G.	93%	100%	100%	41,337
<b>Outbuilding Total</b>									<b>225,360</b>

<b>Acpt Land</b>	41,300	<b>Accepted Bldg</b>	225,400	<b>Total</b>	266,700
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Machias  
 Name: ELDREDGE, EDWARD R

**Valuation Report**

10/20/2024

Page 251

Map/Lot: 003-083

Account: 1041 Card: 3 of 3

Location: 125 CROSSROAD-HYPO DUPLEX

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	0%		0
2.00	# -Lot Improvements	3,900.00	8,580	0%		0
Total Acres 1.00			Land Total			0

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,500 Sqft	Grade B 100	Base	227,379
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-30,739
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	-382
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,500	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	Modern	Modern	Average	Typical	203,538
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		95%	%	100%
						<b>Value(Rcnld)</b>
						0

**Acpt Land**

0 **Accepted Bldg**

0 **Total**

0

Machias  
Name: ELDREDGE, EDWARD R

**Valuation Report**

10/20/2024

Page 252

Map/Lot:

003-083

Account: 1041

Location:

125 CROSSROAD-HYPO DUPLEX

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	146,900	346,800	493,700	146,900	346,800	493,700
2	41,300	225,400	266,700	41,300	225,400	266,700
3	0	0	0	0	0	0
<b>TOTAL</b>	188,200	572,200	760,400	188,200	572,200	760,400

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1  
Reference 2 FARMLAND GREENHOUSE  
Tran/Land/Bldg 0 4 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Waterfront (Fract)	104,000	114,400	100%		114,400
2.00	Acres-Mixed Wood F&O	165.00	330	100%		330
24.00	Acres-Rear Land 1 <= 50 Acs	650.00	17,160	100%		17,160
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 27.00			Land Total			140,470

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	806 Sqft	Grade C 100	Base		156,320
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-692
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,109
Rooms	7					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,984
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,290
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1824	0	Modern	Modern	Above Average	Typical	167,011	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	100%	100%	108,557

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1840	232	C 100	19,012	Avq+	65%	100%	100%	12,358
Unfin Basement	1840	232	C 100	11,877	Avq+	65%	100%	100%	7,720
One Story Frame	1840	640	C 100	52,448	Avq+	65%	100%	100%	34,091
Frame Shed	1840	1012	E 100	15,638	Avq-	40%	100%	100%	6,255
Frame Shed	1840	540	E 100	8,634	Avq-	40%	100%	100%	3,454
Frame Shed	1840	1800	E 100	27,332	Avq-	40%	100%	100%	10,933
Coml Greenhouse	2019			----- S O U N D V A L U E -----					9,000
Outbuilding Total									83,811

<b>Acpt Land</b>	140,500	<b>Accepted Bldg</b>	192,400	<b>Total</b>	332,900
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Machias  
 Name: SASHA ANYA LLC

**Valuation Report**

10/20/2024

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Map/Lot:

004-001

Account: 193 Card: 1 of 1

Location:

0

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 09/25/2023  
 Sale Price 60,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
3.00	Acres-Wasteland	65.00	215	100%		215
22.00	Acres-Rear Land 1 <= 50 Acs	650.00	15,730	100%		15,730
Total Acres 26.00					Land Total	28,815

**Acpt Land** 28,800 **Accepted Bldg** 0 **Total** 28,800

Machias

**Valuation Report**

10/20/2024

Name: ARMSTRONG, LARRY S

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ARMSTRONG, ANNETTE E

Map/Lot:

004-002

Account: 873 Card: 1 of 1

Location: 0

Neighborhood 1 Kennebec - Rural  
 Tree Growth 1998  
 Zoning/Use None No Zoning  
 Topography Rolling  
 Utilities NoneNone  
 Street Right-Of-Way  
 TG PLAN YEAR.... 2008

Reference 1 INCLUDES FORMER LOTS 3 & 6  
 Reference 2 TREE GROWTH CLASSIFICATION  
 Tran/Land/Bldg 8 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
73.00	Acres-Softwood TG	136.00	9,928	100%		9,928	
173.00	Acres-Mixed Wood TG	165.00	28,545	100%		28,545	
63.00	Acres-Hardwood TG	129.00	8,127	100%		8,127	
0.00	Acres-Wasteland	3,900.00	8,580	100%		0	
Total Acres 309.00					Land Total	46,600	

<b>Acpt Land</b>	46,600	<b>Accepted Bldg</b>	0	<b>Total</b>	46,600
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Machias  
 Name: MAINE WILD BLUEBERRY COMPANY

**Valuation Report**

10/20/2024  
 Page 256  
 004-002-001  
 OFF ELM ST

Account: 1369 Card: 1 of 1  
 Map/Lot:  
 Location:

Neighborhood 2 Elm St - Rural  
 Tree Growth 1998  
 Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Right-Of-Way  
 TG PLAN YEAR.... 2020

Reference 1  
 Reference 2  
 Tran/Land/Bldg 8 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
27.00	Acres-Softwood TG	136.00	3,672	100%		3,672	
56.00	Acres-Mixed Wood TG	165.00	9,240	100%		9,240	
1.00	Acres-Wasteland	65.00	72	100%		72	
0.00	Acres-Baselot (Fract)	3,900.00	8,580	70%	Access	0	
0.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,073	100%		0	
0.00	Acres-Rear Land 2 >50 <=	650.00	7,422	100%		0	
Total Acres 84.00			Land Total			12,984	
<b>Acpt Land</b>		13,000	<b>Accepted Bldg</b>		0	<b>Total</b>	13,000



Machias  
 Name: SASHA ANYA LLC

**Valuation Report**

10/20/2024

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Map/Lot:

004-002-A

Account: 755 Card: 1 of 1

Location: 0

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 12/06/2023  
 Sale Price 65,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
50.00	Acres-Rear Land 1 <= 50 Acs	650.00	35,750	100%		35,750
50.00	Acres-Rear Land 2 >50 <=	455.00	25,025	100%		25,025
19.00	Acres-Rear Land 3 > 100	320.00	6,688	100%		6,688
Total Acres 120.00			Land Total			80,333

**Acpt Land** 80,300 **Accepted Bldg** 0 **Total** 80,300

Machias  
 Name: RIER, DAVID C  
 RIER, ROBIN S

**Valuation Report**

10/20/2024

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Map/Lot:

004-004

Account: 943 Card: 1 of 1

Location:

0

Neighborhood 1 Kennebec - Rural  
 Tree Growth 1980  
 Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities NoneNone  
 Street None  
 TG PLAN YEAR.... 2018

**Sale Data**  
 Sale Date 04/19/2006  
 Sale Price 0  
 Sale Type Land Only  
 Financing Conventional  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
17.00	Acres-Softwood TG	136.00	2,312	100%		2,312	
6.00	Acres-Mixed Wood TG	165.00	990	100%		990	
3.00	Acres-Hardwood TG	129.00	387	100%		387	
2.00	Acres-Wasteland	65.00	143	100%		143	
Total Acres 28.00			Land Total			3,832	
<b>Acpt Land</b>		3,800	<b>Accepted Bldg</b>		0	<b>Total</b>	3,800

Machias  
 Name: HUNTLEY, GARY J

**Valuation Report**

10/20/2024

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Map/Lot:

004-005

Location:

0

Account: 1065 Card: 1 of 1

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 11/21/2023  
 Sale Price 7,500  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
30.00	Acres-Rear Land 1 <= 50 Acs	650.00	21,450	100%		21,450
Total Acres 31.00					Land Total	34,320

**Acpt Land** 34,300 **Accepted Bldg** 0 **Total** 34,300

Machias  
 Name: HUNTLEY, ALLAN W  
 HUNTLEY, GARY

**Valuation Report**

10/20/2024

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Map/Lot:

004-006-A

Account: 715 Card: 1 of 1

Location:

0

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 10/04/2022  
 Sale Price 500  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
7.00	Acres-Rear Land 1 <= 50 Acs	650.00	5,005	100%		5,005
Total Acres 8.00					Land Total	17,875

**Acpt Land** 17,900 **Accepted Bldg** 0 **Total** 17,900

Machias  
 Name: HUNTLEY, ALAN W  
 HUNTLEY, GARY J

**Valuation Report**

10/20/2024

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Map/Lot:

004-007

Account: 1127 Card: 1 of 1

Location:

0

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None

Sale Data	
Sale Date	10/04/2022
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
3.00	Acres-Wasteland	65.00	215	100%		215
24.00	Acres-Rear Land 1 <= 50 Acs	650.00	17,160	100%		17,160
Total Acres 28.00					Land Total	30,245

<b>Acpt Land</b>	30,200	<b>Accepted Bldg</b>	0	<b>Total</b>	30,200
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Machias  
 Name: HIXSON, JULIE A

**Valuation Report**

10/20/2024  
 Page 262  
 004-008&012  
 0

Account: 369 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 1 Kennebec - Rural  
 Tree Growth 1998  
 Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities NoneNone  
 Street None  
 TG PLAN YEAR.... 2020

**Sale Data**  
 Sale Date 04/30/2018  
 Sale Price 25,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 TREE GROWTH CLASSIFICATION  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.00	Acres-Blueberries	2,340.00	7,722	100%		7,722	
33.00	Acres-Softwood TG	136.00	4,488	100%		4,488	
96.00	Acres-Mixed Wood TG	165.00	15,840	100%		15,840	
13.00	Acres-Wasteland	65.00	930	100%		930	
Total Acres 145.00			Land Total			28,980	

**Acpt Land** 29,000 **Accepted Bldg** 0 **Total** 29,000

Machias  
 Name: HUNTLEY, ALLAN  
 HUNTLEY, GARY

**Valuation Report**

10/20/2024  
 Page 263  
 004-009&010  
 0

Account: 1270 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Kennebec - Rural  
 Tree Growth 1972  
 Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities  
 Street Street Surface  
 TG PLAN YEAR.... 2017

**Sale Data**  
 Sale Date 10/04/2022  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1  
 Reference 2 TREE GROWTH  
 Tran/Land/Bldg 4 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Softwood TG	136.00	408	100%		408
49.00	Acres-Mixed Wood TG	165.00	8,085	100%		8,085
6.00	Acres-Hardwood TG	129.00	774	100%		774
Total Acres 58.00			Land Total			9,267
<b>Accpt Land</b>		9,300	<b>Accepted Bldg</b>		0	<b>Total</b>
						9,300

Machias  
 Name: HENNESSEY BROTHERS LLC

**Valuation Report**

10/20/2024

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Map/Lot:  
 Location:

004-011  
 0

Account: 1218 Card: 1 of 1

Neighborhood 1 Kennebec - Rural  
 Tree Growth 1973  
 Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities NoneNone  
 Street None  
 TG PLAN YEAR.... 2023

**Sale Data**  
 Sale Date 03/17/2006  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2 TREE GROWTH CLASSIFICATION  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
6.00	Acres-Wasteland	65.00	429	100%		429	
33.00	Acres-Softwood TG	136.00	4,488	100%		4,488	
61.00	Acres-Mixed Wood TG	165.00	10,065	100%		10,065	
Total Acres 100.00					Land Total	14,982	

<b>Acpt Land</b>	15,000	<b>Accepted Bldg</b>	0	<b>Total</b>	15,000
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Machias  
Name: WANDS, TYLOR M

**Valuation Report**

10/20/2024

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Map/Lot:

004-012-A

Account: 268 Card: 1 of 1

Location:

397 ELM ST

Neighborhood 2 Elm St - Rural  
Zoning/Use Shore-StreamProtect  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 08/30/2019  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
1.00	Acres-Wasteland	65.00	72	100%		72
12.00	Acres-Rear Land 1 <= 50 Acs	650.00	8,580	100%		8,580
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 14.00						Land Total 60,352

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	966 Sqft	Grade C 100	Base	191,459
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-829
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Typical	Typical	Below Average	Typical	193,614	
<b>Functional Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		40%	96%	100%	74,348

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	984	C 100	80,639	Avq-	40%	100%	100%	32,256
Frame Garage	1971	988	C 100	32,604	Avq.	70%	100%	100%	22,823
Outbuilding Total									55,079

**Acpt Land** 60,400 **Accepted Bldg** 129,400 **Total** 189,800

Machias  
Name: HALL, JAMES E

**Valuation Report**

10/20/2024

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Map/Lot:

004-012-B

Location:

385 ELM ST

Account: 983 Card: 1 of 1

Neighborhood 2 Elm St - Rural

Zoning/Use Shore-StreamProtect  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
4.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,860	100%		2,860
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 5.00			Land Total			54,560

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	816 Sqft	Grade C 107	Base	168,574
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,452
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1981	0	Modern	Modern	Good	Typical	173,026	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		86%	100%	100%	148,802

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1981	576	B 100	23,190	Avq.	75%	100%	100%	17,392
Frame Shed	1987	336	D 100	9,194	Avq-	72%	100%	100%	6,620
Outbuilding Total									24,012

**Acpt Land**

54,600

**Accepted Bldg**

172,800

**Total**

227,400

Machias  
Name: HINSON, JANE E

**Valuation Report**

10/20/2024

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Map/Lot:

004-012-C

Account: 940 Card: 1 of 1

Location:

26 EVERETTS KNOLL

Neighborhood 2 Elm St - Rural

Zoning/Use None  
Topography Above Street  
Utilities Drilled WellSeptic System  
Street Right-Of-Way

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
2.50	Acres-Rear Land 1 <= 50 Acs	650.00	1,788	100%		1,788
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 3.50						53,488

Land Total

**Dwelling Description**

**Replacement Cost New**

Raised Ranch	One Story	1,000 Sqft	Grade C 107	Base	148,784
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,637
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1978	0	Modern	Modern	Good	Typical	157,011	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		86%	100%	100%	135,029

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1990	270	C 100	8,910	Ava.	80%	100%	100%	7,128
Wood Deck	1990	200	C 100	3,294	Ava.	80%	100%	100%	2,635
Outbuilding Total									9,763

**Acpt Land**

53,500

**Accepted Bldg**

144,800 **Total**

198,300

Neighborhood 2 Elm St - Rural  
Zoning/Use None  
Topography Above Street  
Utilities Drilled WellSeptic System  
Street Right-Of-Way

**Sale Data**  
Sale Date 01/08/2016  
Sale Price 180,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
1.50	Acres-Rear Land 1 <= 50 Acs	650.00	1,073	100%		1,073
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 2.50			Land Total			52,773

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	900 Sqft	Grade C 115	Base	210,051
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,036
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,147
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1977	0	Modern	Modern	Above Average	Typical	222,234	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		80%	100%	100%	177,787

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1977	196	C 115	18,471	Avq+	80%	100%	100%	14,777
Wood Deck	1977	140	C 100	2,364	Avq.	73%	100%	100%	1,726
Frame Garage	1977	624	B 100	25,122	Avq.	73%	100%	100%	18,339
Outbuilding Total									34,842

**Acpt Land** 52,800 **Accepted Bldg** 212,600 **Total** 265,400

Machias  
 Name: HILL, MARY E (L/E)  
 FARMER, KIM

**Valuation Report**

10/20/2024

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Map/Lot: 005-001

Account: 1137 Card: 1 of 1

Location: 213 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None No Zoning  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 25

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.22	Acres-Homesite (Fract)	23,400.00	28,431	100%		28,431	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
1.00	Sites-Mobile Home Site	.00		100%		0	
Total Acres 1.22						Land Total	37,011

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
CmmIBldg-SeeFile						Phy	Func	Econ	Rcnld
CmmIBldg-SeeFile	1980	1158	C 100	115,800	Avq-	68%	60%	100%	47,246
<b>Outbuilding Total</b>									<b>47,246</b>

<b>Acpt Land</b>	37,000	<b>Accepted Bldg</b>	47,200	<b>Total</b>	84,200
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Machias  
 Name: HILL, MARY (L/E)  
 FARMER, KIM

**Valuation Report**

10/20/2024

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Account: 556 Card: 1 of 1

Map/Lot: 005-001-001  
 Location: 215 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography  
 Utilities NoneNone  
 Street None

Reference 1  
 Reference 2 10X20 WOOD SHED.  
 Tran/Land/Bldg 9 1 1  
 1ST 0 2ND 0  
 Exemption(s) 6 20 0 Land Schedule 4

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Conventional	One Story	1,260 Sqft	Grade C 120	Base	187,040
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,139
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

<b>Dwelling Condition</b>							<b>Layout</b>			<b>Total</b>
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>						
1989	0	Modern	Modern	Average						192,179
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>				<b>Value(Rcnld)</b>
None		None		80%	100%	100%				153,743
<b>Outbuildings/Additions/Improvements</b>							<b>Percent Good</b>			<b>Value</b>
<b>Description</b>	<b>Year</b>	<b>Units</b>	<b>Grade</b>	<b>RCN</b>	<b>Cond</b>	<b>Phy</b>	<b>Func</b>	<b>Econ</b>		<b>Rcnld</b>
Wood Deck	1989	120	C 120	2,465	Avq.	80%	100%	100%		1,972
							<b>Outbuilding Total</b>			<b>1,972</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		155,700	<b>Total</b>		<b>155,700</b>	

Machias

Valuation Report

10/20/2024

Name: COLE, RENA K (L/E)

Page 271

FOSS, JANE & COLE, ARTHUR W

Map/Lot:

005-001-A

Account: 999 Card: 1 of 1

Location:

207 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include Acres-Homesite (Fract) and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area. Includes values for various building components.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional and Economic Obsolescence.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Lists items like One Story Frame, Unfin Basement, and Wood Deck.

Acpt Land

34,300

Accepted Bldg

71,000

Total

105,300

Machias  
 Name: SMITH, GARY E SR  
 SMITH, LINDA J

**Valuation Report**

10/20/2024

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Map/Lot:

005-001-B

Account: 232 Card: 1 of 1

Location:

0 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Right-Of-Way

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
9.00	Acres-Rear Land 1 <= 50 Acs	650.00	6,435	100%		6,435
Total Acres 10.00					Land Total	32,175

**Acpt Land** 32,200 **Accepted Bldg** 0 **Total** 32,200



Machias  
 Name: CONGELOSI, MICHAEL  
 NEHRINGS, SARAH

**Valuation Report**

10/20/2024

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Account: 682 Card: 1 of 1

Map/Lot:  
 Location:

005-001-B1  
 8 BALSAM DR

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 11/01/2016  
 Sale Price 116,350  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.43	Acres-Rear Land 1 <= 50 Acs	650.00	307	100%		307
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.43						Land Total 34,627

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	720 Sqft	Grade B 100	Base	177,847
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Crawl Space	Basement	-8,270
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,479
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,460
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1992	0	Modern	Modern	Above Average	Typical	179,516	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		86%	100%	100%	154,384

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1993	240	C 100	3,914	Avg.	82%	100%	100%	3,209
Frame Shed	2006	96	C 100	4,089	Avg-	84%	100%	100%	3,435
Frame Shed	2006	308	C 100	10,381	Avg-	84%	100%	100%	8,720
Outbuilding Total									15,364

**Acpt Land** 34,600 **Accepted Bldg** 169,700 **Total** 204,300

Machias  
Name: DYER, JAMES M

**Valuation Report**

10/20/2024

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Map/Lot:

005-001-B2

Account: 1090 Card: 1 of 1

Location:

23 BALSAM DR

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Gravel

**Sale Data**  
Sale Date 05/04/2012  
Sale Price 125,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.31	Acres-Rear Land 1 <= 50 Acs	650.00	222	100%		222
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.31						34,542

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	704 Sqft	Grade B 100	Base	175,454
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,379
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,460
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Modern	Modern	Very Good	Typical	185,293
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		91%	100%	168,617

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1995	16	B 100	539	V.G.	91%	100%	100%	490
Wood Deck	1995	16	B 100	539	V.G.	91%	100%	100%	490
<b>Outbuilding Total</b>									<b>980</b>

**Acpt Land**

34,500 **Accepted Bldg**

169,600 **Total**

204,100

Machias  
 Name: WAITUKAITIS, MATTHEW L  
 BALDWIN-WEEKS, KAYLA J

**Valuation Report**

10/20/2024

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Account: 789 Card: 1 of 1

Map/Lot:  
 Location:

005-001-B3  
 FERNWOOD LANE

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Gravel

Sale Data	
Sale Date	05/24/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.20	Acres-Rear Land 1 <= 50 Acs	650.00	143	100%		143
Total Acres 1.20					Land Total	25,883

<b>Acpt Land</b>	25,900	<b>Accepted Bldg</b>	0	<b>Total</b>	25,900
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Machias  
 Name: WAITUKAITIS, MATTHEW L  
 BALDWIN-WEEKS, KAYLA J

**Valuation Report**

10/20/2024

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Account: 1080 Card: 1 of 1

Map/Lot:  
 Location:

005-001-B4  
 FERNWOOD LANE

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Gravel

**Sale Data**  
 Sale Date 05/24/2022  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.51	Acres-Rear Land 1 <= 50 Acs	650.00	365	100%		365
Total Acres 1.51					Land Total	26,105

**Accpt Land** 26,100 **Accepted Bldg** 0 **Total** 26,100

Machias  
 Name: WAITUKAITIS, MATTHEW L  
 BALDWIN-WEEKS, KAYLA J

**Valuation Report**

10/20/2024

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Account: 392 Card: 1 of 1

Map/Lot:  
 Location:

005-001-B5  
 4 FERNWOOD LN

Neighborhood 2 Elm St - Rural  
 Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Gravel

**Sale Data**  
 Sale Date 05/24/2022  
 Sale Price 175,750  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	39,000.00	23,886	100%		23,886
1.37	Acres-Rear Land 1 <= 50 Acs	650.00	980	100%		980
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 1.68			Land Total			33,666

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	832 Sqft	Grade B 100	Base		194,599
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement		-5,233
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,175
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,460
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	1,248	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1998	0	Modern	Modern	Very Good	Typical	200,001	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		92%	100%	100%	184,001
<b>Acpt Land</b>		33,700	<b>Accepted Bldg</b>		184,000	<b>Total</b>	217,700

Machias  
 Name: WAITUKAITIS, MATTHEW L  
 BALDWIN-WEEKS, KAYLA J

**Valuation Report**

10/20/2024

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Account: 39 Card: 1 of 1

Map/Lot: 005-001-B6  
 Location: 0 FERNWOOD LANE

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Gravel

**Sale Data**  
 Sale Date 05/24/2022  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.51	Acres-Rear Land 1 <= 50 Acs	650.00	365	100%		365
Total Acres 1.51					Land Total	26,105

**Accpt Land** 26,100 **Accepted Bldg** 0 **Total** 26,100

Machias  
 Name: FRANCIS, WYNONNAH

**Valuation Report**

10/20/2024

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Map/Lot:

005-001-B7

Account: 786 Card: 1 of 1

Location:

36 BALSAM DR

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Gravel

Reference 1

Reference 2 SHED

Tran/Land/Bldg 1 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740	
1.90	Acres-Rear Land 1 <= 50 Acs	650.00	1,359	100%		1,359	
Total Acres 2.90					Land Total	27,099	
<b>Acpt Land</b>		27,100	<b>Accepted Bldg</b>		0	<b>Total</b>	27,100

Machias  
 Name: WAITUKAITIS, MATTHEW L  
 BALDWIN-WEEKS, KAYLA J

**Valuation Report**

10/20/2024

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Account: 411 Card: 1 of 1

Map/Lot: 005-001-B8  
 Location: 0 FERNWOOD LANE

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Gravel

**Sale Data**  
 Sale Date 05/24/2022  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 1 99

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.72	Acres-Rear Land 1 <= 50 Acs	650.00	515	100%		515
Total Acres 1.72					Land Total	26,255

**Acpt Land** 26,300 **Accepted Bldg** 0 **Total** 26,300



Machias  
Name: COMMON LOT

**Valuation Report**

10/20/2024

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Map/Lot:

005-001-B9

Account: 1282 Card: 1 of 1

Location:

KENNEBEC BALSAMS

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Rolling  
Utilities  
Street Street Surface

Reference 1 SHARED OWNERSHIP

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	11,700.00	12,870	0%	Fract. Sha	0
2.87	Acres-Rear Land 1 <= 50 Acs	650.00	2,052	0%	Fract. Sha	0
Total Acres 3.87					Land Total	0

**Land** 0 **Bldg Override** 0 **Total** 0

Machias  
 Name: FARMER, KIM

**Valuation Report**

10/20/2024

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Map/Lot:

005-001-T2

Account: 126 Card: 1 of 1

Location:

217 KENNEBEC RD

Neighborhood 99

Zoning/Use  
 Topography  
 Utilities NoneNone  
 Street None

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 0

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Pine Grove	M/H	1993	14X76	C 100	56,867	Fair	28%	100%	100%	15,923
							<b>Outbuilding Total</b>			<b>15,923</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		15,900	<b>Total</b>		15,900	

Machias  
 Name: MCCURDY, ALEX

**Valuation Report**

10/20/2024

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Map/Lot: 005-002

Account: 523 Card: 1 of 1

Location: 185 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Septic SystemDrilled Well  
 Street None

**Sale Data**  
 Sale Date 09/10/2018  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	23,400.00	9,969	100%		9,969
2.17	Acres-Wasteland	65.00	155	100%		155
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 2.32						Land Total 18,704

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1985	14X56	C 100	44.594	Good	50%	100%	100%	22,297
Wood Deck	2005	144	C 100	2.426	Ava.	89%	100%	100%	2,159
Frame Garage	1960	696	D 100	18.834	Ava-	55%	100%	100%	10,359
<b>Outbuilding Total</b>									<b>34,815</b>

**Acpt Land** 18,700 **Accepted Bldg** 34,800 **Total** 53,500

Machias  
Name: GORDON, GAIL

**Valuation Report**

10/20/2024

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Map/Lot:

005-002-A

Account: 406 Card: 1 of 1

Location:

173 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 07/07/2021  
Sale Price 159,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Homesite (Fract)	23,400.00	20,268	100%		20,268
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.62					Land Total	28,848

**Dwelling Description**

**Replacement Cost New**

Raised Ranch	One Story	1,050 Sqft	Grade C 100	Base	143,783
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-543
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1977	0	Modern	Modern	Above Average	Typical	147,530			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		80%	100%	100%			
<b>Value(Rcnld)</b>									
None						118,024			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Open Frame Porch	1977	160	C 100	5,375	Avq+	80%	100%	100%	Rcnld
Outbuilding Total									4,300

**Acpt Land** 28,800 **Accepted Bldg** 122,300 **Total** 151,100

Machias  
 Name: BATSON, NICHOLAS B

**Valuation Report**

10/20/2024

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Map/Lot: 005-003

Account: 260 Card: 1 of 1

Location: 8 EAST KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 08/26/2016  
 Sale Price 93,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	23,400.00	18,201	100%		18,201
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.50			Land Total			26,781

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,080 Sqft	Grade C 100	Base	139,641
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,003
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,080	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2002	0	Modern	Modern	Very Good	Typical	124,114	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		92%	100%	100%	114,185

**Acpt Land** 26,800 **Accepted Bldg** 114,200 **Total** 141,000

Machias  
 Name: HAYNES, LESLIE H  
 HAYNES, DEBRA A

**Valuation Report**

10/20/2024

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Account: 618 Card: 1 of 1

Map/Lot: 005-004  
 Location: 180 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 07/07/2006  
 Sale Price 9,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 SHED  
 Tran/Land/Bldg 3 1 9  
 1ST 0 2ND 0  
 Exemption(s) 20 2 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.67	Acres-Homesite (Fract)	23,400.00	21,069	100%		21,069	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 0.67						Land Total	29,649

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1993	14X70	C 100	53,186	Avq.	40%	100%	100%	21,274
Frame Shed	1993			----	SOUND	VALUE	----		500
Frame Shed	2017			----	SOUND	VALUE	----		3,000
Frame Shed	2017			----	SOUND	VALUE	----		3,500
Encl Frame Porch	2010	144	D 100	6,582	Avq-	86%	100%	100%	5,661
Wood Deck	2010	160	D 100	2,193	Avq-	86%	100%	100%	1,886
<b>Outbuilding Total</b>									<b>35,821</b>
<b>Acpt Land</b>		29,600		<b>Accepted Bldg</b>		35,800		<b>Total</b>	65,400

Machias

**Valuation Report**

10/20/2024

Name: GOTT, MARIAN (LIFE ESTATE)

Page 287

HENNESSEY, ROSE ANN & DANIEL BOWKER

Map/Lot:

005-005

Account: 709 Card: 1 of 1

Location:

174 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.43	Acres-Homesite (Fract)	23,400.00	16,879	100%		16,879	
1.00	# -Lot Improvements	3,900.00	4,290	100%		4,290	
Total Acres 0.43						Land Total	21,169

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value	
						Phy	Func	Econ	Rcnld	
Holly Park	M/H	1980	14X66	C 100	50,731	Avg+	45%	100%	100%	22,829
Outbuilding Total									22,829	

**Acpt Land**

21,200

**Accepted Bldg**

22,800

**Total**

44,000

Machias  
Name: ALBEE, LINDA

**Valuation Report**

10/20/2024

Page 288

Map/Lot: 005-006

Account: 769 Card: 1 of 1

Location: 165 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.75	Acres-Wasteland	65.00	125	100%		125
3.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,145	100%		2,145
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 5.75						Land Total 36,590

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,240 Sqft	Grade C 100	Base	228,014
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-21,981
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	50%			Unfinished	-23,256

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Modern	Modern	Good	Typical	182,777
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		90%	100%	164,499

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	330	C 100	5,309	Avg+	87%	100%	100%	4,619
Frame Shed	1985	352	D 100	9,583	Avg.	78%	100%	100%	7,475
Outbuilding Total									12,094

**Acpt Land** 36,600 **Accepted Bldg** 176,600 **Total** 213,200



Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Dug WellSeptic System  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.00	Sites-Mobile Home Site	.00		100%		0
17.90	Acres-Rear Land 1 <= 50 Acs	650.00	12,799	100%		12,799
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 18.90						47,119

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	864 Sqft	Grade C 110	Base	187,704
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,923
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1994	0	Modern	Modern	Average	Typical	192,627	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		83%	100%	100%	159,880

**Acpt Land** 47,100 **Accepted Bldg** 159,900 **Total** 207,000

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 08/30/2017  
 Sale Price 21,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	70%	Topography	18,018
0.40	Acres-Rear Land 1 <= 50 Acs	650.00	286	100%		286
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.40						Land Total 26,884

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,200 Sqft	Grade D 80	Base	98,700
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-14,900
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,200	Insulation	-632
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1987	0	Typical	Typical	Fair	Typical	83,168	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		42%	96%	100%	33,533

**Acpt Land** 26,900 **Accepted Bldg** 33,500 **Total** 60,400

Machias  
 Name: SCHOPPEE, JACOB D

**Valuation Report**

10/20/2024

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Map/Lot:

005-007-C

Account: 74 Card: 1 of 1

Location:

0 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities  
 Street Paved

Sale Data	
Sale Date	10/29/2020
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 3 11

1ST 0 2ND 0

Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	11,700.00	12,870	100%		12,870
24.00	Acres-Rear Land 2 >50 <=	455.00	12,012	100%		12,012
15.00	Acres-Wasteland	65.00	1,073	100%		1,073
Total Acres 40.00					Land Total	25,955

<b>Acpt Land</b>	26,000	<b>Accepted Bldg</b>	0	<b>Total</b>	26,000
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Machias  
 Name: WOOD, TONY W  
 WOOD, DENISE

**Valuation Report**

10/20/2024

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Account: 1056 Card: 1 of 1

Map/Lot:  
 Location:

005-007-T2  
 146 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 09/05/2019  
 Sale Price 500  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Seller  
 Validity Other Non Valid

Reference 1  
 Reference 2 NEW MBHM ONLY ?  
 Tran/Land/Bldg 8 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
10Mobile Home	1972	10X55	C 100	31.423	Avg.	40%	100%	100%	12,569
<b>Outbuilding Total</b>									<b>12,569</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		12,600	<b>Total</b>		12,600

Machias  
 Name: ALLEN, TIMOTHY G  
 ALLEN, PENELOPE C

**Valuation Report**

10/20/2024

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Account: 791 Card: 1 of 1

Map/Lot: 005-008  
 Location: 122 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 12/06/2021  
 Sale Price 120,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 INC HOUSE, INC GARAGE  
 Tran/Land/Bldg 4 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.60	Acres-Rear Land 1 <= 50 Acs	650.00	1,859	100%		1,859
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 3.60						Land Total 36,179

**Dwelling Description**

**Replacement Cost New**

Conventional Exterior Dwelling Units	One Story Vinyl/Aluminum 1 OTHER Units-0	2,000 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	222,574 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,884
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built 2021	Renovated 2021	Kitchens Modern	Baths Modern	Condition Above Average	Layout Typical	Total		
						217,690		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete		None		95%	90%	100%	186,125	
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Frame Garage	2023	625	C 100	20,625	Avq+	95%	90%	100%
Outbuilding Total							17,635	17,635

**Acpt Land** 36,200 **Accepted Bldg** 203,800 **Total** 240,000

Machias  
 Name: RENZULLO, CHOEY J  
 BURKE, CALIA A

**Valuation Report**

10/20/2024

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Account: 68 Card: 1 of 1

Map/Lot: 005-009  
 Location: 109 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 12/04/2017  
 Sale Price 12,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	23,400.00	16,279	100%		16,279
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.40			Land Total			24,859

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	652 Sqft	Grade C 117	Base	106,415
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-655
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,593
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Modern	Modern	Good	Typical	108,353
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		75%	100% 100%	81,265
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Encl Frame Porch	1930	35	C 117	4,342	Good	3,256
Outbuilding Total						3,256
<b>Acpt Land</b>		24,900	<b>Accepted Bldg</b>		84,500	<b>Total</b>
						109,400

Machias  
 Name: PRESTON, CHRISTOPHER  
 PRESTON, SHERRY G

**Valuation Report**

10/20/2024

Page 295

Account: 1162 Card: 1 of 1

Map/Lot:  
 Location:

005-010  
 102 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.10	Acres-Wasteland	65.00	79	100%		79
3.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,145	100%		2,145
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 5.10						Land Total 36,544

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	896 Sqft	Grade D 126	Base	127,139
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-4,621
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,147
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	896	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	Typical	Typical	Above Average	Typical	125,665
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		70%	96%	100%
						<b>Value(Rcnd)</b>
						84,447

**Acpt Land** 36,500 **Accepted Bldg** 84,400 **Total** 120,900

Machias  
 Name: OTTO, SHELDON G

**Valuation Report**

10/20/2024

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Map/Lot:

005-010-A

Account: 819 Card: 1 of 2

Location:

110 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 08/30/2021  
 Sale Price 155,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.97	Acres-Rear Land 1 <= 50 Acs	650.00	694	100%		694
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.97						Land Total 35,014

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	720 Sqft	Grade C 117	Base	170,558
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1986	0	Modern	Modern	Good	Typical	170,558			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		88%	100% 100%	150,091			
<b>Outbuildings/Additions/Improvements</b>						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1986	64	B 100	1,447	Avq.	78%	100%	100%	1,129
Quonset Shed	2000	520	C 120	4,368	Avq.	86%	100%	100%	3,756
Outbuilding Total									4,885

**Acpt Land** 35,000 **Accepted Bldg** 155,000 **Total** 190,000



Machias  
 Name: OTTO, SHELDON G

**Valuation Report**

10/20/2024

Page 297

Map/Lot:

005-010-A

Account: 819 Card: 2 of 2

Location:

108 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 08/30/2021  
 Sale Price 155,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

Dwelling Description				Replacement Cost New	
Conventional	One Story	480 Sqft	Grade C 100	Base	85,554
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-11,233
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	480	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1988	0	Typical	Typical	Average	Typical	74,321	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		79%	96%	100%	56,365
<b>Acpt Land</b>		0	<b>Accepted Bldg</b>		56,400	<b>Total</b>	56,400

Machias  
Name: OTTO, SHELDON G

**Valuation Report**

10/20/2024

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Map/Lot:

005-010-A

Account: 819

Location:

108 KENNEBEC RD

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	35,000	155,000	190,000	35,000	155,000	190,000
2	0	56,400	56,400	0	56,400	56,400
<b>TOTAL</b>	35,000	211,400	246,400	35,000	211,400	246,400

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.00			Land Total			34,320

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,144 Sqft	Grade C 110	Base	159,951
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,277
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Modern	Modern	Good	Typical	164,228
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	137,952	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1991	1092	C 90	32,432	Avq.	81%	100%	100%	26,270
One Story Frame	2007	616	C 90	45,433	Avq.	90%	100%	100%	40,890
Outbuilding Total									67,160

**Acpt Land**

34,300

**Accepted Bldg**

205,100

**Total**

239,400

Machias  
 Name: EDWARDS, BENJAMIN C

**Valuation Report**

10/20/2024

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Map/Lot:

005-012

Account: 47 Card: 1 of 1

Location:

KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Low  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 07/12/2009  
 Sale Price 0  
 Sale Type Land Only  
 Financing Conventional  
 Verified Public Record  
 Validity Related Parties

Reference 1 STREAM LOT

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	50%	Topoqraphy	6,435
0.60	Acres-Rear Land 1 <= 50 Acs	650.00	429	50%	Topoqraphy	215
Total Acres 1.60			Land Total			6,650

**Acpt Land** 6,700 **Accepted Bldg** 0 **Total** 6,700

Name: MANSHIP, AMANDA S

Page 301

MANSHIP, TYLER J

Map/Lot:

005-013

Account: 1028 Card: 1 of 1

Location:

57 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/29/2018
Sale Price 175,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include Acres-Homesite (Fract), Acres-Rear Land 1 <= 50 Acs, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Replacement Cost New, Value. Rows include Conventional One Story, Exterior Wood Siding, Foundation Concrete, etc.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1967, 0 Modern, Good, Typical, 233,664.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include One Story Frame, Frame Garage, Open Frame Porch.

Acpt Land 35,200 Accepted Bldg 232,300 Total 267,500

Machias  
 Name: CHERRY, JAMES  
 CHERRY, JEAN M

**Valuation Report**

10/20/2024

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Map/Lot:

005-013-A

Account: 919 Card: 1 of 1

Location:

71 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2 NEW SOMETHING 6/18  
 Tran/Land/Bldg 8 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.29	Acres-Rear Land 1 <= 50 Acs	650.00	207	100%		207
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.29			Land Total			34,527

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,176 Sqft	Grade C 113	Base		167,573
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,517
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Modern	Modern	Very Good	Typical	172,090
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	149,718	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1971	384	C 113	6,945	V.G.	87%	100%	100%	6,042
Frame Garage	1990	720	C 120	28,512	Avq.	80%	100%	100%	22,810
Outbuilding Total									28,852

<b>Acpt Land</b>	34,500	<b>Accepted Bldg</b>	178,600	<b>Total</b>	213,100
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Machias  
 Name: RAHILLY, KATHLEEN M  
 VAN BUREN, LIAM

**Valuation Report**

10/20/2024

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Account: 382 Card: 1 of 1

Map/Lot: 005-013-B  
 Location: 83 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 12/28/2022  
 Sale Price 215,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.44	Acres-Rear Land 1 <= 50 Acs	650.00	315	100%		315
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.44						Land Total 34,635

**Dwelling Description**

**Replacement Cost New**

Split Level	One Story	1,104 Sqft	Grade C 117	Base	174,206
Exterior	Wood Siding	Masonry Trim	500Sqft	Trim	4,987
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,108
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,502
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,390
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,491
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	Modern	Modern	Very Good	Typical	193,468			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		87%	100% 100%	168,317			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1972	64	C 117	1,388	V.G.	87%	100%	100%	1,208
1S Ma Bay Window	1972	144	C 117	34,258	V.G.	87%	100%	100%	29,804
1S Ma Bay Window	1972	20	C 117	4,758	V.G.	87%	100%	100%	4,139
2S Frame Garage	1972	480	B 100	29,761	Avq+	79%	100%	100%	23,511
<b>Outbuilding Total</b>									<b>58,662</b>
<b>Acpt Land</b>		34,600		<b>Accepted Bldg</b>		227,000		<b>Total</b>	261,600

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use Shore-StreamProtect
Topography Rolling
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 03/31/2015
Sale Price 190,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) 20 0 0 Land Schedule 3

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Homesite (Fract), Acres-Rear Land, Lot Improvements, and Acres-Wasteland.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Dwelling Description, Dwelling Description, Replacement Cost New, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2002, 0 Modern, Modern, Very Good, Typical, 253,003.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage, Barn - GBA, and Outbuilding Total.

Acpt Land 49,900 Accepted Bldg 282,400 Total 332,300



Machias

Valuation Report

10/20/2024

Name: SIMON, PEGGY A (L/E)

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DAVIS, KELLY A & BRENNAN, TRACIE L

Map/Lot:

005-014-A

Account: 224

Card: 1 of 1

Location:

66 KENNEBEC RD

Neighborhood 1 Kennebec - Rural

Zoning/Use None
Topography Level
Utilities Septic SystemDrilled Well
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 4 20 0 Land Schedule 4

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Homesite (Fract), Acres-Rear Land 1 <= 50 Ac, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Material, Replacement Cost, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, and Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include Functional Obsolescence, Economic Obsolescence, and Outbuildings/Additions/Improvements.

Acpt Land

35,200

Accepted Bldg

165,100

Total

200,300

Machias  
 Name: COSTANZO, BRYAN P

**Valuation Report**

10/20/2024

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Map/Lot:  
 Location:

005-014-B  
 KENNEBEC RD

Account: 1327 Card: 1 of 1

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities Drilled WellPublic Sewer  
 Street Paved

Sale Data	
Sale Date	01/31/2022
Sale Price	17,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
19.00	Acres-Rear Land 1 <= 50 Acs	650.00	13,585	100%		13,585
15.00	Acres-Wasteland	65.00	1,073	100%		1,073
1.00	Acres-Baselot (Fract)	16,250.00	17,875	100%		17,875
Total Acres 35.00					Land Total	32,533

<b>Acpt Land</b>	32,500	<b>Accepted Bldg</b>	0	<b>Total</b>	32,500
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Neighborhood 1 Kennebec - Rural

Zoning/Use None  
Topography Level  
Utilities Public SewerDrilled Well  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 0 20 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.00	Acres-Rear Land 1 <= 50 Ac	650.00	715	100%		715
1.00	# -Lot Improvements	3,900.00	4,290	100%		4,290
Total Acres 2.00			Land Total			30,745

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 107	Base	137,841
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,491
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1963	0	Typical	Typical	Good	Typical	145,922	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		82%	96%	100%	114,870

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Garage	1977	832	C 100	27,456	Avq.	73%	100%	100%	20,043
Encl Frame Porch	1963	80	C 107	5,878	Good	82%	100%	100%	4,820
Outbuilding Total									24,863

<b>Acpt Land</b>	30,700	<b>Accepted Bldg</b>	139,700	<b>Total</b>	170,400
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Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
Topography Level  
Utilities Public SewerDrilled Well  
Street Paved

**Sale Data**  
Sale Date 08/10/2021  
Sale Price 155,200  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	52,000.00	57,200	100%		57,200
1.40	Acres-Rear Land 1 <= 50 Acs	650.00	1,001	100%		1,001
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
Total Acres 2.40			Land Total			62,601

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	392 Sqft	Grade D 141	Base	89,745
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-389
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-364
Unfin. Living Area	11%			Unfinished	-935

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Average	Typical	88,057
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		52%	96% 100%	43,958

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2004	558	D 141	52,871	Avq.	52%	100%	100%	27,493
1 & 1/2 Story Fr	1940	308	D 141	39,689	Avq.	52%	100%	100%	20,638
Unfin Basement	1940	308	D 141	15,296	Avq.	52%	100%	100%	7,954
Concrete Slab	2004	252	D 141	4,740	Avq.	52%	100%	100%	2,465
Outbuilding Total									58,550

**Acpt Land**

62,600

**Accepted Bldg**

102,500

**Total**

165,100

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 08/12/2021  
 Sale Price 57,500  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 FOOD PANTRY BLDG PARTIAL  
 Tran/Land/Bldg 4 3 0  
 1ST 0 2ND 0  
 Exemption(s) 41 0 0 Land Schedule 2

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	32,500.00	35,750	100%		35,750	
4.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,860	100%		2,860	
Total Acres 5.00						Land Total	38,610

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
One Story Frame	0									120,000
----- S O U N D V A L U E -----										120,000
Outbuilding Total										120,000

<b>Acpt Land</b>	38,600	<b>Accepted Bldg</b>	120,000	<b>Total</b>	158,600
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**Valuation Report**

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities Public SewerDrilled Well  
 Street Paved

**Sale Data**  
 Sale Date 03/31/2020  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	52,000.00	49,537	75%	View/Envir	37,152
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
Total Acres 0.75						41,552
						Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,032 Sqft	Grade C 100	Base	135,314
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-885
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1948	0	Typical	Typical	Average	Typical	134,429			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	57%	91%	100%	69,728				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1948	16	C 100	1,061	Avq.	57%	100%	100%	605
Outbuilding Total									605

**Acpt Land** 41,600 **Accepted Bldg** 70,300 **Total** 111,900

**Valuation Report**

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
Topography Level  
Utilities Public SewerDrilled Well  
Street Paved

**Sale Data**  
Sale Date 04/20/2010  
Sale Price 0  
Sale Type Land Only  
Financing Cash Sale  
Verified Family Member  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 9 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.69	Acres-Homesite (Fract)	52,000.00	47,514	100%		47,514	
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400	
Total Acres 0.69						Land Total	51,914

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	400 Sqft	Grade C 100	Base	106,545
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-343
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1935	0	Typical	Typical	Poor	Typical	106,202	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcld)</b>
Delapidation		None		18%	19%	100%	3,632

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
One Story Frame	1935	168	C 100	13,768	Poor	18%	50%	100%	1,239
Frame Shed	1935			----	SOUND	VALUE	----		0
Frame Shed	1935			----	SOUND	VALUE	----		300
Wood Deck	1935			----	SOUND	VALUE	----		100
Wood Deck	1935			----	SOUND	VALUE	----		100
Outbuilding Total									1,739

**Acpt Land** 51,900 **Accepted Bldg** 5,400 **Total** 57,300

Machias  
 Name: MACLEAN, CYLENA

**Valuation Report**

10/20/2024

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Map/Lot: 005-021

Account: 1052 Card: 1 of 1

Location: 24 KENNEBEC RD

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities Public SewerDrilled Well  
 Street Paved

**Sale Data**  
 Sale Date 07/16/2024  
 Sale Price 201,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	52,000.00	57,200	100%		57,200
1.00	Acres-Rear Land 1 <= 50 Acs	650.00	715	100%		715
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
Total Acres 2.00			Land Total			62,315

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	956 Sqft	Grade C 107	Base	137,455
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,477
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	Typical	Typical	Good	Typical	140,932
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		83%	96% 100%	112,295

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1969	112	C 107	2,065	Good	83%	100%	100%	1,714
Frame Shed	1969	42	C 100	2,487	Avq.	69%	100%	100%	1,716
Frame Garage	1988	396	D 100	10,716	Avq-	73%	100%	100%	7,823
Outbuilding Total									11,253

**Acpt Land** 62,300 **Accepted Bldg** 123,500 **Total** 185,800



Machias  
 Name: RIER, JAMES E JR  
 RIER, LINDA G

**Valuation Report**

10/20/2024

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Account: 449 Card: 1 of 1

Map/Lot: 005-022  
 Location: 0

Neighborhood 9 Rt 1 Commercial South  
 Tree Growth 1982  
 Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved  
 TG PLAN YEAR.... 2018

**Sale Data**  
 Sale Date 04/19/2006  
 Sale Price 0  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2 TREE GROWTH CLASSIFICATION  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Undeveloped Comml	240.00	52,800	100%		52,800	
200 X 220	\$/FF -Undeveloped Comml	240.00	52,800	70%	Excess Frt	36,960	
400 X 220	\$/FF -Undeveloped Comml	240.00	105,600	50%	Excess Frt	52,800	
200 X 220	\$/FF -Undeveloped Comml	240.00	52,800	35%	Excess Frt	18,480	
57.00	Acres-Softwood TG	136.00	7,752	100%		7,752	
0.00	Acres-Mixed Wood TG	650.00	7,422	100%		0	
2.95	Acres-Rear Land 1 <= 50 Acs	650.00	2,109	100%		2,109	
Total Acres 65.00					Land Total	170,901	
<b>Acpt Land</b>		170,900	<b>Accepted Bldg</b>		0	<b>Total</b>	170,900

Machias  
 Name: GUERRA, PRESCOTT W  
 GUERRA, ANDREA M

**Valuation Report**

10/20/2024

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Account: 167 Card: 1 of 1

Map/Lot:

005-023

Location:

286 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Septic SystemDrilled Well  
 Street Paved

**Sale Data**  
 Sale Date 09/10/2019  
 Sale Price 110,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 4 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	Acres-Homesite	26,000.00	24,882	100%		24,882
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.87					Land Total	33,682

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,380 Sqft	Grade C 107	Base	178,352
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-1,267
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,019
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,380	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Typical	Typical	Good	Typical	182,104
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		82%	91%	100%
						<b>Value(Rcnld)</b>
						135,886

**Acpt Land** 33,700 **Accepted Bldg** 135,900 **Total** 169,600

Machias  
 Name: BROWN, DAVID  
 BROWN, VIRGINIA

**Valuation Report**

10/20/2024  
 Page 315  
 005-024  
 300 DUBLIN ST

Account: 520 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 9 Rt 1 Commercial South  
 Tree Growth 1983  
 Zoning/Use None  
 Topography Rolling  
 Utilities Public WaterSeptic System  
 Street Paved  
 TG PLAN YEAR.... 2020

Reference 1  
 Reference 2 TREE GROWTH RECERTIFY  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite	26,000.00	28,600	100%		28,600	
1.00	Acres-Rear Land 1 <= 50 Acs	650.00	715	100%		715	
18.00	Acres-Softwood TG	136.00	2,448	100%		2,448	
29.00	Acres-Mixed Wood TG	165.00	4,785	100%		4,785	
3.00	Acres-Hardwood TG	129.00	387	100%		387	
1.00	Acres-Wasteland	75.00	83	100%		83	
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400	
Total Acres 53.00						Land Total	41,418

Dwelling Description				Replacement Cost New		
Conventional	One Story	837 Sqft	Grade C 100	Base		117,735
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/2 Finished			Attic		14,625
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1945	0	Typical	Typical	Above Average	Typical	132,360	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		68%	96%	100%	86,405

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1945	238	C 100	19,504	Avq+	68%	100%	100%	13,263
Frame Garage	1945	245	C 100	8,085	Avq+	68%	100%	100%	5,498
Frame Garage	1945	240	D 100	6,494	Poor	24%	100%	100%	1,559
Outbuilding Total									20,320

**Acpt Land** 41,400 **Accepted Bldg** 106,700 **Total** 148,100

Machias  
 Name: BOLES REALTY INC

**Valuation Report**

10/20/2024

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Map/Lot:

005-025

Account: 3 Card: 1 of 1

Location:

312 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 02/11/2015  
 Sale Price 50,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Undeveloped Comml	240.00	52,800	100%		52,800	
140 X 220	\$/FF -Undeveloped Comml	240.00	36,960	70%	Excess Frt	25,872	
0.78	Acres-Rear Land 1 <= 50 Acs	650.00	558	100%		558	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
Total Acres 2.50						Land Total	88,030

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
CmmBldg-SeeFile	2015			----	S O U N D	V A L U E	----	560,000
<b>Outbuilding Total</b>								<b>560,000</b>
<b>Acpt Land</b>		88,000	<b>Accepted Bldg</b>			560,000	<b>Total</b>	648,000

Neighborhood 9 Rt 1 Commercial South

Zoning/Use Shore-StreamProtect  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 10/28/2022  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
50.00	Acres-Wasteland	65.00	3,575	100%		3,575
7.00	Acres-Rear Land 1 <= 50 Acs	650.00	5,005	100%		5,005
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 58.00						60,280

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	560 Sqft	Grade D 121	Base	92,042
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement	-3,961
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	11,886
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-446
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Old Type	Typical	Below Average	Typical	99,521
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	40%	85%	100%	33,837	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1940	180	D 121	14,636	Avq-	40%	100%	100%	5,854
Frame Shed	1940	42	D 121	2,467	Avq-	40%	85%	100%	839
Outbuilding Total									6,693

**Acpt Land** 60,300 **Accepted Bldg** 40,500 **Total** 100,800

Machias  
 Name: SMITH, JOSHUA L  
 SMITH, HEIDI M

**Valuation Report**

10/20/2024

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Account: 726 Card: 1 of 1

Map/Lot:  
 Location:

005-027  
 376 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Public WaterPublic Sewer  
 Street Paved

**Sale Data**  
 Sale Date 07/05/2012  
 Sale Price 52,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 6 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	26,000.00	20,223	100%		20,223
Total Acres 0.50			Land Total			20,223

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	676 Sqft	Grade C 107	Base	150,209
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,688
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,014	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Typical	Typical	Below Average	Typical	153,897
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		52%	96%	100%
						<b>Value(Rcld)</b>
						76,825

<b>Acpt Land</b>	20,200	<b>Accepted Bldg</b>	76,800	<b>Total</b>	97,000
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Machias  
 Name: GARDNER, MICHAEL C  
 GARDNER, MICHELLE

**Valuation Report**

10/20/2024

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Account: 336 Card: 1 of 1

Map/Lot:  
 Location:

005-027-A  
 374 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Public WaterPublic Sewer  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Homesite (Fract)	26,000.00	22,153	100%		22,153
Total Acres 0.60					Land Total	22,153

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	676 Sqft	Grade C 107	Base	150,209
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,688
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	Modern	Modern	Good	Typical	153,897			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		84%	100% 100%	129,273			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1970	96	C 107	6,556	Good	84%	100%	100%	5,507
Open Frame Porch	2014	130	C 100	4,476	Ava.	94%	100%	100%	4,207
Wood Deck	2014	216	C 100	3,542	Ava.	94%	100%	100%	3,329
Frame Garage	2012	20	D 100	541	Ava.	93%	100%	100%	503
<b>Outbuilding Total</b>									<b>13,546</b>

**Acpt Land** 22,200 **Accepted Bldg** 142,800 **Total** 165,000

Machias

Valuation Report

10/20/2024

Name: HUNTLEY, JEFFREY L

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HUNTLEY, DEBORAH F

Map/Lot:

005-028

Account: 701 Card: 1 of 1

Location:

11 HUNTLEY RD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use Shore-StreamProtect
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Commercial Site, Acres-Wasteland, Acres-Rear Land, etc.

Table with 6 columns: Dwelling Description, Replacement Cost New, Other, Exterior, Dwelling Units, Foundation, etc.

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional and Economic Obsolescence.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Includes Skyline and Frame Garage.

Summary row: Acpt Land 177,500 Accepted Bldg 153,200 Total 330,700



Machias  
 Name: SASHA AMYA LLC

**Valuation Report**

10/20/2024

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Map/Lot:

005-028-001

Account: 1399 Card: 1 of 1

Location:

HUNTLEY RD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities  
 Street Paved

**Sale Data**  
 Sale Date 05/19/2023  
 Sale Price 750,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.01	Acres-Commercial Site (Fract)	52,000.00	140,228	100%		140,228
0.00	Acres-Wasteland	65.00	715	100%		0
0.00	Acres-Rear Land 1 <= 50 Acs	650.00	27,885	100%		0
0.00	Acres-Rear Land 2 >50 <=	455.00	7,007	100%		0
0.00	Acres-Gravel Pit	13,000.00	42,900	100%		0
Total Acres 6.01					Land Total	140,228

**Accpt Land** 140,200 **Accepted Bldg** 0 **Total** 140,200

Machias  
 Name: SADDLER, KARL A  
 SADDLER, TERESA L

**Valuation Report**

10/20/2024

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Map/Lot:

005-028-A

Account: 566 Card: 1 of 1

Location:

384 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Public WaterSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	26,000.00	28,600	100%		28,600
2.10	Acres-Rear Land 1 <= 50 Acs	650.00	1,502	100%		1,501
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
Total Acres 3.10						Land Total 34,501

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,512 Sqft	Grade C 100	Base	178,583
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-25,344
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1984	0	Modern	Modern	Above Average	Typical	157,715			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		83%	100%	100%	130,903		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1979	952	D 100	25,761	Avq.	74%	100%	100%	19,063
Wood Deck	1984	150	C 100	2,519	Fair	61%	100%	100%	1,537
Frame Garage	2014	1024	C 100	33,792	Avq.	94%	100%	100%	31,764
Canopy	1979	442	D 100	7,244	Fair	58%	100%	100%	4,202
<b>Outbuilding Total</b>						<b>56,566</b>			
<b>Acpt Land</b>		34,500	<b>Accepted Bldg</b>		187,500	<b>Total</b>		222,000	

Machias

**Valuation Report**

10/20/2024

Name: SADDLER, KARL A

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SADDLER, TERESA L

Map/Lot:

005-028-A-ON

Account: 1354 Card: 1 of 1

Location:

382 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Public WaterSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

<b>Outbuildings/Additions/Improvements</b>					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1990	576	C 100	47,203	V.G.	90%	100%	100%	42,483
Concrete Slab	1990	576	C 100	9,122	Avq.	80%	100%	100%	7,298
Plumbing Fixture	1990	3	C 100	5,115	Avq.	80%	100%	100%	4,092
<b>Outbuilding Total</b>									<b>53,873</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		53,900	<b>Total</b>		53,900

Machias  
 Name: MILLER, STEVEN M  
 MININA, VALENTINA I

**Valuation Report**

10/20/2024

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Map/Lot: 005-028-C

Account: 1280 Card: 1 of 1

Location: 458 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 07/11/2022  
 Sale Price 287,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Commercial Site (Fract)	52,000.00	57,200	75%	Unimproved	42,900
3.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,145	100%		2,145
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 4.00			Land Total			53,845

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,500 Sqft	Grade C 100	Base	177,502
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-25,195
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	Modern	Modern	Good	Typical	152,307			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		92%	100% 100%	140,122			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2003	1200	C 100	98,340	Avq.	88%	100%	100%	86,539
Concrete Slab	2003	1200	C 100	18,794	Avq.	88%	100%	100%	16,539
						<b>Outbuilding Total</b>			<b>103,078</b>

**Acpt Land** 53,800 **Accepted Bldg** 243,200 **Total** 297,000

Machias  
Name: SBA TOWERS IX LLC

**Valuation Report**

10/20/2024

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Map/Lot:  
Location:

005-028-TWR  
62 HUNTLEY LN

Account: 1358 Card: 1 of 1

Neighborhood 9 Rt 1 Commercial South

Zoning/Use Shore-StreamProtect  
Topography Rolling  
Utilities NoneNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
SelfSupportCellular/LF	2015	190	C 100	149,988	Ava.	94%	100%	100%	140,989
<b>Outbuilding Total</b>									<b>140,989</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		141,000	<b>Total</b>		141,000

Machias  
 Name: SENNETT & SENNETT INC.

**Valuation Report**

10/20/2024

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Map/Lot:

005-029

Location:

0

Account: 1204 Card: 1 of 1

Neighborhood 9 Rt 1 Commercial South  
 Tree Growth 1995  
 Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Street Surface  
 TG PLAN YEAR.... 2016

Reference 1  
 Reference 2 TREE GROWTH  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
37.00	Acres-Mixed Wood TG	165.00	6,105	100%		6,105
20.00	Acres-Wasteland	75.00	1,650	100%		1,650
52.00	Acres-Blueberries	1,800.00	102,960	100%		102,960
1.00	Acres-Class II Roads	3,300.00	3,630	100%		3,630
Total Acres 110.00					Land Total	114,345
<b>Acpt Land</b>		114,300	<b>Accepted Bldg</b>		0	<b>Total</b>
						114,300

Machias  
 Name: MAINE, STATE OF  
 US RT 1 SOUTH

**Valuation Report**

10/20/2024  
 Page 327  
 005-030

Account: 642 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 11  
 1ST 0 2ND 0  
 Exemption(s) 43 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 075	\$/FF -Road Frontage	650.00	41,747	100%		41,747
Total Acres 0.17				Land Total		41,747
<b>Accpt Land</b>		41,700	<b>Accepted Bldg</b>		0	<b>Total</b>
						41,700

Machias  
 Name: PELLON, EDWARD R

**Valuation Report**

10/20/2024

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Map/Lot:

005-032

Account: 997 Card: 1 of 1

Location:

479 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 25

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.92	Acres-Commercial Site (Fract)	52,000.00	54,864	100%		54,864	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
0.00	Acres-Homesite (Fract)	1,800.00	102,960	50%		0	
Total Acres 0.92						Land Total	63,664

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1988	1800	C 100	54,664	Ava.	79%	100%	100%	43,185
Interior Finish	1988	408	C 100	12,648	Ava.	79%	100%	100%	9,992
Plumbing Fixture	1988	2	C 100	3,410	Ava.	79%	100%	100%	2,694
<b>Outbuilding Total</b>									<b>55,871</b>

**Acpt Land**

63,700

**Accepted Bldg**

55,900 **Total**

119,600



Machias  
Name: KING, JUSTIN

**Valuation Report**

10/20/2024

Page 329

Map/Lot:

005-032-A

Account: 1352 Card: 1 of 1

Location:

473 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 01/30/2015  
Sale Price 15,000  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2 NEW BLDG

Tran/Land/Bldg 3 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.87	Acres-Commercial Site (Fract)	52,000.00	53,353	100%		53,353	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
Total Acres 0.87						Land Total	62,153

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
CmmBldg-SeeFile	2023									150,000
----- S O U N D V A L U E -----										150,000
Outbuilding Total										150,000

<b>Acpt Land</b>	62,200	<b>Accepted Bldg</b>	150,000	<b>Total</b>	212,200
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Machias  
 Name: WHITNEY HOLDINGS LLC

**Valuation Report**

10/20/2024

Page 330

Map/Lot:

005-033

Account: 737 Card: 1 of 1

Location:

0 ROUTE 1

Neighborhood 9 Rt 1 Commercial South  
 Tree Growth 1999  
 Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved  
 TG PLAN YEAR.... 2020

Reference 1

Reference 2 (MACRAE LOT EAST)

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
8.20	Acres-Softwood TG	136.00	1,115	100%		1,115	
46.80	Acres-Mixed Wood TG	165.00	7,722	100%		7,722	
7.70	Acres-Blueberries	1,800.00	15,246	100%		15,246	
1.30	Acres-Wasteland	75.00	107	100%		107	
Total Acres 64.00			Land Total			24,190	

<b>Acpt Land</b>	24,200	<b>Accepted Bldg</b>	0	<b>Total</b>	24,200
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Machias  
 Name: MCCLURE, JONATHAN A  
 MCCLURE, JANELLE B

**Valuation Report**

10/20/2024

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Account: 601 Card: 1 of 1

Map/Lot:  
 Location:

005-033-A  
 467 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 08/20/2012  
 Sale Price 150,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.01	Acres-Commercial Site (Fract)	52,000.00	57,485	100%		57,485
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 1.01						66,285

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
CmmBldg-SeeFile	1998	2354	B 100	287,188	Good	91%	100% 100%	261,341
<b>Outbuilding Total</b>								<b>261,341</b>
<b>Acpt Land</b>		66,300	<b>Accepted Bldg</b>		261,300	<b>Total</b>		327,600

Machias  
 Name: MICOLASH LLC

**Valuation Report**

10/20/2024

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Map/Lot:

005-033-B

Account: 1328 Card: 1 of 1

Location:

0 ROUTE 1

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 10/25/2010  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Commercial Site (Fract)	52,000.00	57,200	100%		57,200
2.12	Acres-Rear Land 1 <= 50 Acs	650.00	1,516	100%		1,516
Total Acres 3.12					Land Total	58,716
<b>Acpt Land</b>		58,700	<b>Accepted Bldg</b>		0	<b>Total</b>
						58,700

Machias  
 Name: MACHIAS WATER CO

**Valuation Report**

10/20/2024

Page 333

Map/Lot:

005-034

Account: 62 Card: 1 of 1

Location:

417 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 90

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Commercial Site (Fract)	52,000.00	57,200	100%		57,200
20.00	Acres-Wasteland	65.00	1,430	100%		1,430
49.00	Acres-Rear Land 1 <= 50 Acs	650.00	35,035	100%		35,035
3.00	# -Lot Improvements	4,000.00	13,200	100%		13,200
Total Acres 70.00						Land Total
						106,865

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Story Masonry	1965	272	C 100	24,515	Ava.	66%	100%	100%	16,180
						<b>Outbuilding Total</b>			<b>16,180</b>
<b>Acpt Land</b>		106,900	<b>Accepted Bldg</b>		16,200	<b>Total</b>		123,100	

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities Public WaterSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 4 1 1

1ST 0 2ND 0

Exemption(s) 14 0 0 Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 0.30 Acres-Homesite (Fract) and 1.00 # -Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area. Includes replacement cost values.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional and Economic Obsolescence.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Lists items like One Story Frame, Frame Garage, and Wood Deck.

Acpt Land

20,100

Accepted Bldg

155,300 Total

175,400

Machias

Valuation Report

10/20/2024

Name: MACHIAS, TOWN OF

Page 335

BERNARD HATT TAX ACQUIRED

Map/Lot:

005-036

Account: 1217 Card: 1 of 1

Location:

397 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Level
Utilities Public WaterSeptic System
Street None

Reference 1

Reference 2

Tran/Land/Bldg 4 1 1

1ST 0 2ND 0

Exemption(s) 14 0 0 Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 0.21 Acres-Homesite (Fract) and 1.00 # -Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Total Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1930, 0 Old Type, Old Type, Fair, Typical, 94,280.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Open Frame Porch, 1930, 100, D 100, 2,933, Fair, 26%, 100%, 100%, 763.

Acpt Land

17,500

Accepted Bldg

23,300

Total

40,800

Machias  
 Name: DOWNEAST BAPTIST CHURCH INC

**Valuation Report**

10/20/2024

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Map/Lot:

005-037

Account: 1299 Card: 1 of 1

Location:

393 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Public WaterSeptic System  
 Street Paved

<b>Sale Data</b>	
Sale Date	03/30/2009
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 71  
 1ST 0 2ND 0  
 Exemption(s) 41 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Commercial Site (Fract)	52,000.00	57,200	100%		57,200
1.20	Acres-Rear Land 1 <= 50 Acs	650.00	858	100%		858
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
Total Acres 2.20						Land Total 62,458

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	2006	2834	C 105	297,570	V.G.	93%	100%	100%	276,740
<b>Outbuilding Total</b>									<b>276,740</b>
<b>Acpt Land</b>		62,500	<b>Accepted Bldg</b>		276,700	<b>Total</b>		339,200	



Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Public WaterSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 09/16/2010  
 Sale Price 140,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 17

1ST 0 2ND 0

Exemption(s) 42 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Commercial Site (Fract)	52,000.00	57,200	100%		57,200
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
6.99	Acres-Rear Land 1 <= 50 Acs	650.00	4,998	100%		4,998
20.00	Acres-Wasteland	75.00	1,650	100%		1,650
Total Acres 27.99						68,248

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One Story	960 Sqft	Grade C 107	Base		137,841
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,491
Rooms	6					
Bedrooms	0	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,193
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Very Good	Typical	144,525
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		93%	100%	134,408

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Two Story Frame	2006	960	C 107	124,589	V.G.	93%	100%	100%	115,868
Unfin Basement	2006	960	C 107	26,566	V.G.	93%	100%	100%	24,706
Open Frame Porch	2006	400	C 107	13,445	V.G.	93%	100%	100%	12,504
<b>Outbuilding Total</b>									<b>153,078</b>

**Acpt Land** 68,200 **Accepted Bldg** 287,500 **Total** 355,700

Machias  
 Name: TILNEY, STEVEN G  
 TILNEY, SUSAN M

**Valuation Report**

10/20/2024

Page 338

Account: 10 Card: 1 of 1

Map/Lot: 005-038-A  
 Location: 24 VIP DRIVE

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Rolling  
 Utilities Public WaterSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 11/13/2009  
 Sale Price 200,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 4 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	26,000.00	28,600	100%		28,600
4.01	Acres-Wasteland	75.00	331	100%		331
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
Total Acres 5.01						Land Total 33,331

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,008 Sqft	Grade C 123	Base	242,387
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,428
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,670
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Modern	Modern	Very Good	Typical	254,485
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		91%	100% 100%	231,581

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1994	672	C 100	22,176	Avq.	83%	100%	100%	18,406
Frame Garage	2003	672	C 100	22,176	Avq.	88%	100%	100%	19,515
Wood Deck	2003	600	C 100	9,494	Avq.	88%	100%	100%	8,355
Outbuilding Total									46,276

**Acpt Land** 33,300 **Accepted Bldg** 277,900 **Total** 311,200

Machias  
 Name: TILNEY, STEVEN G II  
 TILNEY, KRISTEN

**Valuation Report**

10/20/2024  
 Page 339  
 005-038-T1  
 28 VIP DRIVE

Account: 1283 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Kennebec - Rural

Zoning/Use  
 Topography  
 Utilities  
 Street Street Surface

**Sale Data**  
 Sale Date 11/13/2009  
 Sale Price 0  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 0

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	2016	14X74	C 100	55,640	Ava.	95%	100%	100%	52,858
<b>Outbuilding Total</b>									<b>52,858</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		52,900	<b>Total</b>		52,900

Machias  
Name: VIKING INC

**Valuation Report**

10/20/2024

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Map/Lot:

005-040

Account: 111 Card: 1 of 1

Location:

353 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography Level  
Utilities Public WaterSeptic System  
Street Paved

**Sale Data**  
Sale Date 04/05/2011  
Sale Price 592,700  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Road Frontage	650.00	143,000	100%		143,000
1.00	Acres-Commercial Site	48,000.00	52,800	100%		52,800
4.00	Acres-Wasteland	75.00	330	100%		330
15.99	Acres-Rear Land 1 <= 50 Acs	650.00	11,433	100%		11,433
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
Total Acres 22.00						Land Total 211,963

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
CmmBldg-SeeFile	1987			----	SOUND	VALUE	----		565,000
CmmBldg-SeeFile	1989			----	SOUND	VALUE	----		0
CmmBldg-SeeFile	1987			----	SOUND	VALUE	----		0
CmmBldg-SeeFile	1989			----	SOUND	VALUE	----		0
CmmBldg-SeeFile	1995			----	SOUND	VALUE	----		0
Outbuilding Total									565,000

**Acpt Land** 212,000 **Accepted Bldg** 565,000 **Total** 777,000

Machias  
Name: WHYNOT, JOHN

**Valuation Report**

10/20/2024

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Map/Lot: 005-041

Account: 1070 Card: 1 of 1

Location: 341 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography Rolling  
Utilities Public WaterSeptic System  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	26,000.00	28,600	100%		28,600
1.50	Acres-Wasteland	75.00	124	100%		124
4.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,860	100%		2,860
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
Total Acres 6.50						Land Total 35,984

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	576 Sqft	Grade D 100	Base	77,250
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-405
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Typical	Typical	Below Average	Typical	76,845
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	96%	100%	29,508	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1955	154	D 100	6,907	Avq-	40%	100%	100%	2,763
Frame Garage	1993	952	C 100	31,416	Avq.	82%	100%	100%	25,761
Outbuilding Total									28,524

**Acpt Land**

36,000

**Accepted Bldg**

58,000

**Total**

94,000

Machias  
 Name: VALENCIA, ARNOLDO JR  
 VALENCIA, ANNA LAURA

**Valuation Report**

10/20/2024

Page 342

Account: 469 Card: 1 of 1

Map/Lot: 005-042  
 Location: 321 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South  
 Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities Public WaterSeptic System  
 Street Paved

Sale Data	
Sale Date	03/29/2023
Sale Price	152,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
2.00	Acres-Wasteland	65.00	143	100%		143
2.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,430	100%		1,430
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
Total Acres 5.00			Land Total			48,873

Dwelling Description				Replacement Cost New		
Conventional	One Story	960 Sqft	Grade C 100	Base		128,823
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
1960	0	Typical	Typical	Below Average				128,823
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)
None		None		43%	96%	100%		53,178

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
Open Frame Porch	1960	60	C 100	2,379	Avq-	43%	100%	100%	1,023
Frame Garage	1960	312	C 100	10,296	Avq-	43%	100%	100%	4,427
Outbuilding Total									5,450

**Acpt Land** 48,900 **Accepted Bldg** 58,600 **Total** 107,500

Machias  
 Name: HATT, RICHARD O

**Valuation Report**

10/20/2024

Page 343

Map/Lot:

005-042-001

Account: 1392 Card: 1 of 1

Location:

333 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities Public WaterSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
2.00	Acres-Wasteland	65.00	143	100%		143
4.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,860	100%		2,860
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
Total Acres 7.00					Land Total	50,303

**Acpt Land** 50,300 **Accepted Bldg** 0 **Total** 50,300

Machias  
 Name: SULLIVAN, KURTIS D  
 ST LOUIS, BRITNI E

**Valuation Report**

10/20/2024

Page 344

Map/Lot: 005-043

Account: 210 Card: 1 of 1

Location: 309 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Rolling  
 Utilities Public WaterSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 02/11/2022  
 Sale Price 104,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	26,000.00	28,600	100%		28,600
1.50	Acres-Rear Land 1 <= 50 Acs	650.00	1,073	100%		1,073
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
Total Acres 2.50						Land Total 34,073

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	884 Sqft	Grade C 100	Base	109,775
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-758
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	Typical	Typical	Average	Typical	109,017
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		62%	91% 100%	61,507
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Shed	1958	35	C 100	2,279	Avq.	1,413
Outbuilding Total						1,413

**Acpt Land** 34,100 **Accepted Bldg** 62,900 **Total** 97,000



Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography Level  
Utilities Public WaterSeptic System  
Street Paved

**Sale Data**  
Sale Date 11/14/2014  
Sale Price 75,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 6 20 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	26,000.00	20,223	100%		20,223	
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400	
Total Acres 0.50						Land Total	24,623

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,056 Sqft	Grade C 107	Base	147,101
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,841
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	Typical	Typical	Above Average	Typical	150,942			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		79%	96%	100%	114,474		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1974	48	C 107	4,522	Avq+	79%	100%	100%	3,572
Wood Deck	1974	48	C 107	1,004	Avq+	79%	100%	100%	793
Outbuilding Total									4,365

**Acpt Land**

24,600

**Accepted Bldg**

118,800

**Total**

143,400

Machias

**Valuation Report**

10/20/2024

Name: BARR, GREGORY A

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JONES-BARR, SUSAN D

Map/Lot:

005-044

Account: 557 Card: 1 of 1

Location:

DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use Shore-StreamProtect  
 Topography Level  
 Utilities Public WaterNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	16,250.00	17,875	100%		17,875
1.40	Acres-Rear Land 1 <= 50 Acs	650.00	1,001	50%	Restrictio	501
Total Acres 2.40					Land Total	18,376

<b>Acpt Land</b>	18,400	<b>Accepted Bldg</b>	0	<b>Total</b>	18,400
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Machias  
 Name: ALBEE, WAYNE E (L/E)  
 ALBEE, DEAN E

**Valuation Report**

10/20/2024

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Account: 656 Card: 1 of 1

Map/Lot:  
 Location:

005-045  
 285 DUBLIN ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities Dug WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	26,000.00	28,600	100%		28,600
4.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,860	100%		2,860
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
1.00	# -Lot Improvements	4,000.00	4,400	50%		2,200
Total Acres 5.00						38,060

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,474 Sqft	Grade C 113	Base		197,928
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,661
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,057
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Modern	Modern	Average	Typical	208,646
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						177,349
<b>Economic Obsolescence</b>						
None						
<b>Phys. %</b>						
85%						
<b>Func. %</b>						
100%						
<b>Econ. %</b>						
100%						
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1998	160	C 100	2,674	Avg.	2,273
Frame Garage	1979	1288	D 100	34,853	Fair	10,108
Encl Frame Porch	2000	160	E 100	4,330	Poor	866
Outbuilding Total						13,247
<b>Acpt Land</b>		38,100	<b>Accepted Bldg</b>		190,600	<b>Total</b>
						228,700

Machias  
 Name: MACHIAS, TOWN OF  
 AIRPORT

**Valuation Report**

10/20/2024

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Account: 452 Card: 1 of 1

Map/Lot:  
 Location:

005-046  
 52 AIRPORT RD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 17  
 1ST 0 2ND 0  
 Exemption(s) 12 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
6.00	Acres-Commercial Site	48,000.00	316,800	100%		316,800	
46.00	Acres-Rear Land 1 <= 50 Acs	650.00	32,890	100%		32,890	
Total Acres 52.00						Land Total	349,690

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1975	720	D 110	53,221	Avg-	64%	100%	100%	34,061
One Story Frame	2017	748	C 110	67,428	Avg.	95%	100%	100%	64,057
Concrete Slab	2017	748	C 100	11,788	Avg.	95%	100%	100%	11,199
Masonry Shed	2017	64	B 100	4,240	Avg.	95%	100%	100%	4,028
Plumbing Fixture	2017	4	C 100	6,820	Avg.	95%	100%	100%	6,479
<b>Outbuilding Total</b>									<b>119,824</b>

<b>Acpt Land</b>	349,700	<b>Accepted Bldg</b>	119,800	<b>Total</b>	469,500
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Machias  
 Name: SENNETT & SENNETT INC.

**Valuation Report**

10/20/2024

Page 349

Map/Lot: 005-047  
 Location: 0

Account: 748 Card: 1 of 1

Neighborhood 9 Rt 1 Commercial South  
 Tree Growth 1995  
 Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None  
 TG PLAN YEAR.... 2016

Reference 1  
 Reference 2 TREE GROWTH CLASSIFICATION  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
90.00	Acres-Softwood TG	136.00	12,240	100%		12,240	
17.50	Acres-Wasteland	75.00	1,444	100%		1,444	
0.50	Acres-Blueberries	1,800.00	990	100%		990	
1.00	Acres-Baselot (Fract)	19,500.00	21,450	100%		21,450	
7.00	Acres-Rear Land 3 > 100	320.00	2,464	100%		2,464	
Total Acres 116.00			Land Total			38,588	
<b>Accpt Land</b>		38,600	<b>Accepted Bldg</b>		0	<b>Total</b>	38,600

Machias  
 Name: SENNETT & SENNETT INC.

**Valuation Report**

10/20/2024

Page 350

Map/Lot:

005-048

Account: 747 Card: 1 of 1

Location:

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	19,500.00	21,450	100%		21,450
9.00	Acres-Blueberries	1,800.00	17,820	100%		17,820
10.00	Acres-Wasteland	75.00	825	100%		825
30.00	Acres-Rear Land 1 <= 50 Acs	650.00	21,450	100%		21,450
14.00	Acres-Rear Land 2 >50 <=	455.00	7,007	100%		7,007
Total Acres 64.00					Land Total	68,552

**Acpt Land** 68,600 **Accepted Bldg** 0 **Total** 68,600

Machias  
 Name: ROCKY SHORE PROPERTIES LLC

**Valuation Report**

10/20/2024

Page 351

Map/Lot:

005-049

Account: 18 Card: 1 of 1

Location:

DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

<b>Sale Data</b>	
Sale Date	09/10/2022
Sale Price	150,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
025 X 220	\$/FF -Road Frontage	650.00	17,875	100%		17,875
200 X 220	\$/FF -Road Frontage	650.00	143,000	70%	Excess Frt	100,100
200 X 220	\$/FF -Road Frontage	650.00	143,000	50%	Excess Frt	71,500
2.85	Acres-Rear Land 2 >50 <=	455.00	1,426	100%		1,426
Total Acres 5.00					Land Total	190,901

<b>Acpt Land</b>	190,900	<b>Accepted Bldg</b>	0	<b>Total</b>	190,900
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Machias  
 Name: MOORES, CELESTE C

**Valuation Report**

10/20/2024

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Map/Lot:  
 Location:

005-049-00A-TR  
 271 DUBLIN ST

Account: 1305 Card: 1 of 1

Neighborhood 1 Kennebec - Rural

Zoning/Use  
 Topography  
 Utilities  
 Street

Street Surface

Sale Data	
Sale Date	03/05/2024
Sale Price	13,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Seller
Validity	Related Parties

Reference 1 14X76MBHM WHITE VINYL

Reference 2

Tran/Land/Bldg 4 0 9

1ST 0 2ND 0

Exemption(s) Land Schedule 0

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Func	Econ		
14Mobile Home	1990	14X76	C 100	56,867	Avg.	40%	100%	100%	22,747	
Frame Shed	2018					---- SOUND VALUE ----			0	
<b>Outbuilding Total</b>									<b>22,747</b>	
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			22,700	<b>Total</b>		22,700



Machias  
 Name: SMITH, RUBY L

**Valuation Report**

10/20/2024

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Map/Lot:

005-049-A

Account: 1147 Card: 1 of 1

Location:

271 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Public WaterSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	26,000.00	28,600	100%		28,600
0.16	Acres-Rear Land 1 <= 50 Acs	650.00	114	100%		114
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
Total Acres 1.16					Land Total	33,114

<b>Acpt Land</b>	33,100	<b>Accepted Bldg</b>	0	<b>Total</b>	33,100
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Machias  
 Name: ROCKY SHORE PROPERTIES LLC

**Valuation Report**

10/20/2024

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Map/Lot:

005-050

Account: 1103 Card: 1 of 1

Location:

DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Rolling  
 Utilities None  
 Street Paved

**Sale Data**  
 Sale Date 09/10/2022  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Commercial Site (Fract)	52,000.00	57,200	100%		57,200
6.00	Acres-Wasteland	75.00	495	100%		495
43.00	Acres-Rear Land 1 <= 50 Acs	650.00	30,745	100%		30,745
5.00	Acres-Rear Land 2 >50 <=	455.00	2,503	100%		2,503
Total Acres 55.00					Land Total	90,943

**Acpt Land** 90,900 **Accepted Bldg** 0 **Total** 90,900

Machias  
 Name: INDIAN TRAIL FARMS

**Valuation Report**

10/20/2024

Page 355

Map/Lot:

005-050-A

Account: 733 Card: 1 of 1

Location:

241 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Septic SystemPublic Water  
 Street Paved

**Sale Data**  
 Sale Date 12/13/2019  
 Sale Price 749,290  
 Sale Type Land & Buildings  
 Financing Seller Financed  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
175 X 220	\$/FF -Road Frontage	650.00	125,125	100%		125,125	
1.91	Acres-Rear Land 1 <= 50 Acs	650.00	1,366	100%		1,366	
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400	
Total Acres 2.79						Land Total	130,891

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
CmmIBldg-SeeFile	1996			----	SOUND	VALUE	----			0
CmmIBldg-SeeFile	2008			----	SOUND	VALUE	----			550,000
Outbuilding Total										550,000

**Acpt Land** 130,900 **Accepted Bldg** 550,000 **Total** 680,900

Machias  
 Name: VERSANT POWER

**Valuation Report**

10/20/2024

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Map/Lot:

005-051

Account: 825 Card: 1 of 1

Location:

174 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 12/08/2023  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 4 1 11

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 172	\$/FF -Road Frontage	650.00	126,441	100%		126,441
053 X 173	\$/FF -Road Frontage	650.00	33,604	70%	Excess Frt	23,523
0.36	Acres-Rear Land 1 <= 50 Acs	650.00	257	100%		257
Total Acres 1.36					Land Total	150,221

**Acpt Land** 150,200 **Accepted Bldg** 0 **Total** 150,200

Machias  
Name: VERSANT POWER

**Valuation Report**

10/20/2024

Page 357

Map/Lot:

005-051-A

Account: 698 Card: 1 of 1

Location:

166 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

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**Sale Data**  
Sale Date 11/30/2023  
Sale Price 125,000  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2 IS MBHM STILL THERE? MBHM BELONGS TO  
Tran/Land/Bldg 4 1 9  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

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		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
126 X 226	\$/FF -Road Frontage	650.00	91,310	100%		91,310
Total Acres 0.65				Land Total		91,310

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<b>Acpt Land</b>	91,300	<b>Accepted Bldg</b>	0	<b>Total</b>	91,300
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Machias  
 Name: NOVEL ME LAND HOLDINGS LLC

**Valuation Report**

10/20/2024  
 Page 358  
 005-051-B  
 OCTOBER LN

Account: 1271 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 9 Rt 1 Commercial South  
 Tree Growth 1981  
 Zoning/Use None No Zoning  
 Topography Rolling  
 Utilities  
 Street Paved  
 TG PLAN YEAR.... 2016

**Sale Data**  
 Sale Date 04/10/2023  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 3 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baslot (Fract)	19,500.00	21.450	100%		21,450	
49.00	Acres-Rear Land 1 <= 50 Acs	650.00	35.035	100%		35,035	
Total Acres 50.00					Land Total	56,485	
<b>Acpt Land</b>		56,500	<b>Accepted Bldg</b>		0	<b>Total</b>	56,500

Machias  
 Name: VERSANT POWER

**Valuation Report**

10/20/2024

Page 359

Map/Lot:

005-051-C

Account: 1384 Card: 1 of 1

Location:

14 OCTOBER LN

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None No Zoning  
 Topography Rolling  
 Utilities  
 Street Paved

Sale Data	
Sale Date	10/05/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1

Reference 2 SUBSTATION

Tran/Land/Bldg 4 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.97	Acres-Commercial Site (Fract)	52,000.00	197,899	100%		197,899
Total Acres 11.97				Land Total		197,899
<b>Acpt Land</b>		197,900	<b>Accepted Bldg</b>	0	<b>Total</b>	197,900

Machias  
 Name: DUBLIN STREET LLC - LESSEE

**Valuation Report**

10/20/2024

Page 360

Map/Lot:

005-051-D

Account: 1400 Card: 1 of 1

Location:

38 OCTOBER LN

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None No Zoning  
 Topography Rolling  
 Utilities  
 Street Paved  
 TG PLAN YEAR.... 2016

Sale Data	
Sale Date	10/05/2023
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1

Reference 2 SOLAR ARRAY

Tran/Land/Bldg 3 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
12.32	Acres-Commercial Site (Fract)	52,000.00	200,771	100%		200,771	
Total Acres 12.32				Land Total		200,771	
<b>Acpt Land</b>		200,800	<b>Accepted Bldg</b>		0	<b>Total</b>	200,800



**Valuation Report**

Account: 1184 Card: 1 of 1

Location: 135 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 03/11/2024  
 Sale Price 603,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
217 X 593	\$/FF -Road Frontage	650.00	254,731	100%		254,731
1.46	Acres-Commercial Site	48,000.00	77,088	100%		77,088
Total Acres 4.41			Land Total			331,819

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	963 Sqft	Grade C 100	Base	175,567
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-826
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,908
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,459
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Old Type	Poor	Typical	187,108
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		18%	92% 100%	30,985

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Frame Garage	1900	744	D 100	31,004	Avq-	40%	100%	100%	12,402
Finished Attic	1900	372	D 100	15,310	Avq-	40%	100%	100%	6,124
1 & 1/2 Story Fr	1950	4048	D 100	369,943	Fair	36%	100%	100%	133,179
Barn - GBA	1900	868	D 100	21,886	Poor	18%	50%	100%	1,970
Frame Shed	1900								1,000
Encl Frame Porch	1900	102	D 100	5,218	Poor	18%	100%	100%	939
----- S O U N D V A L U E -----									1,000
<b>Outbuilding Total</b>									<b>155,614</b>

**Acpt Land** 331,800 **Accepted Bldg** 186,600 **Total** 518,400

Machias

**Valuation Report**

10/20/2024

Name: HANNAFORD BROS. CO.

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AHOLD DELHAIZE REAL ESTATE OPERATIONS

Map/Lot:

005-052-A

Account: 1086 Card: 1 of 1

Location:

149 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 13

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 999	\$/FF -Road Frontage	650.00	304,725	100%		304,725	
200 X 999	\$/FF -Road Frontage	650.00	304,725	70%	Excess Frt	213,307	
175 X 999	\$/FF -Road Frontage	650.00	266,634	50%	Excess Frt	133,317	
1.81	Acres-Intown Excess Land	13,000.00	25,883	100%		25,883	
Total Acres 15.00						Land Total	677,232

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
CmmBldg-SeeFile						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1976	15695	B 100	1,914,790	Good	85%	100%	100%	1,627,572
<b>Outbuilding Total</b>									<b>1,627,572</b>
<b>Acpt Land</b>		677,200	<b>Accepted Bldg</b>		1,627,600	<b>Total</b>			2,304,800

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Gravel

**Sale Data**  
 Sale Date 08/19/2015  
 Sale Price 195,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 15  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Commercial Site	48,000.00	52,800	100%		52,800
5.60	Acres-Wasteland	75.00	462	100%		462
6.54	Acres-Intown Excess Land	13,000.00	93,522	100%		93,522
6.66	Acres-Rear Land 1 <= 50 Acs	650.00	4,762	100%		4,762
Total Acres 19.80						Land Total 151,546

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Cmm1Bldg-SeeFile	2004	1019	C 110	112,090	Good	92%	100%	100%	103,123
<b>Outbuilding Total</b>									<b>103,123</b>
<b>Acpt Land</b>		151,500	<b>Accepted Bldg</b>		103,100	<b>Total</b>		254,600	

Machias  
 Name: HUNTLEY, GARY J

**Valuation Report**

10/20/2024

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Map/Lot:

005-052-C

Account: 493 Card: 1 of 1

Location:

27 PRESCOTT DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/31/2013  
 Sale Price 200,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1 HUNTLEY AUTO BODY

Reference 2

Tran/Land/Bldg 0 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Commercial Site	48,000.00	95,040	100%		95,040
Total Acres 1.80						95,040
						Land Total
						95,040

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	Value
Cmm1Bldg-SeeFile	1998	4052	C 90	364,680	Avg-	79%	100%	100%		288,097
Outbuilding Total										288,097

<b>Acpt Land</b>	95,000	<b>Accepted Bldg</b>	288,100	<b>Total</b>	383,100
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Machias  
 Name: 13 AND 15 PRESCOTT LLC

**Valuation Report**

10/20/2024

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Map/Lot: 005-052-D-DHS  
 Location: 38 PRESCOTT DR

Account: 142 Card: 1 of 1

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 02/01/2022  
 Sale Price 2,150,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 17

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
5.58	Acres-Commercial Site	48,000.00	294,624	50%	Fract. Sha	147,312	
Total Acres 5.58						Land Total	147,312

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Cmm1Bldg-SeeFile	2001									1,100,000
----- S O U N D V A L U E -----										1,100,000
Outbuilding Total										1,100,000

<b>Acpt Land</b>	147,300	<b>Accepted Bldg</b>	1,100,000	<b>Total</b>	1,247,300
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Machias  
 Name: 13 AND 15 PRESCOTT LLC

**Valuation Report**

10/20/2024

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Map/Lot: 005-052-D-DOL  
 Location: 53 PRESCOTT DR

Account: 884 Card: 1 of 1

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/28/2006  
 Sale Price 2,554,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 17  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
5.58	Acres-Commercial Site	48,000.00	294,624	50%	Fract. Sha	147,312	
Total Acres 5.58						Land Total	147,312

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Cmm1Bldg-SeeFile	1999									1,348,000
----- S O U N D V A L U E -----										1,348,000
Outbuilding Total										1,348,000

<b>Acpt Land</b>	147,300	<b>Accepted Bldg</b>	1,348,000	<b>Total</b>	1,495,300
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Machias  
 Name: OOST, RICHARD A  
 OOST, AUDREY E

**Valuation Report**

10/20/2024

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Map/Lot:

005-052-E

Account: 1306 Card: 1 of 1

Location:

0

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Street Surface

**Sale Data**  
 Sale Date 03/30/2007  
 Sale Price 60,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	19,500.00	21,450	100%		21,450
1.40	Acres-Wasteland	75.00	116	100%		116
1.00	Acres-Commercial Site	48,000.00	52,800	100%		52,800
6.80	Acres-Rear Land 1 <= 50 Acs	650.00	4,862	100%		4,862
Total Acres 10.20					Land Total	79,228

**Acpt Land** 79,200 **Accepted Bldg** 0 **Total** 79,200

Machias  
 Name: UNIVERSITY OF MAINE SYSTEM

**Valuation Report**

10/20/2024

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Map/Lot:

005-053

Account: 930 Card: 1 of 1

Location:

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Rolling  
 Utilities None  
 Street Street Surface

**Sale Data**  
 Sale Date 03/25/2013  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) 40 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	16,250.00	17,875	100%		17,875
8.00	Acres-Rear Land 1 <= 50 Acs	650.00	5,720	100%		5,720
1.00	Acres-Wasteland	65.00	72	100%		72
Total Acres 10.00					Land Total	23,667

**Acpt Land** 23,700 **Accepted Bldg** 0 **Total** 23,700



Account: 285 Card: 1 of 1

Location:

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 03/25/2013  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) 40 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	19,500.00	21,450	100%		21,450
0.00	Acres-Blueberries	650.00	5,720	100%		0
20.00	Acres-Wasteland	75.00	1,650	100%		1,650
50.00	Acres-Rear Land 1 <= 50 Acs	650.00	35,750	100%		35,750
50.00	Acres-Rear Land 2 >50 <=	455.00	25,025	100%		25,025
65.00	Acres-Rear Land 3 > 100	320.00	22,880	100%		22,880
Total Acres 186.00					Land Total	106,755

**Acpt Land** 106,800 **Accepted Bldg** 0 **Total** 106,800

Machias

**Valuation Report**

10/20/2024

Name: MAINE, STATE OF

Page 370

SALMON - S SIDE OF RIVER

Map/Lot:

005-055

Account: 394 Card: 1 of 1

Location:

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities NoneNone  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) 43 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
13.50	Acres-Intown Excess Land	13,000.00	193,050	100%		193,050
Total Acres 13.50				Land Total		193,050

<b>Accpt Land</b>	193,100	<b>Accepted Bldg</b>	0	<b>Total</b>	193,100
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Machias  
 Name: LEONARD, MICHAEL  
 LEONARD, MARY G

**Valuation Report**

10/20/2024

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Account: 75 Card: 1 of 1

Map/Lot: 006-001  
 Location: 58 SALT MEADOW LN

Neighborhood 2 Elm St - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 11

1ST 0 2ND 0

Exemption(s) 20 2 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Shorefrontage	390.00	85,800	100%		85,800	
200 X 220	\$/FF -Shorefrontage	390.00	85,800	70%	Excess Frt	60,060	
100 X 220	\$/FF -Shorefrontage	390.00	42,900	50%	Excess Frt	21,450	
25.47	Acres-Rear Land 1 <= 50 Acs	650.00	18,211	100%		18,211	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
Total Acres 28.00						Land Total	194,321

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,728 Sqft	Grade B 100	Base	357,607
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-34,178
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-10,296
Rooms	1				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	50%			Unfinished	-39,539

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2009	0	None	Modern	Good	Typical	273,594	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		93%	90%	100%	228,998

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Patio	2012	576	C 100	9,393	Good	93%	100%	100%	8,735
Outbuilding Total									8,735

**Acpt Land** 194,300 **Accepted Bldg** 237,700 **Total** 432,000

Machias

Valuation Report

10/20/2024

Name: VAN HOOSE, STEPHAN PAUL

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VAN HOOSE, STEVEN GEORGE

Map/Lot:

006-001-A

Account: 1223 Card: 1 of 1

Location:

408 ELM ST

Neighborhood 2 Elm St - Rural
Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/23/2013
Sale Price 100,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) 4 20 0 Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 200 X 220, 025 X 220, 025 X 220, 2.33 Acres-Rear Land 1 <= 50 Acs, 2.00 # -Lot Improvements, and Land Total 75,782.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include Contemporary Two Story, Exterior Wood Siding, Foundation Concrete, Heating 100% Heat Pump, Rooms 6, Bedrooms 3, Baths 2, Attic None, FirePlaces 0, Insulation Full, Unfin. Living Area NONE.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1974, 0 Typical, Typical, Average, Typical, 184,017 and Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld) 125,426.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Garage, Wood Deck, 1SFr Overhanq, and Outbuilding Total 23,875.

Acpt Land 75,800 Accepted Bldg 149,300 Total 225,100

Machias

Valuation Report

10/20/2024

Name: BOWMAN, CAROL

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GETCHELL, AMY S & ALBEE, RONDA R

Map/Lot:

006-001-B

Account: 455 Card: 1 of 1

Location:

374 ELM ST

Neighborhood 2 Elm St - Rural

Zoning/Use Shore-LmtdResidential
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 200 X 220 units with various shorefrontage methods and 3.97 Acres-Rear Land 1 <= 50 Acs.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Material/Type, Value. Rows include Contemporary One Story, Exterior Wood Siding, Foundation Concrete, etc.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1980 Built, 0 Renovated, Modern Kitchens, etc.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Frame Garage, Encl Frame Porch, Wood Deck, Frame Shed.

Acpt Land 148,900 Accepted Bldg 219,800 Total 368,700

Machias  
 Name: BRAGG, KATHLEEN L  
 BRAGG, JUDD L

**Valuation Report**

10/20/2024  
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 006-001-C  
 404 ELM ST

Account: 627 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 2 Elm St - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	26,000.00	28,600	100%		28,600
2.30	Acres-Rear Land 1 <= 50 Acs	650.00	1,645	100%		1,645
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 3.30						39,045

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,264 Sqft	Grade B 110	Base	285,134
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,649
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,006
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Modern	Modern	Good	Typical	299,789
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	92%	100%	100%	275,806	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
2S Frame Garage	2003	728	B 110	49,650	Good	92%	100%	100%	45,678
Outbuilding Total									45,678

**Acpt Land**

39,000

**Accepted Bldg**

321,500

**Total**

360,500

Machias  
 Name: CIRRINCIONE, JUSTIN J

**Valuation Report**

10/20/2024

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Map/Lot:

006-002-001

Account: 1171 Card: 1 of 1

Location:

72 MESERVE PT RD

Neighborhood 2 Elm St - Rural  
 Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 06/10/2013  
 Sale Price 325,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	390.00	85,800	100%		85,800
200 X 220	\$/FF -Shorefrontage	390.00	85,800	70%	Excess Frt	60,060
250 X 220	\$/FF -Shorefrontage	390.00	107,250	50%	Excess Frt	53,625
8.22	Acres-Rear Land 1 <= 50 Acs	650.00	5,877	100%		5,877
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 11.50						Land Total 214,162

**Dwelling Description**

**Replacement Cost New**

Contemporary	One Story	1,612 Sqft	Grade A 100	Base	295,466
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-33,061
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	13,427
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,435
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Modern	Modern	Above Average	Typical	282,267
<b>Functional Obsolescence</b>						<b>Value(Rcld)</b>
None						242,750

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Garage	1993	744	A 100	36,828	Avg+	86%	100%	100%	31,672
Swimming Pool	1993								10,000
----- S O U N D V A L U E -----									
Outbuilding Total									41,672

**Acpt Land** 214,200 **Accepted Bldg** 284,400 **Total** 498,600

Machias  
 Name: MORITA, ETSUYA

**Valuation Report**

10/20/2024

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Map/Lot:

006-002-002

Account: 1199 Card: 1 of 1

Location:

59 MESERVE PT RD

Neighborhood 2 Elm St - Rural  
 Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 11/02/2021  
 Sale Price 100,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 3 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	390.00	85,800	100%		85,800
200 X 220	\$/FF -Shorefrontage	390.00	85,800	70%	Excess Frt	60,060
100 X 220	\$/FF -Shorefrontage	390.00	42,900	50%	Excess Frt	21,450
11.67	Acres-Rear Land 1 <= 50 Acs	650.00	8,344	100%		8,344
Total Acres 14.20			Land Total			175,654
<b>Acpt Land</b>		175,700	<b>Accepted Bldg</b>		0	<b>Total</b>
						175,700



Machias  
 Name: CIRRINCIONE, JUSTIN

**Valuation Report**

10/20/2024  
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 006-002-003

Account: 38 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 2 Elm St - Rural  
 Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 03/16/2021  
 Sale Price 35,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	26,000.00	28,600	100%		28,600	
14.50	Acres-Rear Land 1 <= 50 Acs	650.00	10,368	100%		10,368	
Total Acres 15.50					Land Total	38,968	
<b>Acpt Land</b>		39,000	<b>Accepted Bldg</b>		0	<b>Total</b>	39,000

Machias  
 Name: ROMEI, JOHN  
 JACQUES, RICHARD

**Valuation Report**

10/20/2024  
 Page 378  
 006-002-004

Account: 272 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 2 Elm St - Rural

Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	26,000.00	28,600	100%		28,600
5.20	Acres-Rear Land 1 <= 50 Acs	650.00	3,718	100%		3,718
Total Acres 6.20					Land Total	32,318
<b>Acpt Land</b>		32,300	<b>Accepted Bldg</b>		0	<b>Total</b>
						32,300

Machias  
 Name: HUGGINS, CYNTHIA S  
 ROBINSON, LAUREL R

**Valuation Report**

10/20/2024

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Account: 1034 Card: 1 of 1

Map/Lot:

006-002-005

Location:

17 MESERVE PT RD

Neighborhood 2 Elm St - Rural

Zoning/Use None  
 Topography  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
7.20	Acres-Rear Land 1 <= 50 Acs	650.00	5,148	100%		5,148
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 8.20						56,848

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	1,712 Sqft	Grade B 110	Base	374,672
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Std Seam Metal	Roof	9,806
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	13,666
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,006
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Modern	Modern	Above Average	Typical	404,150
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	100%	100%	367,777	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2005	336	B 110	36,952	Avq+	91%	100%	100%	33,626
Unfin Basement	2005	336	B 110	20,502	Avq+	91%	100%	100%	18,657
Open Frame Porch	2005	850	B 110	34,955	Avq+	91%	100%	100%	31,809
2S Frame Garage	2005	1200	B 100	74,400	Avq+	91%	70%	100%	47,393
Outbuilding Total									131,485

**Acpt Land**

56,800

**Accepted Bldg**

499,300

**Total**

556,100

Neighborhood 1	Kennebec - Rural	<b>Sale Data</b>
Zoning/Use	None	Sale Date 02/24/2021
Topography	Rolling	Sale Price 25,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Paved	Financing Conventional
		Verified Public Record
		Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 8 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
6.00	Acres-Wasteland	65.00	429	100%		429
42.00	Acres-Rear Land 1 <= 50 Acs	650.00	30,030	100%		30,030
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 49.00			Land Total			64,779

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,064 Sqft	Grade C 100	Base		138,198
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-19,805
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>						
2021	0	Modern	Modern	Average						118,393
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>				<b>Value(Rcnld)</b>
None		None		95%	100%	100%				112,473
<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Rcnld
Frame Shed	2020	364	C 100	12,044	Avq.	95%	100%	100%		11,442
							Outbuilding Total			11,442
<b>Acpt Land</b>		64,800		<b>Accepted Bldg</b>		123,900		<b>Total</b>		188,700

Machias  
 Name: HALL, JAMES E

**Valuation Report**

10/20/2024  
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 006-003-006

Account: 1164 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 2 Elm St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 06/30/2023  
 Sale Price 20,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	16,250.00	17,875	100%		17,875	
4.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,860	100%		2,860	
Total Acres 5.00					Land Total	20,735	
<b>Acpt Land</b>		20,700	<b>Accepted Bldg</b>		0	<b>Total</b>	20,700

Machias

Valuation Report

10/20/2024

Name: GODFREY, BRIANA

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GODFREY, NICHOLAS

Map/Lot:

006-003-007

Account: 86

Card: 1 of 1

Location:

347 ELM ST

Neighborhood 2 Elm St - Rural

Zoning/Use None
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/30/2021
Sale Price 229,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 3

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Homesite (Fract), Acres-Rear Land 1 <= 50 Acs, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area, Replacement Cost New. Rows include Two Story, Wood Siding, 1 OTHER Units-0, Concrete, None, 50% Forced Warm, 4, 2, 1, None, 0, Full, NONE.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1998, 0 Modern, Modern, Average, Poor, 192,893.

Acpt Land 54,600 Accepted Bldg 147,600 Total 202,200

Machias  
 Name: BURHYTE, MATTHEW L

**Valuation Report**

10/20/2024

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Map/Lot:

006-004

Location:

0

Account: 853 Card: 1 of 1

Neighborhood 2 Elm St - Rural  
 Tree Growth 1977  
 Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved  
 TG PLAN YEAR.... 2009

**Sale Data**  
 Sale Date 07/11/2012  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2 TREE GROWTH CLASSIFICATION  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
66.00	Acres-Softwood TG	136.00	8,976	100%		8,976
146.00	Acres-Mixed Wood TG	165.00	24,090	100%		24,090
32.00	Acres-Hardwood TG	129.00	4,128	100%		4,128
6.00	Acres-Wasteland	65.00	429	100%		429
Total Acres 250.00			Land Total			37,623
<b>Acpt Land</b>		37,600	<b>Accepted Bldg</b>		0	<b>Total</b> 37,600

**Valuation Report**

Account: 932 Card: 1 of 2

Map/Lot:  
 Location:

Neighborhood 2 Elm St - Rural  
 Zoning/Use Shore-ResourceProtect  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 11/23/2020  
 Sale Price 0  
 Sale Type  
 Financing  
 Verified  
 Validity

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 5 0  
 1ST 0 2ND 0  
 Exemption(s) 42 0 0 Land Schedule 2

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Shorefrontage	260.00	57,200	100%		0	
200 X 220	\$/FF -Shorefrontage	165.00	24,090	80%	Open Space	45,760	
200 X 220	\$/FF -Shorefrontage	260.00	57,200	70%	Excess Frt	0	
200 X 220	\$/FF -Shorefrontage	65.00	429	80%	Open Space	32,032	
400 X 220	\$/FF -Shorefrontage	260.00	114,400	50%	Excess Frt	0	
400 X 220	\$/FF -Shorefrontage	650.00	2,839	80%	Open Space	45,760	
Total Acres 4.04					Land Total	123,552	
<b>Acpt Land</b>		123,600	<b>Accepted Bldg</b>		0	<b>Total</b>	123,600



**Valuation Report**

Account: 932 Card: 2 of 2  
 Map/Lot: Location:

Neighborhood 2 Elm St - Rural  
 Zoning/Use Shore-ResourceProtect  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 11/23/2020  
 Sale Price 0  
 Sale Type  
 Financing  
 Verified  
 Validity

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 5 0  
 1ST 0 2ND 0  
 Exemption(s) 42 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
900 X 220	\$/FF -Shorefrontage	260.00	257,400	35%	Excess Frt	0	
900 X 220	\$/FF -Shorefrontage	165.00	24,090	80%	Restrictio	72,072	
900 X 220	\$/FF -Shorefrontage	260.00	257,400	35%	Excess Frt	0	
900 X 220	\$/FF -Shorefrontage	65.00	429	80%	Restrictio	72,072	
50.00	Acres-Rear Land 1 <= 50 Acs	650.00	35,750	80%	Restrictio	28,600	
5.86	Acres-Rear Land 2 >50 <=	455.00	2,933	80%	Restrictio	2,346	
Total Acres 64.96			Land Total			175,090	
<b>Acpt Land</b>		175,100	<b>Accepted Bldg</b>		0	<b>Total</b>	175,100

Machias  
Name: MAINE COAST HERITAGE TRUST

**Valuation Report**

10/20/2024

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Map/Lot:

006-005

Account: 932

Location:

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<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	123,600	0	123,600	123,600	0	123,600
2	175,100	0	175,100	175,100	0	175,100
<b>TOTAL</b>	298,700	0	298,700	298,700	0	298,700

**Valuation Report**

Neighborhood 2 Elm St - Rural  
Zoning/Use None  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 02/05/2018  
Sale Price 70,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 1 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
9.60	Acres-Rear Land 1 <= 50 Acs	650.00	6,864	100%		6,864
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 10.60						Land Total 58,564

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,472 Sqft	Grade C 105	Base	183,726
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,253
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1960	0	Typical	Typical	Below Average	Typical	193,484				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		43%	96%	100%	79,870			
<b>Outbuildings/Additions/Improvements</b>						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1980	630	C 105	10,457	Avq-	43%	96%	100%		4,317
<b>Outbuilding Total</b>										<b>4,317</b>
<b>Acpt Land</b>			58,600	<b>Accepted Bldg</b>			84,200	<b>Total</b>		142,800

Machias  
 Name: HANSCOM, ROBERT L

**Valuation Report**

10/20/2024

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Map/Lot:

006-007

Account: 1004 Card: 1 of 1

Location:

187 ELM ST

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Sale Data	
Sale Date	01/23/2008
Sale Price	19,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740	
4.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,860	100%		2,860	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
Total Acres 5.00						Land Total	37,180

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1990	14X70	D 100	45,341	Avq-	35%	100%	100%	15,869
One Story Frame	2008	100	D 100	6,720	Fair	79%	100%	100%	5,309
<b>Outbuilding Total</b>									<b>21,178</b>
<b>Acpt Land</b>		37,200		<b>Accepted Bldg</b>		21,200		<b>Total</b>	58,400

Machias  
 Name: DAY, MICHAEL L - PERS REP  
 DAY, DEVISEES OF JAMES L

**Valuation Report**

10/20/2024

Page 389

Map/Lot:

006-008

Account: 1005 Card: 1 of 1

Location:

Neighborhood 2 Elm St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	16,250.00	17,875	100%		17,875	
5.00	Acres-Wasteland	65.00	358	100%		358	
41.00	Acres-Rear Land 1 <= 50 Acs	650.00	29,315	100%		29,315	
Total Acres 47.00					Land Total	47,548	
<b>Acpt Land</b>		47,500	<b>Accepted Bldg</b>		0	<b>Total</b>	47,500

Machias  
 Name: DAUPHIN, WILLIAM  
 DAUPHIN, MARIANNA

**Valuation Report**

10/20/2024  
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 006-008-A  
 163 ELM ST

Account: 890 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 2 Elm St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 09/28/2005  
 Sale Price 135,000  
 Sale Type Land & Buildings  
 Financing  
 Verified  
 Validity

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
2.40	Acres-Rear Land 1 <= 50 Acs	650.00	1,716	100%		1,716
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 3.40						Land Total 53,416

**Dwelling Description**

**Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 107	Base	193,760
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,499
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Typical	Typical	Very Good	Typical	199,259
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None			None	85%	96%	100%
						<b>Value(Rcnld)</b>
						162,595

**Acpt Land** 53,400 **Accepted Bldg** 162,600 **Total** 216,000

Machias  
 Name: FOSS, PAULINE F  
 FOSS, LINDA J

**Valuation Report**

10/20/2024  
 Page 391  
 006-009  
 ELM ST

Account: 281 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 2 Elm St - Rural  
 Tree Growth 2012  
 Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved  
 TG PLAN YEAR.... 2012

Reference 1  
 Reference 2 TREE GROWTH  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
16.00	Acres-Softwood TG	136.00	2,176	100%		2,176	
7.00	Acres-Hardwood TG	129.00	903	100%		903	
Total Acres 23.00			Land Total				3,079
<b>Acpt Land</b>		3,100	<b>Accepted Bldg</b>		0	<b>Total</b>	
						3,100	

Machias  
 Name: FLETCHER, DOUGLAS H

**Valuation Report**

10/20/2024

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Map/Lot:

006-009-001

Location:

158 ELM ST

Account: 1308 Card: 1 of 1

Neighborhood 2 Elm St - Rural  
 Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 11/05/2007  
 Sale Price 110,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	390.00	85,800	100%		85,800
167 X 220	\$/FF -Shorefrontage	390.00	71,643	70%	Excess Frt	50,150
5.75	Acres-Rear Land 1 <= 50 Acs	650.00	4,111	100%		4,111
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 7.60						Land Total 148,861

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,024 Sqft	Grade C 110	Base	201,350
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2017	0	Modern	Modern	Average	Typical	201,350	
<b>Functional Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
Incomplete		None		95%	90%	100%	172,154

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Frame Shed	2015	576	C 100	22,277	Avq.	94%	100%	100%	20,940
Frame Shed	2015	96	C 100	4,089	Avq.	94%	100%	100%	3,844
<b>Outbuilding Total</b>									<b>24,784</b>

**Acpt Land** 148,900 **Accepted Bldg** 196,900 **Total** 345,800



Machias  
 Name: HUNTLEY, ALLAN & GARY

**Valuation Report**

10/20/2024

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Map/Lot:

006-010

Account: 1148 Card: 1 of 1

Location:

Neighborhood 2 Elm St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities None  
 Street Paved

<b>Sale Data</b>	
Sale Date	08/09/2022
Sale Price	11,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	16,250.00	17,875	100%		17,875
19.00	Acres-Rear Land 1 <= 50 Acs	650.00	13,585	100%		13,585
Total Acres 20.00					Land Total	31,460

<b>Acpt Land</b>	31,500	<b>Accepted Bldg</b>	0	<b>Total</b>	31,500
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**Valuation Report**

Map/Lot:

006-010-A

Account: 1044 Card: 1 of 1

Location:

151 ELM ST

Neighborhood 2 Elm St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 08/09/2022  
 Sale Price 16,111  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.75	Acres-Homesite (Fract)	39,000.00	37,152	100%		37,152	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
Total Acres 0.75						Land Total	45,952

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	992 Sqft	Grade C 90	Base	118,537
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,076
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1976	0	Modern	None	Poor	Typical	114,461	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	
Damage		None		18%	63%	100%	
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>	
Description	Year	Units	Grade	RCN	Cond	Phy	
Wood Deck	1976	48	C 90	844	Poor	18%	
						Percent Good	
						Func Econ	
						100%	
<b>Outbuilding Total</b>						<b>96</b>	
<b>Acpt Land</b>			46,000	<b>Accepted Bldg</b>		13,100	<b>Total</b>
						59,100	

Neighborhood 2 Elm St - Rural  
 Zoning/Use Shore-LmtdResidential  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 07/11/2022  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 10 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Shorefrontage	390.00	85,800	100%		85,800
180 X 220	\$/FF -Shorefrontage	390.00	77,220	70%	Excess Frt	54,054
5.08	Acres-Rear Land 1 <= 50 Acs	650.00	3,632	100%		3,632
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 7.00						Land Total 152,286

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,080 Sqft	Grade C 110	Base	218,119	
Exterior	Wood Siding	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Forced Warm	Cooling	0% None	Heat	0	
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing	4,923	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				223,042
1987	0	Modern	Modern	Average	Typical			
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None	None		79%	100%	100%		176,203	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
Frame Shed	1992	550	D 100	14,402	Avq.	82%	100%	100%	11,810
Wood Deck	1992	94	D 100	1,354	Fair	67%	100%	100%	907
Frame Shed	1987			----- S O U N D V A L U E -----					500
Outbuilding Total									13,217

<b>Acpt Land</b>	152,300	<b>Accepted Bldg</b>	189,400	<b>Total</b>	341,700
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Machias  
 Name: GOODWIN, GABRIEL  
 GOODWIN, EMILY

**Valuation Report**

10/20/2024

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Account: 259 Card: 1 of 1

Map/Lot:  
 Location:

006-012  
 ELM ST

Neighborhood 2 Elm St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 01/18/2023  
 Sale Price 140,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1 CRANE LOT

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	16,250.00	17,875	100%		17,875
50.00	Acres-Rear Land 1 <= 50 Acs	650.00	35,750	100%		35,750
50.00	Acres-Rear Land 2 >50 <=	455.00	25,025	100%		25,025
18.00	Acres-Rear Land 3 > 100	320.00	6,336	100%		6,336
Total Acres 119.00					Land Total	84,986

**Acpt Land** 85,000 **Accepted Bldg** 0 **Total** 85,000

Neighborhood 2 Elm St - Rural

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 11

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
1.94	Acres-Rear Land 1 <= 50 Acs	650.00	1,387	100%		1,387
Total Acres 2.94			Land Total			44,287

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,036 Sqft	Grade C 107	Base	145,171
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-951
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	2,524
Rooms	14				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	11,174
Attic	Full Finished			Attic	28,699
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Inadeq.	186,617
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	87% 100%	81,178

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1985	566	C 100	46,384	Avq.	78%	100%	100%	36,180
Unfin Basement	1985	566	C 100	17,819	Avq.	78%	100%	100%	13,899
Encl Frame Porch	1900	126	C 107	7,827	Avq.	50%	80%	100%	3,131
Outbuilding Total									53,210

<b>Acpt Land</b>	44,300	<b>Accepted Bldg</b>	134,400	<b>Total</b>	178,700
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Machias  
 Name: ME WILD BLUEBERRY CO.

**Valuation Report**

10/20/2024

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Map/Lot:

006-013-A

Account: 1116 Card: 1 of 1

Location:

42 SNOW CONE RD

Neighborhood 2 Elm St - Rural  
 Tree Growth 2020  
 Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None  
 TG PLAN YEAR.... 2020

Reference 1

Reference 2 WASTEWATER PUMP HOUSE

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	16,250.00	17,875	100%		17,875	
4.00	Acres-Wasteland	65.00	286	100%		286	
36.00	Acres-Softwood TG	136.00	4,896	100%		4,896	
30.00	Acres-Mixed Wood TG	165.00	4,950	100%		4,950	
3.00	Acres-Class II Roads	3,250.00	10,725	100%		10,725	
4.00	Acres-Rear Land 2 >50 <=	455.00	2,002	100%		2,002	
Total Acres 78.00						Land Total	40,734

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Frame Garage	2017	480	C 100	17,424	Avg.	95%	100%	100%	16,553
<b>Outbuilding Total</b>									<b>16,553</b>
<b>Acpt Land</b>		40,700	<b>Accepted Bldg</b>		16,600	<b>Total</b>			57,300

Machias  
 Name: MENDELSON, EDWARD  
 MENDELSON, CHERYL

**Valuation Report**

10/20/2024

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Map/Lot:

006-014

Account: 569 Card: 1 of 1

Location:

0 ELM ST

Neighborhood 2 Elm St - Rural  
 Tree Growth 1998  
 Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Right-Of-Way  
 TG PLAN YEAR.... 2008

Sale Data	
Sale Date	03/01/2007
Sale Price	95,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1

Reference 2 TREE GROWTH

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	16,250.00	17,875	100%		17,875
5.00	Acres-Rear Land 1 <= 50 Acs	650.00	3,575	100%		3,575
6.00	Acres-Blueberries	1,900.00	12,540	100%		12,540
16.00	Acres-Mixed Wood TG	165.00	2,640	100%		2,640
3.50	Acres-Hardwood TG	129.00	452	100%		452
0.00	Acres-Rear Land 1 <= 50 Acs	455.00	2,002	100%		0
Total Acres 31.50					Land Total	37,082

<b>Acpt Land</b>	37,100	<b>Accepted Bldg</b>	0	<b>Total</b>	37,100
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Machias  
Name: SENNETT & SENNETT INC.

**Valuation Report**

10/20/2024

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Map/Lot:

006-015

Account: 696 Card: 1 of 1

Location:

Neighborhood 4 Broadway-Rural

Zoning/Use None  
Topography Rolling  
Utilities NoneNone  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Rear Land 1 <= 50 Acs	650.00	715	100%		715
Total Acres 1.00				Land Total		715
<b>Acpt Land</b>		700	<b>Accepted Bldg</b>	0	<b>Total</b>	700



Account: 461 Card: 1 of 1

Location: 0 MIDDLE RIVER PARCEL

Neighborhood 3 Court St - Rural

Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 03/22/2013  
 Sale Price 0  
 Sale Type Land Only  
 Financing Private Finance  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2 OPEN SPACE

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Baselot (Fract)	650.00	715	25%	Open Space	0
0.00	Acres-Wasteland	650.00	3,575	25%	Open Space	0
15.00	Acres-Mixed Wood F&O	165.00	2,475	100%	Open Space	2,475
Total Acres 15.00			Land Total			2,475

**Acpt Land** 2,500 **Accepted Bldg** 0 **Total** 2,500

Account: 522 Card: 1 of 1

Neighborhood 3 Court St - Rural

Zoning/Use Shore-StreamProtect  
 Topography Rolling  
 Utilities None  
 Street None

**Sale Data**  
 Sale Date 03/22/2013  
 Sale Price 0  
 Sale Type Land Only  
 Financing Private Finance  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2 OPEN SPACE  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
4.00	Acres-Mixed Wood F&O	165.00	660	100%		660	
Total Acres 4.00				Land Total		660	
<b>Acpt Land</b>		700	<b>Accepted Bldg</b>		0	<b>Total</b>	
						700	

Account: 775 Card: 1 of 1

Location: MIDDLE RIVER PARCEL

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 03/22/2013  
 Sale Price 3,469  
 Sale Type Land Only  
 Financing Private Finance  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2 OPEN SPACE

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Mixed Wood F&O	165.00	495	100%	Open Space	495
Total Acres 3.00					Land Total	495

**Acpt Land** 500 **Accepted Bldg** 0 **Total** 500

Account: 20 Card: 1 of 1

Map/Lot: 006-019  
 Location: 21 SCHOPPEE DAIRY RD

Neighborhood 10 Rt 1 Commercial North

Zoning/Use Shore-ResourceProtect  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 07/11/2019  
 Sale Price 350,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 TWO EFFICIENCY UNITS  
 Tran/Land/Bldg 1 1 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Road Frontage	650.00	143,000	100%		143,000
200 X 220	\$/FF -Road Frontage	650.00	143,000	70%	Excess Frt	100,100
242 X 220	\$/FF -Road Frontage	650.00	173,030	50%	Excess Frt	0
242 X 220	\$/FF -Road Frontage	165.00	2,640	50%	Topography	43,258
20.72	Acres-Rear Land 1 <= 50 Acs	650.00	14,815	100%		14,815
13.04	Acres-Wasteland	75.00	1,076	100%		1,076
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 37.00						Land Total 311,049

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,725 Sqft	Grade C 110	Base		321,993
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		-1,628
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		12,899
Rooms	13					
Bedrooms	7	Add Fixtures	0			
Baths	5	Half Baths	0	Plumbing		19,693
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,719
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1820	2005	Modern	Modern	Good	Typical	357,676				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		75%	100%	100%	268,257			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
2S Frame Garage	1965	1440	A 100	109,772	Good	82%	100%	100%	90,013	
Finished Attic	1965	800	A 100	40,690	Good	82%	100%	100%	33,366	
Wood Deck	2005	150	A 100	3,778	Good	92%	100%	100%	3,476	
Outbuilding Total									126,855	
<b>Acpt Land</b>		311,000		<b>Accepted Bldg</b>		395,100		<b>Total</b>		706,100

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 17  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 208	\$/FF -Road Frontage	520.00	55,618	100%		55,618
0.13	Acres-Rear Land 1 <= 50 Acs	650.00	93	100%		93
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.61					Land Total	64,511

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,288 Sqft	Grade C 100	Base	158,391
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Crawl Space	Basement	-9,491
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-666
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,288	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Modern	Modern	Above Average	Typical	151,218
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		93%	100%	100%

**Value(Rcnd)**  
 140,633

**Acpt Land**

64,500

**Accepted Bldg**

140,600

**Total**

205,100

Machias  
 Name: PELLON, EDWARD

**Valuation Report**

10/20/2024

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Map/Lot:

006-019-B

Account: 398 Card: 1 of 1

Location:

247 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 17

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Road Frontage	520.00	114,400	100%		114,400
2.23	Acres-Rear Land 1 <= 50 Acs	650.00	1,594	100%		1,594
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 3.24						Land Total
						124,794

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
CmmIBldg-SeeFile						Phy	Func	Econ	Rcnld
	1991	3898	B 100	475,556	Avq+	86%	100%	100%	408,978
<b>Outbuilding Total</b>									<b>408,978</b>

<b>Acpt Land</b>	124,800	<b>Accepted Bldg</b>	409,000	<b>Total</b>	533,800
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Machias  
 Name: MARKS LAKE ENTERPRISES LLC

**Valuation Report**

10/20/2024

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Map/Lot:

006-019-C

Account: 594 Card: 1 of 1

Location:

271 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 11/03/2006  
 Sale Price 41,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 2 19

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 400	\$/FF -Road Frontage	520.00	154,257	100%		154,257	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
Total Acres 1.84						Land Total	163,057

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
CmmBldg-SeeFile	2008									850,000
----- S O U N D V A L U E -----										850,000
Outbuilding Total										850,000

**Acpt Land** 163,100 **Accepted Bldg** 850,000 **Total** 1,013,100

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

<b>Sale Data</b>	
Sale Date	06/29/2009
Sale Price	1,146,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 2 19

1ST 0 2ND 0

Exemption(s) 46 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Road Frontage	520.00	114,400	75%	Fract. Sha	85,800	
046 X 220	\$/FF -Road Frontage	520.00	26,312	70%	Excess Frt	0	
046 X 220	\$/FF -Road Frontage	4,000.00	8,800	75%	Fract. Sha	13,814	
2.00	# -Lot Improvements	4,000.00	8,800	75%	Fract. Sha	6,600	
2.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,430	75%	Fract. Sha	1,073	
Total Acres 3.24						Land Total	107,287

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
CmmIBldg-SeeFile						Phy	Func	Econ	Rcnld
CmmIBldg-SeeFile	2000	14742	C 100	1,474,200	V.G.	92%	75%	100%	1,017,198
<b>Outbuilding Total</b>									<b>1,017,198</b>

<b>Acpt Land</b>	107,300	<b>Accepted Bldg</b>	1,017,200	<b>Total</b>	1,124,500
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Machias

**Valuation Report**

10/20/2024

Name: DOWN EAST COMMUNITY HOSPITAL

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UPPER LEVEL LEFT - LEASED CONDOMINIUM

Map/Lot:

006-019-D-TAX

Account: 1344 Card: 1 of 1

Location:

229 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 19

1ST 0 2ND 0

Exemption(s) 46 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Road Frontage	520.00	114,400	25%	Fract. Sha	28,600	
046 X 220	\$/FF -Road Frontage	520.00	26,312	70%	Excess Frt	0	
046 X 220	\$/FF -Road Frontage	4,000.00	8,800	25%	Fract. Sha	4,605	
2.00	# -Lot Improvements	4,000.00	8,800	25%	Fract. Sha	2,200	
2.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,430	25%	Fract. Sha	358	
Total Acres 3.24						Land Total	35,763

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
CmmIBldg-SeeFile						Phy	Func	Econ	Rcnld
CmmIBldg-SeeFile	2000	14742	C 100	1,474,200	V.G.	92%	25%	100%	339,066
<b>Outbuilding Total</b>									<b>339,066</b>

<b>Acpt Land</b>	35,800	<b>Accepted Bldg</b>	339,100	<b>Total</b>	374,900
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Machias  
 Name: DOWN EAST CREDIT UNION

**Valuation Report**

10/20/2024

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Map/Lot:

006-019-F

Account: 837 Card: 1 of 1

Location:

211 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 31

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Road Frontage	520.00	114,400	100%		114,400	
118 X 220	\$/FF -Road Frontage	520.00	67,496	70%	Excess Frt	47,247	
0.93	Acres-Rear Land 2 >50 <=	455.00	465	100%		465	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
Total Acres 2.54						Land Total	170,912

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
CmmBldg-SeeFile	2007									Rcnld
----- S O U N D V A L U E -----										590,000
Outbuilding Total										590,000
<b>Acpt Land</b>		170,900	<b>Accepted Bldg</b>		590,000	<b>Total</b>				760,900

Machias  
 Name: OTB HOLDINGS

**Valuation Report**

10/20/2024

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Map/Lot:

006-019-G

Account: 1018 Card: 1 of 1

Location:

219 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 06/26/2023  
 Sale Price 375,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 19

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
182 X 220	\$/FF -Road Frontage	520.00	104,104	100%		104,104
0.90	Acres-Rear Land 1 <= 50 Acs	650.00	644	100%		644
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 1.82						Land Total 113,548

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
CmmIBldg-SeeFile	2003	3020	C 100	302.000	Avq+	90%	100%	100%		271,800
<b>Outbuilding Total</b>										<b>271,800</b>

**Acpt Land** 113,500 **Accepted Bldg** 271,800 **Total** 385,300

Machias  
 Name: MERRITT, WILLIAM

**Valuation Report**

10/20/2024

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Map/Lot:  
 Location:

006-020

Account: 60 Card: 1 of 1

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 12/03/2020  
 Sale Price 40,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
114 X 220	\$/FF -Road Frontage	520.00	65,208	100%		65,208
2.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,430	100%		1,430
3.02	Acres-Wasteland	65.00	216	100%		216
Total Acres 5.60					Land Total	66,854

**Acpt Land** 66,900 **Accepted Bldg** 0 **Total** 66,900

Machias  
 Name: BRODEUR, TRISTAN M  
 BRODEUR, POMUWON W

**Valuation Report**

10/20/2024

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Account: 4 Card: 1 of 1

Map/Lot:

006-021

Location:

311 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Low  
 Utilities Dug WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 08/04/2014  
 Sale Price 78,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
4.00	Acres-Wasteland	65.00	286	100%		286
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
1.00	# -Lot Improvements	4,000.00	4,400	50%	Fract. Sha	2,200
Total Acres 5.00			Land Total			49,786

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	828 Sqft	Grade C 100	Base	116,924
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-6,754
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1945	0	Old Type	Old Type	Average	Typical	110,170			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		Location		55%	92%	90%	50,171		
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1945	176	C 100	9,295	Avq.	55%	92%	90%	4,233
Encl Frame Porch	1945	84	C 100	5,651	Avq.	55%	92%	90%	2,573
Wood Deck	1945	200	C 100	3,294	Avq.	55%	92%	90%	1,500
Open Frame Porch	1945	28	C 100	1,420	Avq.	55%	92%	90%	647
Frame Garaqe	1987	576	D 100	15,587	Avq+	84%	100%	90%	11,784
						<b>Outbuilding Total</b>			<b>20,737</b>
<b>Acpt Land</b>		49,800	<b>Accepted Bldg</b>		70,900	<b>Total</b>			120,700

Machias

**Valuation Report**

10/20/2024

Name: KEETON, KATE M

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KEETON II, JACKIE LEE

Map/Lot:

006-022

Account: 407 Card: 1 of 1

Location:

321 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
Topography Low  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 12/08/2021  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 11

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
5.00	Acres-Wasteland	65.00	358	100%		358
1.00	Acres-Rear Land 1 <= 50 Acs	650.00	715	100%		715
2.00	# -Lot Improvements	4,000.00	8,800	50%	Unimproved	4,400
Total Acres 7.00					Land Total	48,373

<b>Acpt Land</b>	48,400	<b>Accepted Bldg</b>	0	<b>Total</b>	48,400
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Map/Lot:

006-023

Account: 143 Card: 1 of 1

Location:

MOBILE HOME PARK

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 11/22/2023  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 7 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Road Frontage	520.00	114,400	100%		114,400
4.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,860	100%		2,860
26.00	Sites-Mobile Home Site	13,000.00	371,800	100%		371,800
2.00	# -Lot Improvements	4,000.00	8,800	300%	Size/Shape	26,400
Total Acres 5.01					Land Total	515,460

**Acpt Land** 515,500 **Accepted Bldg** 0 **Total** 515,500

Machias  
 Name: BEAL, CHRISTOPHER  
 BEAL, BRIGETTE

**Valuation Report**

10/20/2024

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Account: 662 Card: 1 of 1

Map/Lot:  
 Location:

006-023-T  
 4 ARMSTRONG LN

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 06/09/2015  
 Sale Price 0  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Buyer  
 Validity Other Non Valid

Reference 1  
 Reference 2 SER NO. ULI115908 14X70  
 Tran/Land/Bldg 7 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Skyline M/H	1980	14X70	C 100	53,186	Avg-	35%	100%	100%	18,615
<b>Outbuilding Total</b>									<b>18,615</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		18,600	<b>Total</b>		18,600



Machias  
Name: DECKER, LARRY

**Valuation Report**

10/20/2024

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Account: 1249 Card: 1 of 1

Map/Lot:  
Location:

006-023-T1  
1 ARMSTRONG LN

Neighborhood 99

Zoning/Use  
Topography  
Utilities NoneNone  
Street None

Reference 1 B P  
Reference 2  
Tran/Land/Bldg 0 1 11  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 0

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<b>Land</b>	0	<b>Bldg Override</b>	5,600	<b>Total</b>	5,600
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Machias  
Name: VACANT LOT

**Valuation Report**

10/20/2024

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Map/Lot:

006-023-T12

Account: 1241 Card: 1 of 1

Location:

12 ARMSTRONG LN

Neighborhood 99

Zoning/Use  
Topography  
Utilities NoneNone  
Street None

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**Sale Data**  
Sale Date 08/22/2014  
Sale Price 0  
Sale Type Mobile Home  
Financing Unknown  
Verified Family Member  
Validity Other Non Valid

Reference 1  
Reference 2 MOVED 8/2014  
Tran/Land/Bldg 2 1 11  
1ST 0 2ND 0  
Exemption(s) Land Schedule 0

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<b>Land</b>	0	<b>Bldg Override</b>	0	<b>Total</b>	0
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Machias  
Name: R & A HOLDINGS LLC

**Valuation Report**

10/20/2024

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Account: 329 Card: 1 of 1

Map/Lot: 006-023-T14  
Location: 14 ARMSTRONG LN

Neighborhood 99

Zoning/Use  
Topography  
Utilities NoneNone  
Street None

---

**Sale Data**

Sale Date 03/04/2011  
Sale Price 3,500  
Sale Type Mobile Home  
Financing Unknown  
Verified Seller  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 9  
1ST 0 2ND 0  
Exemption(s) Land Schedule 0

---

<b>Land</b>	0	<b>Bldg Override</b>	3,500	<b>Total</b>	3,500
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Machias  
Name: NO TRAILER - VACANT LOT

**Valuation Report**

10/20/2024

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Account: 1050 Card: 1 of 1

Map/Lot:  
Location:

006-023-T15  
15 ARMSTRONG LN

Neighborhood 99

Zoning/Use  
Topography  
Utilities NoneNone  
Street None

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 9  
1ST 0 2ND 0  
Exemption(s) Land Schedule 0

---

<b>Acpt Land</b>	0	<b>Accepted Bldg</b>	0	<b>Total</b>	0
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Machias  
Name: GREENLAW, MELBOURNE II

**Valuation Report**

10/20/2024

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Map/Lot: 006-023-T16-A  
Location: 16A ARMSTRONG LN

Account: 723 Card: 1 of 1

Neighborhood 99

Zoning/Use  
Topography  
Utilities NoneNone  
Street None

---

**Sale Data**  
Sale Date 04/01/2010  
Sale Price 3,000  
Sale Type Mobile Home  
Financing Unknown  
Verified Seller  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 9  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 0

---

<b>Land</b>	0	<b>Bldg Override</b>	4,000	<b>Total</b>	4,000
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Machias  
Name: BROOKS, JOLENE

**Valuation Report**

10/20/2024

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Account: 231 Card: 1 of 1

Map/Lot: 006-023-T16-B  
Location: 16B ARMSTRONG LN

Neighborhood 99

Zoning/Use  
Topography  
Utilities NoneNone  
Street None

---

**Sale Data**  
Sale Date 07/12/2021  
Sale Price 4,500  
Sale Type Mobile Home  
Financing Unknown  
Verified Seller  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 11  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 0

---

<b>Land</b>	0	<b>Bldg Override</b>	2,700	<b>Total</b>	2,700
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Machias  
Name: WAYCOTT, TINA

**Valuation Report**

10/20/2024

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Map/Lot:

006-023-T17

Account: 413 Card: 1 of 1

Location:

17 ARMSTRONG LN

Neighborhood 99

Zoning/Use  
Topography  
Utilities NoneNone  
Street None

---

**Sale Data**  
Sale Date 10/01/2012  
Sale Price 3,500  
Sale Type Mobile Home  
Financing Unknown  
Verified Seller  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 9  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 0

---

<b>Land</b>	0	<b>Bldg Override</b>	2,500	<b>Total</b>	2,500
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Machias  
Name: WAYCOTT, DAVID

**Valuation Report**

10/20/2024

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Map/Lot:

006-023-T18

Account: 955 Card: 1 of 1

Location:

18 ARMSTRONG LN

Neighborhood 99

Zoning/Use  
Topography  
Utilities NoneNone  
Street None

---

**Sale Data**  
Sale Date 04/01/2009  
Sale Price 0  
Sale Type Mobile Home  
Financing Unknown  
Verified Seller  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 9  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 0

---

<b>Land</b>	0	<b>Bldg Override</b>	3,400	<b>Total</b>	3,400
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Machias  
Name: BENNETT, JOHNATHAN

**Valuation Report**

10/20/2024

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Account: 1198 Card: 1 of 1

Map/Lot:  
Location:

006-023-T19  
19 ARMSTRONG LN

Neighborhood 99

Zoning/Use  
Topography  
Utilities NoneNone  
Street None

---

**Sale Data**  
Sale Date 03/02/2018  
Sale Price 0  
Sale Type Mobile Home  
Financing Private Finance  
Verified Seller  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 9  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 0

---

<b>Land</b>	0	<b>Bldg Override</b>	3,400	<b>Total</b>	3,400
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Machias  
Name: KIDDER, KANDEE L

**Valuation Report**

10/20/2024

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Map/Lot:

006-023-T2

Account: 644 Card: 1 of 1

Location:

2 ARMSTRONG LN

Neighborhood 99

Zoning/Use  
Topography  
Utilities NoneNone  
Street None

---

**Sale Data**  
Sale Date 05/23/2006  
Sale Price 0  
Sale Type Mobile Home  
Financing Unknown  
Verified Other Source  
Validity Other Non Valid

Reference 1 MBHM  
Reference 2 MOVED FROM 1-52-T1  
Tran/Land/Bldg 0 1 11  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 0

---

<b>Land</b>	0	<b>Bldg Override</b>	8,000	<b>Total</b>	8,000
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Machias  
 Name: BEAL, CHRIS  
 BEAL, BRIGITTE

**Valuation Report**

10/20/2024

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Account: 590 Card: 1 of 1

Map/Lot:  
 Location:

006-023-T21  
 4 SPRAGUE WAY

Neighborhood 99

Zoning/Use  
 Topography  
 Utilities NoneNone  
 Street None

<b>Sale Data</b>	
Sale Date	09/01/2016
Sale Price	2,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1  
 Reference 2 TIMOTHY ROGERS, 4 SPRAGUE WAY FM  
 Tran/Land/Bldg 3 1 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 0

<b>Outbuildings/Additions/Improvements</b>					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	0			----	S	O	U	N	D
----- S O U N D V A L U E -----									2,000
<b>Outbuilding Total</b>									<b>2,000</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>			2,000	<b>Total</b>	2,000

Machias  
Name: NO TRAILER - VACANT LOT

**Valuation Report**

10/20/2024

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Account: 713 Card: 1 of 1

Map/Lot:  
Location:

006-023-T23  
23 ARMSTRONG LN

Neighborhood 99

Zoning/Use  
Topography  
Utilities NoneNone  
Street None

Reference 1 B P  
Reference 2  
Tran/Land/Bldg 0 1 11  
1ST 0 2ND 0  
Exemption(s) Land Schedule 0

---

<b>Accpt Land</b>	0	<b>Accepted Bldg</b>	0	<b>Total</b>	0
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Machias  
Name: SMITH, BRUCE

**Valuation Report**

10/20/2024

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Account: 451 Card: 1 of 1

Map/Lot:  
Location:

006-023-T25  
10 SPRAGUE WAY

Neighborhood 99

Zoning/Use  
Topography  
Utilities NoneNone  
Street None

Reference 1 B P  
Reference 2  
Tran/Land/Bldg 0 1 11  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 0

---

<b>Land</b>	0	<b>Bldg Override</b>	8,300	<b>Total</b>	8,300
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Machias  
 Name: BEAL, CHRIS  
 BEAL, BRIGITTE

**Valuation Report**

10/20/2024

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Account: 352 Card: 1 of 1

Map/Lot: 006-023-T3  
 Location: 3 ARMSTRONG LN

Neighborhood 99

Zoning/Use  
 Topography  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 06/07/2016  
 Sale Price 500  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Seller  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 0

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1967	12X60	D 50	17,189	Fair	28%	100%	100%	4,813
<b>Outbuilding Total</b>									<b>4,813</b>
<b>Land</b>			0	<b>Bldg Override</b>		4,700	<b>Total</b>		4,700

Machias  
 Name: R & A HOLDINGS

**Valuation Report**

10/20/2024

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Map/Lot:

006-023-T4

Account: 622 Card: 1 of 1

Location:

4 ARMSTRONG LN

Neighborhood 99

Zoning/Use  
 Topography  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 08/20/2014  
 Sale Price 0  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Buyer  
 Validity Other Non Valid

Reference 1  
 Reference 2 VACANT LOT  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements					Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Princess M/H	1990			----	SOUND	VALUE	----		0	
<b>Outbuilding Total</b>									<b>0</b>	
<b>Land</b>			0	<b>Accepted Bldg</b>			0	<b>Total</b>		0

Machias  
 Name: BEAL, CHRISTOPHER  
 BEAL, BRIGITTE

**Valuation Report**

10/20/2024

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Account: 345 Card: 1 of 1

Map/Lot:  
 Location:

006-023-T7  
 7 ARMSTRONG LN

Neighborhood 99

Zoning/Use  
 Topography  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 03/02/2013  
 Sale Price 2,000  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2 MBHM HERE?  
 Tran/Land/Bldg 3 0 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	0			----	S	O	U	N	D
----- S O U N D V A L U E -----									30,000
<b>Outbuilding Total</b>									<b>30,000</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>			30,000	<b>Total</b>	30,000



Machias  
Name: DURKEE, MANFORD H JR

**Valuation Report**

10/20/2024

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Account: 1210 Card: 1 of 1

Map/Lot:  
Location:

006-023-T8  
8 ARMSTRONG LN

Neighborhood 99

Zoning/Use  
Topography  
Utilities NoneNone  
Street None

---

**Sale Data**  
Sale Date 01/13/2024  
Sale Price 0  
Sale Type Mobile Home  
Financing Unknown  
Verified Buyer  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 11  
1ST 0 2ND 0  
Exemption(s) Land Schedule 0

---

<b>Land</b>	0	<b>Bldg Override</b>	3,500	<b>Total</b>	3,500
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Machias

**Valuation Report**

10/20/2024

Name: BARKER, LAWRENCE L

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BARKER, THERESA A

Map/Lot:

006-024+025

Account: 741 Card: 1 of 1

Location:

Neighborhood 10 Rt 1 Commercial North

Zoning/Use	Shore-ResourceProtect
Topography	Swampy
Utilities	None
Street	None

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Wasteland	75.00	825	100%		825
Total Acres 10.00				Land Total		825

<b>Accpt Land</b>	800	<b>Accepted Bldg</b>	0	<b>Total</b>	800
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Neighborhood 4 Broadway-Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 09/21/2005  
Sale Price 32,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.00			Land Total			34,320

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	400 Sqft	Grade D 100	Base	64,240
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-281
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	1,155
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	11,156
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-253
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Old Type	Old Type	Fair	Typical	76,017	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		26%	88%	100%	17,393

**Outbuildings/ Additions/ Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	140	D 100	9,408	Fair	26%	88%	100%	2,152
Encl Frame Porch	1950	120	D 100	5,803	Fair	26%	88%	100%	1,328
Frame Garage	1950	160	D 100	4,330	Avg.	58%	100%	100%	2,511
<b>Outbuilding Total</b>									<b>5,991</b>

**Acpt Land** 34,300 **Accepted Bldg** 23,400 **Total** 57,700

Machias  
 Name: WILLIAMS, HEATHER A

**Valuation Report**

10/20/2024

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Map/Lot: 007-004

Account: 442 Card: 1 of 1

Location: 128 BROADWAY

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 4 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.66	Acres-Homesite (Fract)	23,400.00	20,911	100%		20,911	
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580	
1.00	Sites-Mobile Home Site	.00		100%		0	
Total Acres 0.66						Land Total	29,491

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Beaumont	M/H	1974						1,000
----- S O U N D V A L U E -----								
Outbuilding Total								1,000

<b>Acpt Land</b>	29,500	<b>Accepted Bldg</b>	1,000	<b>Total</b>	30,500
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Machias  
 Name: WILLIAMS, PETER

**Valuation Report**

10/20/2024

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Map/Lot:

007-004-T1

Account: 1230 Card: 1 of 1

Location:

BROADWAY

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Above Street  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Belmont	M/H	1967	12X56 D 100	32,585	Poor	20%	100%	100%	6,517	
							<b>Outbuilding Total</b>			<b>6,517</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		6,500	<b>Total</b>		6,500	

Machias

**Valuation Report**

10/20/2024

Name: MACHIAS, TOWN OF

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PUBLIC WORKS - RECYCLING

Map/Lot:

007-005

Account: 574 Card: 1 of 1

Location:

115 BROADWAY

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 25

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Commercial Site (Fract)	32,500.00	50,558	100%		50,558
21.00	Acres-Rear Land 1 <= 50 Acs	650.00	15,015	100%		15,015
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 23.00					Land Total	74,153

<b>Acpt Land</b>	74,200	<b>Bldg Override</b>	118,400	<b>Total</b>	192,600
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Machias  
 Name: HOLM, ERIC

**Valuation Report**

10/20/2024

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Map/Lot:

007-006

Account: 343 Card: 1 of 1

Location:

114 BROADWAY

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 09/10/2007  
 Sale Price 45,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 25  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Acres-Commercial Site (Fract)	32,500.00	32,373	100%		32,373
Total Acres 0.82						Land Total 32,373

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
2S Frame Garage	1989	1440	B 100	89.281	Good	88%	100%	100%	78,567
<b>Outbuilding Total</b>									<b>78,567</b>

<b>Acpt Land</b>	32,400	<b>Accepted Bldg</b>	78,600	<b>Total</b>	111,000
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Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 12/17/2018  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2 OFFICE & MOBILE HOME  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.61	Acres-Rear Land 1 <= 50 Acs	650.00	1,151	100%		1,151
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 2.61						Land Total 35,471

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Burlington M/H	1977	14X70	C 100	53.186	Avg.	40%	100%	100%	21,274
1 & 1/2 Storv Fr	2016	704	D 90	57.904	Avg.	95%	100%	100%	55,009
<b>Outbuilding Total</b>									<b>76,283</b>

**Acpt Land** 35,500 **Accepted Bldg** 76,300 **Total** 111,800



Machias  
 Name: MCEACHARN, DANA  
 ADAMS, APRIL V

**Valuation Report**

10/20/2024

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Map/Lot: 007-007-A

Account: 524 Card: 1 of 1

Location: 88 BROADWAY

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.50	Acres-Rear Land 1 <= 50 Acs	650.00	358	100%		358
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.50						Land Total 34,678

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	550 Sqft	Grade D 100	Base	106,966
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-387
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,926
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Old Type	Old Type	Below Average	Typical	104,653
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		40%	92%	100%
						Value 38,512

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	176	D 100	7,622	Avq-	40%	92%	100%	2,805
Wood Deck	2005	176	B 100	3,565	Avq.	89%	100%	100%	3,173
Frame Shed	1980	280	D 100	7,831	Avq-	68%	100%	100%	5,325
Outbuilding Total									11,303

**Acpt Land** 34,700 **Accepted Bldg** 49,800 **Total** 84,500

Machias  
 Name: ROBINSON, FALIN N

**Valuation Report**

10/20/2024

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Map/Lot:

007-007-B

Account: 1011 Card: 1 of 1

Location:

110 BROADWAY

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 01/01/2010  
 Sale Price 0  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.40	Acres-Rear Land 1 <= 50 Acs	650.00	286	100%		286
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 1.40						Land Total 34,606

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Commodore Econ.	1996	14X70	D 100	45,341	Avg.	40%	100%	100%	18,136
<b>Outbuilding Total</b>									<b>18,136</b>
<b>Acpt Land</b>		34,600		<b>Accepted Bldg</b>		18,100		<b>Total</b>	52,700

Machias  
 Name: MULHOLLAND, ANDREW M  
 LANG, DANA M

**Valuation Report**

10/20/2024

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Account: 1195 Card: 1 of 2

Map/Lot: 007-007-C  
 Location: 36 MULHOLLAND DR

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Dug WellSeptic System  
 Street Right-Of-Way

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
11.40	Acres-Rear Land 1 <= 50 Acs	650.00	8,151	100%		8,151
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
2.50	Acres-Rear Land 1 <= 50 Acs	650.00	1,788	100%		1,788
Total Acres 14.90						Land Total 44,259

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	672 Sqft	Grade C 110	Base	167,458
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Crawl Space	Basement	-7,205
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,610
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,923
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,886
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	Typical	Typical	Average	Typical	163,452
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		94%	96% 100%	147,499

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2012	140	E 100	5,736	Avq.	93%	100%	100%	5,334
Open Frame Porch	2012	50	E 100	1,040	Avq.	93%	100%	100%	967
Frame Shed	2012			----- S O U N D V A L U E -----					300
Frame Shed	2012	96	E 100	2,044	Avq.	93%	100%	100%	1,901
Wood Deck	2012	96	C 110	1,850	Avq.	94%	100%	100%	1,739
1 & 1/2 Story Fr	2011	292	D 100	26,685	Avq.	92%	100%	100%	24,550
Open Frame Porch	2015	224	C 110	8,021	Avq.	94%	100%	100%	7,540
Wood Deck	2015	64	C 110	1,305	Avq.	94%	100%	100%	1,227
Canopy	2016	340	D 100	5,865	Avq.	95%	100%	100%	5,572
Frame Shed	2016	340	D 100	9,291	Avq.	95%	100%	100%	8,826
Outbuilding Total									57,956

**Acpt Land**

44,300

**Accepted Bldg**

205,500 **Total**

249,800

Machias  
 Name: MULHOLLAND, ANDREW M  
 LANG, DANA M

**Valuation Report**

10/20/2024

Page 444

Account: 1195 Card: 2 of 2

Map/Lot:  
 Location:

007-007-C  
 36 MULHOLLAND DR

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Dug WellSeptic System  
 Street Right-Of-Way

Reference 1

Reference 2

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2018	864	B 100	34.785	Avg.	95%	100%	100%	33,046
Poly Greenhouse	2017	800	E 100	2.700	Avg.	95%	100%	100%	2,565
<b>Outbuilding Total</b>									<b>35,611</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		35,600	<b>Total</b>		35,600

Machias  
Name: MULHOLLAND, ANDREW M  
LANG, DANA M  
Account: 1195

**Valuation Report**

10/20/2024  
Page 445  
007-007-C  
36 MULHOLLAND DR

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	44,300	205,500	249,800	44,300	205,500	249,800
2	0	35,600	35,600	0	35,600	35,600
<b>TOTAL</b>	44,300	241,100	285,400	44,300	241,100	285,400

Machias  
 Name: MIDDLE RIVER LLC

**Valuation Report**

10/20/2024

Page 446

Map/Lot:

007-007-E1

Account: 375 Card: 1 of 1

Location:

LOT 1 SUBDIVISION 2022

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Gravel

**Sale Data**  
 Sale Date 05/18/2021  
 Sale Price 21,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2 SUBDIVISION

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740	
2.16	Acres-Rear Land 1 <= 50 Acs	650.00	1,544	100%		1,544	
Total Acres 3.16					Land Total	27,284	
<b>Acpt Land</b>		27,300	<b>Accepted Bldg</b>		0	<b>Total</b>	27,300

Machias  
 Name: MIDDLE RIVER LLC

**Valuation Report**

10/20/2024

Page 447

Map/Lot:

007-007-E2

Account: 1395 Card: 1 of 1

Location:

LOT 2 SUBDIVISION 2022

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography RollingSwampy  
 Utilities NoneNone  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.88	Acres-Rear Land 1 <= 50 Acs	650.00	629	50%	Topography	315
Total Acres 1.88					Land Total	26,055

**Accpt Land** 26,100 **Accepted Bldg** 0 **Total** 26,100

Machias  
Name: MIDDLE RIVER LLC

**Valuation Report**

10/20/2024

Page 448

Map/Lot:

007-007-E3

Account: 1396 Card: 1 of 1

Location:

LOT 3 SUBDIVISION 2022

Neighborhood 4 Broadway-Rural

Zoning/Use None  
Topography Rolling  
Utilities NoneNone  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740	
0.87	Acres-Rear Land 1 <= 50 Acs	650.00	622	100%		622	
Total Acres 1.87				Land Total		26,362	
<b>Acpt Land</b>		26,400	<b>Accepted Bldg</b>		0	<b>Total</b>	26,400



Machias  
 Name: MIDDLE RIVER LLC

**Valuation Report**

10/20/2024

Page 449

Map/Lot:

007-007-E4

Account: 1397 Card: 1 of 1

Location:

LOT 4 SUBDIVISION 2022

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
0.87	Acres-Rear Land 1 <= 50 Acs	650.00	622	100%		622
Total Acres 1.87					Land Total	26,362

**Accpt Land** 26,400 **Accepted Bldg** 0 **Total** 26,400

Machias  
Name: MIDDLE RIVER LLC

**Valuation Report**

10/20/2024

Page 450

Map/Lot:

007-007-E5

Account: 1398 Card: 1 of 1

Location:

LOT 5 SUBDIVISION 2022

Neighborhood 4 Broadway-Rural

Zoning/Use None  
Topography Rolling  
Utilities NoneNone  
Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740	
1.15	Acres-Rear Land 1 <= 50 Acs	650.00	822	100%		822	
Total Acres 2.15				Land Total		26,562	
<b>Acpt Land</b>		26,600	<b>Accepted Bldg</b>		0	<b>Total</b>	26,600

Machias  
 Name: MIDDLE RIVER LLC

**Valuation Report**

10/20/2024

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Map/Lot:

007-007-F

Account: 1190 Card: 1 of 1

Location:

122 BROADWAY

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 06/30/2023  
 Sale Price 45,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
15.10	Acres-Rear Land 1 <= 50 Acs	650.00	10,797	100%		10,797
Total Acres 16.10					Land Total	23,667

**Accpt Land** 23,700 **Accepted Bldg** 0 **Total** 23,700

Neighborhood 4 Broadway-Rural

Zoning/Use Shore-StreamProtect  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 05/25/2015  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	70%	View/Envir	18,018
2.00	Acres-Wasteland	65.00	143	100%		143
1.70	Acres-Rear Land 1 <= 50 Acs	650.00	1,216	100%		1,216
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 4.70						Land Total 27,957

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	875 Sqft	Grade C 100	Base	121,161
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-751
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	24,322
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Old Type	Old Type	Fair	Typical	144,732
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		26%	88% 100%	33,115

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1940	81	C 100	6,638	Fair	26%	88%	100%	1,519
Frame Garage	1940	768	C 100	25,344	Fair	26%	88%	100%	5,798
Outbuilding Total									7,317

**Acpt Land** 28,000 **Accepted Bldg** 40,400 **Total** 68,400

Machias  
 Name: MORAN, BONNIE J

**Valuation Report**

10/20/2024

Page 453

Map/Lot:

007-008-A

Account: 532 Card: 1 of 1

Location:

85 BROADWAY

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 11/23/2011  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
1.50	Acres-Rear Land 1 <= 50 Acs	650.00	1,073	100%		1,073
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 2.50					Land Total	35,393

**Acpt Land** 35,400 **Accepted Bldg** 0 **Total** 35,400

Machias  
 Name: CURTIN, DALE F

**Valuation Report**

10/20/2024  
 Page 454  
 007-008-ATR  
 85 BROADWAY

Account: 334 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 99

Zoning/Use  
 Topography  
 Utilities NoneNone  
 Street None

Reference 1  
 Reference 2 TAN & WHITE MBHM, CJ10006A  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 0

<b>Outbuildings/Additions/Improvements</b>					Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Commodore M/H	1985	14X70	C 100	53.186	Poor	20%	100%	100%	10,637	
Wood Deck	1998	560	D 100	7,277	Poor	62%	50%	100%	2,256	
Frame Shed	1985			----- S O U N D V A L U E -----					0	
Wood Deck	1995	80	D 100	1,176	Poor	60%	100%	100%	706	
Metal Shed	1985			----- S O U N D V A L U E -----					100	
<b>Outbuilding Total</b>									<b>13,699</b>	
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			13,700	<b>Total</b>		13,700

Machias  
 Name: GATCOMB, CHAD E

**Valuation Report**

10/20/2024

Page 455

Map/Lot:

007-009

Account: 1169 Card: 1 of 1

Location:

5 CROW'S WAY

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

<b>Sale Data</b>	
Sale Date	01/15/2021
Sale Price	17,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	23,400.00	24,419	100%		24,419
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.90					Land Total	32,999

<b>Acpt Land</b>	33,000	<b>Accepted Bldg</b>	0	<b>Total</b>	33,000
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Machias  
 Name: GATCOMB, ROBERT  
 GATCOMB, MARIENA

**Valuation Report**

10/20/2024

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Account: 1348 Card: 1 of 1

Map/Lot: 007-009-MBHM1  
 Location: 13 CROW'S WAY

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 4

<b>Outbuildings/Additions/Improvements</b>				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1972	12X56	D 100	32,585	Fair	28%	100%	100%	9,124
Wood Deck	1999	60	C 100	1,124	Fair	72%	100%	100%	809
Frame Garage	1999	384	D 90	9,352	Avg-	79%	100%	100%	7,388
Frame Shed	1999								500
----- S O U N D V A L U E -----									
Outbuilding Total									17,821
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			17,800	<b>Total</b>	17,800



Machias  
 Name: WEST FALLS HOLDINGS LLC

**Valuation Report**

10/20/2024

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Map/Lot: 007-010

Account: 793 Card: 1 of 1

Location: 86 BROADWAY

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellNone  
 Street Paved

**Sale Data**  
 Sale Date 07/22/2021  
 Sale Price 14,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 SUPPOSED TO BE THE SLAB  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Homesite (Fract)	23,400.00	20,104	100%		20,104
1.00	Sites-Mobile Home Site	.00		100%		0
Total Acres 0.61					Land Total	20,104

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Unfin Basement	1940	480	B 100	21,764	Avg.	52%	100%	100%	11,317	
<b>Outbuilding Total</b>									<b>11,317</b>	

<b>Acpt Land</b>	20,100	<b>Accepted Bldg</b>	11,300	<b>Total</b>	31,400
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Neighborhood 4 Broadway-Rural

Zoning/Use Shore-ResourceProtect  
 Topography Rolling  
 Utilities NoneNone  
 Street Right-Of-Way

**Sale Data**  
 Sale Date 03/21/2013  
 Sale Price 110,079  
 Sale Type Land Only  
 Financing Private Finance  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2 OPEN SPACE

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	25%	Open Space	3,218
20.00	Acres-Wasteland	65.00	1,430	25%	Open Space	358
49.00	Acres-Rear Land 1 <= 50 Acs	650.00	35,035	25%	Open Space	8,759
20.00	Acres-Mixed Wood F&O	165.00	3,300	100%	Open Space	3,300
Total Acres 90.00					Land Total	15,635

**Acpt Land** 15,600 **Accepted Bldg** 0 **Total** 15,600

Machias  
 Name: COUNTY OF WASHINGTON  
 BROADWAY LOT

**Valuation Report**

10/20/2024

Page 459

Map/Lot:

007-011-A

Account: 374 Card: 1 of 1

Location:

73 BROADWAY

Neighborhood 4 Broadway-Rural

Zoning/Use Shore-ResourceProtect  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) 47 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	11,700.00	12,870	100%		12,870
9.00	Acres-Rear Land 1 <= 50 Acs	650.00	6,435	100%		6,435
Total Acres 10.00					Land Total	19,305

**Acpt Land** 19,300 **Accepted Bldg** 0 **Total** 19,300

Machias  
Name: VERSANT POWER

**Valuation Report**

10/20/2024

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Map/Lot:

007-011-B

Account: 1105 Card: 1 of 1

Location:

75 BROADWAY

Neighborhood 4 Broadway-Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 43

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Commercial Site (Fract)	32,500.00	50,558	100%		50,558
6.74	Acres-Rear Land 1 <= 50 Acs	650.00	4,819	100%		4,819
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 8.74						Land Total
						63,957

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CmmBldg-SeeFile	1997	6601	C 100	660,100	Avg.	84%	100%	100%	554,484
CmmBldg-SeeFile	2000	4610	C 100	461,000	Avg.	86%	100%	100%	396,460
CmmBldg-SeeFile	2001	6756	C 100	675,600	Avg.	87%	100%	100%	587,772
<b>Outbuilding Total</b>									<b>1,538,716</b>

<b>Acpt Land</b>	64,000	<b>Accepted Bldg</b>	1,538,700	<b>Total</b>	1,602,700
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Machias  
 Name: PARADIS, RICHARD A  
 PARADIS, SUSAN J

**Valuation Report**

10/20/2024

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Account: 1146 Card: 1 of 1

Map/Lot:  
 Location:

007-012  
 74 BROADWAY

Neighborhood 4 Broadway-Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	23,400.00	18,201	100%		18,201
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 0.50			Land Total			26,781

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	0 Sqft	Grade C 100	Base	57,506
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Modern	Modern	Good	Typical	57,506
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	43,130	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1880	320	C 100	26,224	Good	75%	100%	100%	19,668
Unfin Basement	1880	320	C 100	14,993	Good	75%	100%	100%	11,245
Open Frame Porch	1880	115	C 100	4,027	Good	75%	100%	100%	3,020
2S Frame Garage	1970	1008	C 100	51,227	Avq+	78%	100%	100%	39,957
Frame Garage	1988	432	C 100	14,256	Avq+	85%	100%	100%	12,118
Outbuilding Total									86,008

<b>Acpt Land</b>	26,800	<b>Accepted Bldg</b>	129,100	<b>Total</b>	155,900
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Neighborhood 4 Broadway-Rural

Zoning/Use None  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 04/14/2021  
Sale Price 140,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	23,400.00	25,740	100%		25,740
5.00	Acres-Wasteland	65.00	358	100%		358
8.00	Acres-Rear Land 1 <= 50 Acs	650.00	5,720	100%		5,720
2.00	# -Lot Improvements	3,900.00	8,580	100%		8,580
Total Acres 14.00						Land Total 40,398

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,260 Sqft	Grade C 110	Base	171,453
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,711
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,923
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Modern	Modern	Very Good	Typical	181,087
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		93%	100%	168,411

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Barn - GBA	1990	576	C 100	20,318	Good	89%	100%	100%	18,083
One Story Frame	2006	140	C 110	12,620	V.G.	93%	100%	100%	11,737
Wood Deck	2007	380	C 110	6,692	V.G.	93%	100%	100%	6,224
<b>Outbuilding Total</b>									<b>36,044</b>

**Acpt Land**

40,400

**Accepted Bldg**

204,500

**Total**

244,900

Machias  
 Name: MACHIAS, TOWN OF  
 BACK LOT FOR SCHOOLS

**Valuation Report**

10/20/2024

Page 463

Map/Lot:

007-013

Account: 888 Card: 1 of 1

Location:

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	16,250.00	17,875	100%		17,875
13.00	Acres-Rear Land 1 <= 50 Acs	650.00	9,295	100%		9,295
Total Acres 14.00					Land Total	27,170

**Acpt Land** 27,200 **Accepted Bldg** 0 **Total** 27,200

Machias  
 Name: HILL, DONALD

**Valuation Report**

10/20/2024  
 Page 464  
 007-014&015

Account: 203 Card: 1 of 1 Map/Lot:  
 Location:

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 5 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	16,250.00	17,875	55%	Open Space	9,831	
3.00	Acres-Wasteland	65.00	215	55%	Open Space	118	
14.80	Acres-Rear Land 1 <= 50 Acs	650.00	10,582	55%	Open Space	5,820	
3.00	Acres-Wasteland	65.00	215	55%	Open Space	118	
22.00	Acres-Rear Land 1 <= 50 Acs	650.00	15,730	55%	Open Space	8,652	
Total Acres 43.80			Land Total			24,539	
<b>Acpt Land</b>		24,500	<b>Accepted Bldg</b>		0	<b>Total</b>	24,500



Machias  
 Name: FITZGERALD, CHARLES

**Valuation Report**

10/20/2024

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Map/Lot:  
 Location:

007-016

Account: 104 Card: 1 of 1

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None

Reference 1  
 Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	16,250.00	17,875	100%		17,875
4.00	Acres-Wasteland	65.00	286	100%		286
36.00	Acres-Rear Land 1 <= 50 Acs	650.00	25,740	100%		25,740
Total Acres 41.00					Land Total	43,901

**Acpt Land** 43,900 **Accepted Bldg** 0 **Total** 43,900

Machias  
 Name: DOWN EAST COMMUNITY HOSPITAL

**Valuation Report**

10/20/2024

Page 466

Map/Lot:

007-017

Account: 158 Card: 1 of 1

Location:

DELIA AVE

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) 46 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	16,250.00	17,875	100%		17,875
24.00	Acres-Rear Land 1 <= 50 Acs	650.00	17,160	100%		17,160
Total Acres 25.00					Land Total	35,035

**Acpt Land** 35,000 **Accepted Bldg** 0 **Total** 35,000

Machias

**Valuation Report**

10/20/2024

Name: MAINE, STATE OF

Page 467

ATLANTIC SALMON COMMISSION

Map/Lot:

007-018

Account: 401 Card: 1 of 1

Location:

N SIDE OF MACHIAS RIVER

Neighborhood 3 Court St - Rural

Zoning/Use	Shore-ResourceProtect
Topography	Sloping
Utilities	NoneNone
Street	None

Reference 1

Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) 43 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.50	Acres-Waterfront (Fract)	104.000	352,605	100%		352,605
Total Acres 9.50				Land Total		352,605
<b>Acpt Land</b>		352,600	<b>Accepted Bldg</b>		0	<b>Total</b>
						352,600

Machias  
 Name: WESLEY KEATON FOUNDATION

**Valuation Report**

10/20/2024

Page 468

Map/Lot: 007-019

Account: 944 Card: 1 of 1

Location: 282 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 08/01/2023  
 Sale Price 199,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 97

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
5.00	Acres-Commercial Site (Fract)	52,000.00	127,903	100%		127,903	
6.00	Acres-Wasteland	65.00	429	100%		429	
37.00	Acres-Rear Land 1 <= 50 Acs	650.00	26,455	100%		26,455	
Total Acres 48.00						Land Total	154,787

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
Frame Shed	1980	1200	D 100	30,222	Fair	58%	100%	100%		17,529
<b>Outbuilding Total</b>										<b>17,529</b>

**Acpt Land** 154,800 **Accepted Bldg** 17,500 **Total** 172,300

Machias  
 Name: CAMERON, CRAIG A  
 CAMERON, JENNIFER A

**Valuation Report**

10/20/2024

Page 469

Account: 813 Card: 1 of 1

Map/Lot:  
 Location:

007-019-A  
 308 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Above Street  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 12/20/2021  
 Sale Price 265,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
0.59	Acres-Rear Land 1 <= 50 Acs	650.00	422	100%		422
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
1.34	Acres-Rear Land 1 <= 50 Acs	650.00	958	100%		958
Total Acres 2.93						53,080

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One & 1/2 Story	1,176 Sqft	Grade C 107	Base		215,798
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		2,119
Heating	100% Hot Water BB	Cooling	0% None	Heat		6,416
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,789
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,590
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Modern	Modern	Above Average	Typical	233,712
<b>Functional Obsolescence</b>						<b>Value(Rcnd)</b>
None		None		85%	100%	198,655

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
One Story Frame	1995	320	C 107	28,060	Avq+	85%	100%	100%	23,851
Unfin Basement	1995	320	C 107	16,043	Avq+	85%	100%	100%	13,637
Frame Garage	1994	720	C 100	23,760	Good	90%	100%	100%	21,384
Frame Shed	1995	156	E 100	2,935	Avq.	83%	100%	100%	2,436
Frame Shed	2001			---- S O U N D V A L U E ----					100
Frame Shed	2010			---- S O U N D V A L U E ----					100
Frame Shed	2001	80	E 100	1,807	Avq-	81%	100%	100%	1,464
<b>Outbuilding Total</b>									<b>62,972</b>

**Acpt Land** 53,100 **Accepted Bldg** 261,600 **Total** 314,700

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 12/28/2022  
 Sale Price 70,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 3 2 11

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.88	Acres-Commercial Site (Fract)	52,000.00	53,658	100%		53,658	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
Total Acres 0.88						Land Total	62,458

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Unfin Basement	1997	4008	C 100	80,602	Avq-	78%	50%	100%	31,435
2S Frame Shed	1990	780	C 100	29,519	Avq.	80%	100%	100%	23,615
Concrete Slab	1997	1904	C 100	29,706	Avq-	78%	100%	100%	23,171
CmmBldg-SeeFile	2023								150,000
----- S O U N D V A L U E -----									
Outbuilding Total									228,221

<b>Acpt Land</b>	62,500	<b>Accepted Bldg</b>	228,200	<b>Total</b>	290,700
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Neighborhood 3 Court St - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 03/11/2011  
Sale Price 110,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 46 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
Total Acres 1.00						Land Total	51,700

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,108 Sqft	Grade C 117	Base	166,333
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,406
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,491
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Very Good	Typical	174,230
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		87%	100% 100%	151,580
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Encl Frame Porch	1975	48	C 117	4,944	V.G.	4,301
Frame Garage	1975	576	B 100	23,190	V.G.	20,175
Outbuilding Total						24,476

**Acpt Land** 51,700 **Accepted Bldg** 176,100 **Total** 227,800

Machias  
 Name: SCHOOL UNION 102

**Valuation Report**

10/20/2024

Page 472

Map/Lot: 007-021

Account: 885 Card: 1 of 1

Location: 291 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 17  
 1ST 0 2ND 0  
 Exemption(s) 45 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 1.00						51,700

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
CmmIBldg-SeeFile						Phy	Func	Econ	Rcnld
	2000	1327	C 100	132.700	V.G.	92%	100%	100%	122,084
<b>Outbuilding Total</b>									<b>122,084</b>

<b>Acpt Land</b>	51,700	<b>Accepted Bldg</b>	122,100	<b>Total</b>	173,800
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Machias  
 Name: FRASER, SHERRI L  
 POLLEY, TERRY W

**Valuation Report**

10/20/2024

Page 473

Map/Lot: 007-022

Account: 35 Card: 1 of 1

Location: 299 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 06/15/2020  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	39,000.00	41,148	100%		41,148
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.92						49,948
						Land Total

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	858 Sqft	Grade D 100	Base	98,095
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1964	0	Typical	Typical	Below Average	Typical	98,095			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	47%	91%	100%	41,955				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1964	72	D 100	4,244	Avq-	47%	91%	100%	1,815
Outbuilding Total									1,815

**Acpt Land** 49,900 **Accepted Bldg** 43,800 **Total** 93,700

Machias  
 Name: ANDREWS JR, CATHY J & ALFRED (L/E)  
 FRANK, DIANNE M  
 Account: 889 Card: 1 of 1

**Valuation Report**

10/20/2024  
 Page 474  
 007-023  
 309 COURT ST

Map/Lot:  
 Location:

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) 20 2 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	39,000.00	40.699	100%		40,699
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
1.00	Sites-Mobile Home Site	13,000.00	14,300	100%		14,300
Total Acres 0.90			Land Total			63,799

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Fleetwood M/H	1996	14X66	D 100	43,248	Avq.	40%	100%	100%	17,299
One Story Frame	2005	192	D 100	12,902	Avq+	91%	100%	100%	11,741
One Story Frame	2008	168	D 100	11,290	Avq+	92%	100%	100%	10,387
Wood Deck	2009	80	D 100	1,176	Avq.	91%	100%	100%	1,070
Frame Shed	1987	216	D 100	6,274	Fair	64%	100%	100%	4,015
						Outbuilding Total			44,512

**Acpt Land** 63,800 **Accepted Bldg** 44,500 **Total** 108,300

Machias  
 Name: FRANK, DIANE

**Valuation Report**

10/20/2024

Page 475

Map/Lot:

007-023-T2

Account: 1331 Card: 1 of 1

Location:

307 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 04/01/2011  
 Sale Price 5,000  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 3

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Beaumont Pres.	1978	14X66	D 100	43,248	Avg-	35%	100%	100%	15,137
<b>Outbuilding Total</b>									<b>15,137</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		15,100	<b>Total</b>		15,100

Machias  
 Name: FITZGERALD, CHARLES

**Valuation Report**

10/20/2024

Page 476

Map/Lot:

007-024

Account: 391 Card: 1 of 1

Location:

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	16,250.00	17,875	100%		17,875
8.00	Acres-Wasteland	65.00	572	100%		572
11.00	Acres-Rear Land 1 <= 50 Acs	650.00	7,865	100%		7,865
Total Acres 20.00					Land Total	26,312

**Acpt Land** 26,300 **Accepted Bldg** 0 **Total** 26,300

Machias  
 Name: STEVENS, PETER E  
 STEVENS, KELLEY J

**Valuation Report**

10/20/2024

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Account: 464 Card: 1 of 1

Map/Lot: 007-025  
 Location: 321 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
0.30	Acres-Rear Land 1 <= 50 Acs	650.00	215	100%		215
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 1.30						51,915

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One & 1/2 Story	396 Sqft	Grade C 100	Base		106,055
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Crawl Space	Basement		-5,572
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-457
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Modern	Modern	Above Average	Typical	100,026
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	95%	100%	61,766	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1990	88	C 100	7,212	Avg+	65%	100%	100%	4,688
Encl Frame Porch	1990	70	C 100	5,097	Avg+	65%	100%	100%	3,313
Outbuilding Total									8,001

**Acpt Land** 51,900 **Accepted Bldg** 69,800 **Total** 121,700

Machias  
 Name: MACHIAS, TOWN OF  
 OLD CEMETARY

**Valuation Report**

10/20/2024

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Map/Lot:

007-026

Account: 264 Card: 1 of 1

Location:

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Above Street  
 Utilities NoneNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) 45 0 0 Land Schedule 3

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	16,250.00	17,875	100%		17,875
2.50	Acres-Rear Land 1 <= 50 Acs	650.00	1,788	100%		1,788
Total Acres 3.50					Land Total	19,663
<b>Acpt Land</b>		19,700	<b>Accepted Bldg</b>		0	<b>Total</b>
						19,700

Machias

**Valuation Report**

10/20/2024

Name: STEVENS, PETER

Page 479

STEVENS, KELLY J

Map/Lot:

007-027

Account: 554 Card: 1 of 1

Location:

COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	16,250.00	17,875	100%		17,875
0.25	Acres-Rear Land 2 >50 <=	455.00	125	100%		125
Total Acres 1.25					Land Total	18,000

**Acpt Land** 18,000 **Accepted Bldg** 0 **Total** 18,000

Machias  
 Name: STREET, JEFFREY E  
 STREET, ANDREA L

**Valuation Report**

10/20/2024

Page 480

Map/Lot:

007-027-A

Account: 170 Card: 1 of 1

Location:

6 AUTUSVILLE LN

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 10/09/2020  
 Sale Price 33,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2 SHED

Tran/Land/Bldg 1 1 11

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	90%	Topoqrphry	38,610
0.45	Acres-Rear Land 1 <= 50 Acs	650.00	322	100%		322
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 1.45						Land Total 47,732

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	2000	14X70	C 100	53,186	Avq.	51%	100%	100%	27,125
Frame Shed	1990	96	D 100	3,353	Fair	66%	100%	100%	2,213
Frame Shed	1990	80	E 50	904	Fair	66%	100%	100%	597
Wood Deck	2005	64	D 100	973	Avq-	83%	100%	100%	808
<b>Outbuilding Total</b>									<b>30,743</b>

**Acpt Land** 47,700 **Accepted Bldg** 30,700 **Total** 78,400



Neighborhood 3 Court St - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 12/30/2020  
Sale Price 243,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
1.00	Acres-Rear Land 1 <= 50 Acs	650.00	715	100%		715
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 2.00						Land Total 52,415

**Dwelling Description**

**Replacement Cost New**

Cape Cod	One & 1/2 Story	1,292 Sqft	Grade B 100	Base	263,400
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	5,384
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	7,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,017
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Modern	Modern	Average	Typical	279,081
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		91%	100% 100%	253,964

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2008	160	B 100	3,262	Avq+	92%	100%	100%	3,001
Wood Deck	2008	56	B 100	1,296	Avq+	92%	100%	100%	1,192
Frame Garage	2007	736	B 100	29,631	Avq+	92%	100%	100%	27,261
<b>Outbuilding Total</b>									<b>31,454</b>

**Acpt Land** 52,400 **Accepted Bldg** 285,400 **Total** 337,800

Machias  
Name: ALLEY, MAEGAN M

**Valuation Report**

10/20/2024

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Map/Lot: 007-028-001

Account: 1363 Card: 1 of 1

Location: 345 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 04/07/2023  
Sale Price 85,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900 100%		42,900
2.00	# -Lot Improvements	4,000.00	8,800 100%		8,800
Total Acres 1.00			Land Total		51,700

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	672 Sqft	Grade D 100	Base	84,346
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp 1/4 Bmt	Basement	-4,937
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	10,700
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-442
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	1	Typical	Typical	Below Average	Typical	89,667
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	96%	100%	34,432	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1948	80	D 100	2,442	Avq-	40%	96%	100%	938
Encl Frame Porch	1948	56	D 100	3,725	Avq-	40%	96%	100%	1,430
Outbuilding Total									2,368

**Acpt Land** 51,700 **Accepted Bldg** 36,800 **Total** 88,500

Machias  
 Name: GAY, CHERYL A

**Valuation Report**

10/20/2024

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Map/Lot: 007-029

Account: 1078 Card: 1 of 1

Location: 370 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 2 20 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 1.00			Land Total			51,700

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,200 Sqft	Grade C 107	Base	160,990
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,364
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Typical	Typical	Good	Typical	165,354
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	85%	96%	100%	134,929	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2008	396	C 100	12,445	Avq+	92%	100%	100%	11,449
Canopy	2008	120	D 100	2,893	Avq.	91%	100%	100%	2,633
Frame Garage	1988	720	C 100	23,760	Avq.	79%	100%	100%	18,770
Frame Shed	1997	336	D 100	9,194	Avq.	84%	100%	100%	7,723
Outbuilding Total									40,575

**Acpt Land** 51,700 **Accepted Bldg** 175,500 **Total** 227,200

Account: 485 Card: 1 of 1

Location:

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

<b>Sale Data</b>	
Sale Date	02/01/2013
Sale Price	0
Sale Type	Land Only
Financing	Private Finance
Verified	Public Record
Validity	Other Non Valid

Reference 1  
 Reference 2 OPEN SPACE  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	16,250.00	17,875	25%	Open Space	4,469
34.00	Acres-Wasteland	65.00	2,431	25%	Open Space	608
49.00	Acres-Rear Land 1 <= 50 Acs	650.00	35,035	25%	Open Space	8,759
201.00	Acres-Mixed Wood F&O	165.00	33,165	100%	Open Space	33,165
Total Acres 285.00					Land Total	47,001

<b>Acpt Land</b>	47,000	<b>Accepted Bldg</b>	0	<b>Total</b>	47,000
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Neighborhood 3 Court St - Rural

Zoning/Use None
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) Land Schedule 3

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Homesite, Acres-Wasteland, Acres-Rear Land, and Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Description, Dwelling Description, Dwelling Description, Replacement Cost New, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1850, 1990, Typical, Typical, Below Average, Typical, 86,878.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include One Story Frame, Frame Garage, Frame Shed.

Acpt Land 55,800 Accepted Bldg 65,400 Total 121,200

**Valuation Report**

Neighborhood 3 Court St - Rural

Zoning/Use None  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Gravel

**Sale Data**  
Sale Date 07/26/2023  
Sale Price 499,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 7 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
45.00	Acres-Rear Land 1 <= 50 Acs	650.00	32,175	100%		32,175
2.00	Sites-Mobile Home Site	13,000.00	28,600	100%		28,600
Total Acres 46.00			Land Total			103,675

**Dwelling Description**

**Replacement Cost New**

Contemporary	Two Story	1,152 Sqft	Grade B 100	Base	277,047
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	800 Sqft, Grade B	Basement Gar	None	Fin Bsmt	14,644
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Modern	Modern	Very Good	Typical	300,791
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		91%	100% 100%	273,720

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1992	540	B 100	21,740	V.G.	91%	100%	100%	19,783
Wood Deck	1992	558	B 100	10,788	V.G.	91%	100%	100%	9,817
Frame Shed	2003	192	B 100	8,466	V.G.	93%	100%	100%	7,873
Frame Shed	2020								5,000
----- S O U N D V A L U E -----									
Outbuilding Total									42,473

**Acpt Land** 103,700 **Accepted Bldg** 316,200 **Total** 419,900

Account: 580 Card: 1 of 1

Location: MACHIAS RIVER PARCEL

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Above Street  
 Utilities NoneNone  
 Street Gravel

**Sale Data**  
 Sale Date 02/01/2013  
 Sale Price 0  
 Sale Type Land Only  
 Financing Private Finance  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2 OPEN SPACE  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Baselot (Fract)	39,000.00	42,900	25%	Open Space	0
0.00	Acres-Wasteland	650.00	32,175	25%	Open Space	0
0.00	Acres-Rear Land 1 <= 50 Acs	13,000.00	28,600	25%	Open Space	0
16.00	Acres-Mixed Wood F&O	165.00	2,640	100%		2,640
Total Acres 16.00			Land Total			2,640
<b>Acpt Land</b>		2,600	<b>Accepted Bldg</b>		0	<b>Total</b> 2,600

Machias

**Valuation Report**

10/20/2024

Name: HENNESSEY BROTHERS LLC - LESSEE

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MACHIAS CEMETERY ASSOCIATION

Map/Lot:

007-034

Account: 1359 Card: 1 of 1

Location:

COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.80	Acres-Blueberries	1,900.00	10,032	100%		10,032
0.00	Acres-Rear Land 1 <= 50 Acs	650.00	32,175	100%		0
Total Acres 4.80					Land Total	10,032

<b>Acpt Land</b>	10,000	<b>Accepted Bldg</b>	0	<b>Total</b>	10,000
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Machias  
 Name: MACHIAS CEMETERY ASSOCIATION  
 TOWN OF MACHIAS

**Valuation Report**

10/20/2024

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Map/Lot:

007-034

Account: 1362 Card: 1 of 1

Location:

390 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

Reference 1  
 Reference 2 CREMATORY/OFFICE/MAINT BLDG 4/2016  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) 45 0 0 Land Schedule 3

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.00	Acres-Blueberries	1,900.00	10,032	100%		0	
20.40	Acres-Rear Land 1 <= 50 Acs	650.00	14,586	100%		14,586	
Total Acres 20.40						Land Total	14,586

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
.....	2017						----- S O U N D V A L U E -----			130,000
Outbuilding Total										130,000

<b>Acpt Land</b>	14,600	<b>Accepted Bldg</b>	130,000	<b>Total</b>	144,600
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Machias  
 Name: MACHIAS MEMORIAL CREMATORIUM  
 LESSEE

**Valuation Report**

10/20/2024

Page 490

Account: 1365 Card: 1 of 1

Map/Lot:  
 Location:

007-034  
 390 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) 45 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.50	Acres-Homesite (Fract)	39,000.00	52,542	100%		52,542	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
Total Acres 1.50						Land Total	61,342

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CmmBldg-SeeFile	2017	223	C 120	26,760	Ava.	95%	100%	100%	25,422
Camper Trailer	2000	34X8	C 100	52,056	Ava.	51%	100%	100%	26,549
<b>Outbuilding Total</b>									<b>51,971</b>

<b>Acpt Land</b>	61,300	<b>Accepted Bldg</b>	52,000	<b>Total</b>	113,300
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Machias  
 Name: FITZGERALD, CHARLES

**Valuation Report**

10/20/2024

Page 491

Map/Lot:

007-035

Account: 1060 Card: 1 of 1

Location:

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Above Street  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	16,250.00	17,875	100%		17,875
20.00	Acres-Wasteland	65.00	1,430	100%		1,430
50.00	Acres-Rear Land 1 <= 50 Acs	650.00	35,750	100%		35,750
50.00	Acres-Rear Land 2 >50 <=	455.00	25,025	100%		25,025
71.00	Acres-Rear Land 3 > 100	320.00	24,992	100%		24,992
1.00	Acres-Baselot (Fract)	16,250.00	17,875	100%		17,875
Total Acres 193.00					Land Total	122,947

**Acpt Land** 122,900 **Accepted Bldg** 0 **Total** 122,900

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 2 20 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
2.00	Acres-Wasteland	65.00	143	100%		143
12.00	Acres-Rear Land 1 <= 50 Acs	650.00	8,580	100%		8,580
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 15.00						Land Total 60,423

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	672 Sqft	Grade C 130	Base	197,905
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,939
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,879
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Modern	Modern	Good	Typical	207,723
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	174,487	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1972	28	C 130	2,980	Good	84%	100%	100%	2,503
Frame Garage	1986	960	B 100	38,650	Avq+	84%	100%	100%	32,466
Frame Garage	2008	840	B 100	33,818	Avq+	92%	100%	100%	31,113
Outbuilding Total									66,082

**Acpt Land**

60,400

**Accepted Bldg**

240,600

**Total**

301,000

Machias  
 Name: GEEL, JULIA C  
 WOOD, WAYNE JR

**Valuation Report**

10/20/2024

Page 493

Account: 248 Card: 1 of 1

Map/Lot: 007-036-001  
 Location: 420 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 05/22/2017  
 Sale Price 75,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 2 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.72	Acres-Homesite (Fract)	39,000.00	36.402 100%		36,402
2.00	# -Lot Improvements	4,000.00	8.800 75%	Unimproved	6,600
Total Acres 0.72				Land Total	43,002

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 100	Base	133,150
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	Typical	Typical	Average	Typical	136,134			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		70%	96% 100%	91,482			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1972	672	C 107	23,728	Avq.	70%	100%	100%	16,610
Outbuilding Total									16,610

**Acpt Land** 43,000 **Accepted Bldg** 108,100 **Total** 151,100

Machias  
 Name: VICAIRE, KEANE D  
 VICAIRE, LINDA M

**Valuation Report**

10/20/2024  
 Page 494  
 007-036-002  
 424 COURT ST

Account: 533 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	39,000.00	31,232	100%		31,232
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.53					Land Total	40,032

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,196 Sqft	Grade C 107	Base	160,604
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	700 Sqft, Grade D	Basement Gar	None	Fin Bsmt	8,612
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,350
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,789
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,196	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Typical	Typical	Good	Typical	178,355
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		84%	96%	100%
						<b>Value(Rcnld)</b>
						143,825

**Acpt Land** 40,000 **Accepted Bldg** 143,800 **Total** 183,800

Machias  
 Name: FITZSIMMONS, BRIANNE

**Valuation Report**

10/20/2024

Page 495

Map/Lot:

007-036-003

Account: 595 Card: 1 of 1

Location:

428 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 12/13/2021  
 Sale Price 100,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	39,000.00	30.936	100%		30,936
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.52			Land Total			39,736

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 107	Base	137,841
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,491
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1972	0	Modern	Modern	Good	Typical	141,332	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		84%	100%	100%	118,719

**Acpt Land**

39,700

**Accepted Bldg**

118,700

**Total**

158,400

Machias  
 Name: HARRINGTON, STEPHEN  
 HARRINGTON, CAROLYN

**Valuation Report**

10/20/2024  
 Page 496  
 007-036-004  
 432 COURT ST

Account: 605 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	39,000.00	30,936	100%		30,936
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.52			Land Total			39,736

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 103	Base	140,116
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	150 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,251
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,641
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Good	Typical	146,008
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	96%	100%	117,741	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1999	832	C 100	27,456	Good	91%	100%	100%	24,985
Wood Deck	1999	288	C 100	4,658	Good	91%	100%	100%	4,239
Frame Shed	1999	272	D 100	7,637	Avq.	85%	100%	100%	6,491
Frame Shed	1999	224	E 100	3,944	Avq.	85%	100%	100%	3,352
One Story Frame	2021	540	C 103	45,581	Avq.	95%	100%	100%	43,302
Outbuilding Total									82,369

**Acpt Land** 39,700 **Accepted Bldg** 200,100 **Total** 239,800



Machias  
 Name: HARRINGTON, STEPHEN  
 HARRINGTON, CAROLYN

**Valuation Report**

10/20/2024  
 Page 497  
 007-036-005  
 COURT ST

Account: 337 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Baselot (Fract)	16,250.00	12,890	100%		12,890
Total Acres 0.52				Land Total		12,890
<b>Acpt Land</b>		12,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						12,900

Machias

Valuation Report

10/20/2024

Name: BUCK, PETER J

Page 498

BUCK, ERIC & THOMAS

Map/Lot:

007-036-006

Account: 764 Card: 1 of 1

Location:

438 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) 20 0 0 Land Schedule 3

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 0.52 Acres-Homesite (Fract) and 2.00 # -Lot Improvements.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Condition, Replacement Cost New, Value. Rows include Ranch, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1964, 0 Typical, Typical, Good, Typical, 154,066.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include Encl Frame Porch, Frame Garage, Wood Deck, Frame Garage, Frame Shed, Frame Shed, Frame Shed.

Acpt Land

39,700

Accepted Bldg

158,600

Total

198,300

Machias  
 Name: VAZQUEZ-MANDUJANO, GOSAFAT  
 VAZQUES-LARA, ROMANA

**Valuation Report**

10/20/2024

Page 499

Account: 938 Card: 1 of 1

Map/Lot: 007-036-007  
 Location: 444 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 03/31/2022  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	39,000.00	30,936	100%		30,936
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.52			Land Total			39,736

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 115	Base	148,147
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,752
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Modern	Modern	Very Good	Typical	151,899
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		87%	100%	100%
						<b>Value(Rcnld)</b>
						132,152

**Acpt Land** 39,700 **Accepted Bldg** 132,200 **Total** 171,900

Machias  
 Name: BLANKLEY, DONNA L

**Valuation Report**

10/20/2024

Page 500

Map/Lot:

007-036-008

Account: 252 Card: 1 of 1

Location:

448 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	39,000.00	30,936	100%		30,936
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.52						Land Total 39,736

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,056 Sqft	Grade C 107	Base	147,101
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,841
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only	SFLA	1,056	Insulation	-870
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Typical	Typical	Below Average	Typical	150,072
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		57%	96%	100%
						82,119

**Acpt Land**

39,700

**Accepted Bldg**

82,100

**Total**

121,800

Machias  
 Name: BREAU, JORDAN A

**Valuation Report**

10/20/2024  
 Page 501  
 007-036-009  
 0 COURT ST

Account: 220 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 07/28/2023  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.52	Acres-Baselot (Fract)	16,250.00	12,890	100%		12,890	
Total Acres 0.52				Land Total		12,890	
<b>Acpt Land</b>		12,900	<b>Accepted Bldg</b>		0	<b>Total</b>	
						12,900	

Machias  
 Name: BREAU, JORDAN A

**Valuation Report**

10/20/2024  
 Page 502  
 007-036-010  
 COURT ST

Account: 312 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 07/28/2023  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Baselot (Fract)	16,250.00	12,890	100%		12,890
Total Acres 0.52				Land Total		12,890
<b>Acpt Land</b>		12,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						12,900

Machias  
 Name: BREAU, JORDAN A

**Valuation Report**

10/20/2024  
 Page 503  
 007-036-011  
 COURT ST

Account: 953 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 07/28/2023  
 Sale Price 0  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.52	Acres-Baselot (Fract)	16,250.00	12,890	100%		12,890	
Total Acres 0.52				Land Total		12,890	
<b>Acpt Land</b>		12,900	<b>Accepted Bldg</b>		0	<b>Total</b>	12,900

Machias  
Name: TAN, MARY A

**Valuation Report**

10/20/2024  
Page 504  
007-036-012  
COURT ST

Account: 976 Card: 1 of 1 Map/Lot:  
Location:

Neighborhood 3 Court St - Rural

Zoning/Use None  
Topography Level  
Utilities NoneNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 3

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Baselot (Fract)	16,250.00	12,384	100%		12,384
Total Acres 0.48				Land Total		12,384
<b>Accpt Land</b>		12,400	<b>Accepted Bldg</b>		0	<b>Total</b>
						12,400



Machias  
 Name: CROCKER, NGOC LIEN

**Valuation Report**

10/20/2024  
 Page 505  
 007-036-013  
 488 COURT ST

Account: 1077 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.52	Acres-Homesite (Fract)	39,000.00	30,936	100%		30,936	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
Total Acres 0.52						Land Total	39,736

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,012 Sqft	Grade C 107	Base	142,856
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,681
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,012	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	Typical	Typical	Below Average	Typical	146,537	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		56%	96%	100%	78,778

**Acpt Land** 39,700 **Accepted Bldg** 78,800 **Total** 118,500

Machias  
 Name: PARKER, TRACY

**Valuation Report**

10/20/2024

Page 506

Map/Lot:  
 Location:

007-036-014  
 492 COURT ST

Account: 1089 Card: 1 of 1

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Sale Data	
Sale Date	08/05/2021
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2 NEW HOUSE  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.47	Acres-Homesite (Fract)	39,000.00	29,411	100%		29,411	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
Total Acres 0.47					Land Total	38,211	
<b>Acpt Land</b>		38,200	<b>Accepted Bldg</b>		0	<b>Total</b>	38,200

Machias  
Name: PARKER, TRACY

**Valuation Report**

10/20/2024

Page 507

Map/Lot: 007-036-015

Account: 812 Card: 1 of 1

Location: 496 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
Topography Level  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 08/12/2016  
Sale Price 110,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	39,000.00	29,096	100%		29,096
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.46						Land Total 37,896

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	720 Sqft	Grade C 113	Base	121,123
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,765
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,057
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	2003	Modern	Modern	Very Good	Typical	128,945			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		87%	100% 100%	112,182			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2002	48	C 100	4,226	Good	92%	100%	100%	3,888
Outbuilding Total									3,888

**Acpt Land** 37,900 **Accepted Bldg** 116,100 **Total** 154,000

Machias  
 Name: SELL, EDMUND  
 SELL, SUSANNE W

**Valuation Report**

10/20/2024

Page 508

Map/Lot:

007-036-A

Account: 964 Card: 1 of 1

Location:

11 NUTMEG LN

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Gravel

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 4 20 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
1.31	Acres-Rear Land 1 <= 50 Acs	650.00	937	100%		937
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 2.31						52,637

Land Total

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,344 Sqft	Grade C 117	Base	191,223
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,345
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1991	0	Modern	Modern	Above Average	Typical	196,568	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		86%	100%	100%	169,048

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2007	210	C 117	20,136	Avg+	92%	100%	100%	18,525
Wood Deck	2000	180	B 100	3,640	Avg-	80%	100%	100%	2,912
Frame Garage	2007	1500	C 100	49,500	Avg+	92%	100%	100%	45,540
Outbuilding Total									66,977

**Acpt Land**

52,600

**Accepted Bldg**

236,000 **Total**

288,600

Machias  
 Name: BREAU, JORDAN A

**Valuation Report**

10/20/2024

Page 509

Map/Lot:

007-036-B

Location:

COURT ST

Account: 179 Card: 1 of 1

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 07/28/2023  
 Sale Price 0  
 Sale Type Land Only  
 Financing Conventional  
 Verified Buyer  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Fract)	16,250.00	12,640	100%		12,640
Total Acres 0.50				Land Total		12,640
<b>Acpt Land</b>		12,600	<b>Accepted Bldg</b>	0	<b>Total</b>	12,600

Machias  
 Name: MCGOVERN, CYNTHIA A

**Valuation Report**

10/20/2024

Page 510

Map/Lot:

007-036-C

Location:

454 COURT ST

Account: 145 Card: 1 of 1

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	39,000.00	30,335	100%		30,335	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
Total Acres 0.50						Land Total	39,135

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,140 Sqft	Grade C 123	Base	178,411
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,766
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,505
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	2004	Modern	Modern	Very Good	Typical	188,682
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		87%	100% 100%	164,153

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2003	576	B 100	23,190	V.G.	93%	100%	100%	21,567
Wood Deck	2003	320	B 100	6,288	V.G.	93%	100%	100%	5,848
Outbuilding Total									27,415

**Acpt Land**

39,100

**Accepted Bldg**

191,600

**Total**

230,700

Machias  
 Name: SANBORN, NANCY W

**Valuation Report**

10/20/2024

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Map/Lot: 007-037

Account: 1119 Card: 1 of 1

Location: 443 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 6 20 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 1.00						51,700

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,106 Sqft	Grade C 100	Base		141,984
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement		-2,463
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,759
Rooms	7					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total		
Built	Renovated	Kitchens	Baths	Condition	Layout		Total		
1940	0	Modern	Modern	Above Average	Typical		143,280		
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None		67%	95%	100%	91,198			
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1940	192	C 100	9.928	Avq+	67%	95%	100%	6,319
Outbuilding Total									6,319
Acpt Land		51,700	Accepted Bldg		97,500	Total		149,200	

Machias  
 Name: VANE, ADRIANO F  
 OAKES, CHELSEA

**Valuation Report**

10/20/2024

Page 512

Account: 1017 Card: 1 of 1

Map/Lot:  
 Location:

007-037-A  
 459 COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 07/08/2017  
 Sale Price 99,500  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
5.00	Acres-Rear Land 1 <= 50 Acs	650.00	3,575	100%		3,575
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 6.00			Land Total			55,275

**Dwelling Description**

**Replacement Cost New**

Raised Ranch	One Story	1,140 Sqft	Grade C 117	Base	178,193
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,534
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,140	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Modern	Modern	Above Average	Typical	182,727
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		78%	95%	100%
						<b>Value(Rcnld)</b>
						135,401

**Acpt Land**

55,300

**Accepted Bldg**

135,400

**Total**

190,700



Machias  
 Name: ROCKY LAKE FOREST C LLC

**Valuation Report**

10/20/2024

Page 513

Map/Lot:

007-038

Account: 1117 Card: 1 of 1

Location:

COURT ST

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

<b>Sale Data</b>	
Sale Date	09/28/2016
Sale Price	85,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	16,250.00	17,875	100%		17,875
9.00	Acres-Blueberries	1,900.00	18,810	100%		18,810
22.00	Acres-Rear Land 1 <= 50 Acs	650.00	15,730	100%		15,730
Total Acres 32.00					Land Total	52,415

<b>Acpt Land</b>	52,400	<b>Accepted Bldg</b>	0	<b>Total</b>	52,400
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**Valuation Report**

Account: 635 Card: 1 of 1

Location: MACHIAS RIVER PARCEL

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 01/23/2013  
 Sale Price 0  
 Sale Type Land Only  
 Financing Private Finance  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2 OPEN SPACE CLASSIFICATION  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	16,250.00	17,875	25%	Open Space	4,469	
49.00	Acres-Mixed Wood F&O	165.00	8,085	100%	Open Space	8,085	
10.00	Acres-Mixed Wood F&O	165.00	1,650	100%	Open Space	1,650	
Total Acres 60.00			Land Total			14,204	
<b>Accpt Land</b>		14,200	<b>Accepted Bldg</b>		0	<b>Total</b>	
						14,200	

Machias  
 Name: MENLO REALTY INCOME PROPERTIES 28, LLC  
 WALGREEN CO

**Valuation Report**

10/20/2024

Page 515

Account: 456 Card: 1 of 1

Map/Lot:  
 Location:

008-001  
 144 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 06/05/2013  
 Sale Price 3,660,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1 RITE AID

Reference 2

Tran/Land/Bldg 0 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 329	\$/FF -Road Frontage	650.00	174,873	100%		174,873
045 X 329	\$/FF -Road Frontage	650.00	39,346	70%	Excess Frt	27,542
Total Acres 1.85					Land Total	202,415

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
CmmBldg-SeeFile	2007	17686	C 100	1,768,600	Avg+	92%	100%	100%	1,627,112	
<b>Outbuilding Total</b>									<b>1,627,112</b>	

**Acpt Land** 202,400 **Accepted Bldg** 1,627,100 **Total** 1,829,500

Machias  
 Name: EASTPORT HEALTH CARE INC

**Valuation Report**

10/20/2024

Page 516

Map/Lot:

008-002

Account: 1126 Card: 1 of 1

Location:

160 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/18/2022  
 Sale Price 1,000,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 4 2 15

1ST 0 2ND 0

Exemption(s) 42 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 187	\$/FF -Road Frontage	650.00	131,840	100%		131,839
105 X 186	\$/FF -Road Frontage	650.00	69,030	70%	Excess Frt	48,321
Total Acres 1.31					Land Total	180,160

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1996	7810	C 100	781.000	Avg+	88%	100%	100%		687,280
<b>Outbuilding Total</b>										<b>687,280</b>

**Acpt Land** 180,200 **Accepted Bldg** 687,300 **Total** 867,500

Machias  
 Name: BORDER ELECTRIC INC

**Valuation Report**

10/20/2024

Page 517

Map/Lot:

008-003

Account: 872 Card: 1 of 1

Location:

184 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/03/2019  
 Sale Price 200,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 REPLACE SHED WITH GARAGE ON REAR  
 Tran/Land/Bldg 1 2 15  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 195	\$/FF -Road Frontage	650.00	134,630	100%		134,630
028 X 185	\$/FF -Road Frontage	650.00	18,359	70%	Excess Frt	12,851
Total Acres 1.02					Land Total	147,481

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
CmmBldg-SeeFile	1970	1125	B 100	137,250	Avq+	107,055
Outbuilding Total						107,055

<b>Acpt Land</b>	147,500	<b>Accepted Bldg</b>	107,100	<b>Total</b>	254,600
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Machias  
 Name: DURKEE, MANFORD H JR

**Valuation Report**

10/20/2024

Page 518

Map/Lot:

008-004

Account: 200 Card: 1 of 1

Location:

206 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/15/2018  
 Sale Price 100,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1 MOBILEHOME PARK

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 244	\$/FF -Road Frontage	650.00	150,598	100%		150,598
146 X 244	\$/FF -Road Frontage	650.00	109,937	70%	Excess Frt	76,956
12.00	Sites-Mobile Home Site	10,000.00	132,000	100%		132,000
Total Acres 1.94					Land Total	359,554

**Acpt Land** 359,600 **Accepted Bldg** 0 **Total** 359,600

Machias  
 Name: FIGUEROA, RAMON L TORRES

**Valuation Report**

10/20/2024

Page 519

Map/Lot:

008-004-T02-DUB

Location:

2 DUBE LN

Account: 56 Card: 1 of 1

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 11/01/2020  
 Sale Price 0  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Buyer  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 1 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
14Mobile Home	0			----	SOUND	VALUE	----			3,300
<b>Outbuilding Total</b>										<b>3,300</b>
<b>Accpt Land</b>		0	<b>Accepted Bldg</b>			3,300	<b>Total</b>			3,300

Machias  
 Name: GILMORE, JOHN

**Valuation Report**

10/20/2024

Page 520

Map/Lot:  
 Location:

008-004-T04-DUB  
 4 DUBE LN

Account: 1315 Card: 1 of 1

Neighborhood 1 Kennebec - Rural

Zoning/Use  
 Topography  
 Utilities  
 Street Street Surface

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 0

<b>Outbuildings/Additions/Improvements</b>				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	0								12,000
----- SOUND VALUE -----									
Outbuilding Total									12,000
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			12,000	<b>Total</b>	12,000



Machias  
Name: CALE TRAILER PARK  
VACANT LOT

**Valuation Report**

10/20/2024  
Page 521  
008-004-T08-DUB  
8 DUBE LN

Account: 42 Card: 1 of 1

Map/Lot:  
Location:

Neighborhood 99

Zoning/Use  
Topography  
Utilities NoneNone  
Street None

Reference 1  
Reference 2 VACANT MBHM LOT  
Tran/Land/Bldg 0 1 11  
1ST 0 2ND 0  
Exemption(s) Land Schedule 0

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<b>Accpt Land</b>	0	<b>Accepted Bldg</b>	0	<b>Total</b>	0
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Machias  
 Name: MERCHANT, STEPHEN

**Valuation Report**

10/20/2024

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Map/Lot:

008-004-T1

Location:

1 JD LN

Account: 446 Card: 1 of 1

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Public WaterNone  
 Street Paved

**Sale Data**  
 Sale Date 11/01/2012  
 Sale Price 0  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Other Source  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	2020	240	C 100	19,668	Ava.	95%	100%	100%	18,685
<b>Outbuilding Total</b>									<b>18,685</b>
<b>Land</b>		0			<b>Accepted Bldg</b>	18,700	<b>Total</b>		18,700

Machias  
 Name: ALLEY, VICTOR

**Valuation Report**

10/20/2024

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Map/Lot:  
 Location:

008-004-T10 DUBE  
 10 DUBE LN

Account: 1378 Card: 1 of 1

Neighborhood 1 Kennebec - Rural

Zoning/Use  
 Topography  
 Utilities  
 Street Street Surface

Reference 1  
 Reference 2 MBHM  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 0

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14Mobile Home	0			----	S	O	U	N	D	20,000
<b>Outbuilding Total</b>									<b>20,000</b>	
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			20,000	<b>Total</b>		20,000

Machias  
 Name: MARSTON, VICKI

**Valuation Report**

10/20/2024  
 Page 524  
 008-004-T4  
 4 JD LN

Account: 1010 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 99

Zoning/Use  
 Topography  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 10/28/2019  
 Sale Price 750  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Seller  
 Validity Other Non Valid

Reference 1  
 Reference 2 CHECK  
 Tran/Land/Bldg 3 1 11  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 0

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1975			----	S	O	U	N	D
							-----	-----	-----
							Outbuilding Total		2,000
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			2,000	<b>Total</b>	2,000

Machias  
Name: NICELY, KEITH

**Valuation Report**

10/20/2024  
Page 525  
008-004-T4??  
JD LN

Account: 680 Card: 1 of 1

Map/Lot:  
Location:

Neighborhood 99

Zoning/Use  
Topography  
Utilities NoneNone  
Street None

---

**Sale Data**  
Sale Date 05/13/2008  
Sale Price 0  
Sale Type Mobile Home  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2 1992 MBHM 12/18  
Tran/Land/Bldg 8 1 11  
1ST 0 2ND 0  
Exemption(s) Land Schedule 0

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<b>Land</b>	0	<b>Bldg Override</b>	0	<b>Total</b>	0
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Machias  
 Name: MOORES, MICHAEL  
 NORMAN, ASHLEY

**Valuation Report**

10/20/2024  
 Page 526  
 008-004-T5  
 5 JD LN

Account: 1314 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Kennebec - Rural

Zoning/Use  
 Topography  
 Utilities  
 Street Street Surface

**Sale Data**  
 Sale Date 09/03/2019  
 Sale Price 0  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Seller  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 0

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1982	14X66	C 100	50,731	Ava.	40%	100%	100%	20,292
<b>Outbuilding Total</b>									<b>20,292</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		20,300	<b>Total</b>		20,300

Machias  
Name: PERNA, JONATHAN

**Valuation Report**

10/20/2024

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Map/Lot:

008-004-T6

Account: 609 Card: 1 of 1

Location:

6 JD LN

Neighborhood 99

Zoning/Use  
Topography  
Utilities NoneNone  
Street None

---

**Sale Data**  
Sale Date 11/03/2008  
Sale Price 11,000  
Sale Type Mobile Home  
Financing Unknown  
Verified Buyer  
Validity Arms Length Sale

Reference 1  
Reference 2 MHBM 11/18  
Tran/Land/Bldg 8 0 9  
1ST 0 2ND 0  
Exemption(s) Land Schedule 0

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<b>Accpt Land</b>	0	<b>Accepted Bldg</b>	0	<b>Total</b>	0
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Machias  
Name: VANE, REBECCA

**Valuation Report**

10/20/2024

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Account: 1383 Card: 1 of 1

Map/Lot:  
Location:

008-004-T6 DUBE  
6 DUBE LN

Neighborhood 1 Kennebec - Rural

Zoning/Use  
Topography  
Utilities  
Street

Street Surface

Reference 1

Reference 2 MBHM

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 0

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Value Rcnld	
14Mobile Home	0			----	SOUND	VALUE	----	45,000	
<b>Outbuilding Total</b>								<b>45,000</b>	
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			45,000	<b>Total</b>	45,000



Machias  
 Name: CARPELLO FAMILY TRUST

**Valuation Report**

10/20/2024

Page 529

Map/Lot:

008-005

Account: 66 Card: 1 of 1

Location:

210 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 08/22/2022  
 Sale Price 1,720,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2 DOLLAR GENERAL STORE

Tran/Land/Bldg 0 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
154 X 192	\$/FF -Road Frontage	650.00	102,865	100%		102,865	
305 X 192	\$/FF -Road Frontage	650.00	203,725	100%		203,725	
Total Acres 2.02						Land Total	306,590

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	2017	6440	C 100	644,000	Avg.	95%	100%	100%	611,800
<b>Outbuilding Total</b>									<b>611,800</b>

<b>Acpt Land</b>	306,600	<b>Accepted Bldg</b>	611,800	<b>Total</b>	918,400
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Machias  
 Name: WOOD, RONALD  
 WOOD, JOSEPH

**Valuation Report**

10/20/2024

Page 530

Map/Lot: 008-006

Account: 76 Card: 1 of 1

Location: 2 DAWN STARR PL

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Public WaterSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 12/29/2005  
 Sale Price 53,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	26,000.00	28,600	100%		28,600
0.60	Acres-Rear Land 1 <= 50 Acs	650.00	429	100%		429
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
Total Acres 1.60						Land Total 33,429

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	720 Sqft	Grade D 146	Base	174,523
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-740
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Below Average	Typical	173,783
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		40%	96%	100%
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Phy
CmmBldg-SeeFile	2007	326	C 100	32,600	Avq.	90%
Percent Good						Value
						Rcnld
Outbuilding Total						29,340

**Acpt Land** 33,400 **Accepted Bldg** 96,100 **Total** 129,500

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 71  
 1ST 0 2ND 0  
 Exemption(s) 41 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	26,000.00	28,600	100%		28,600
1.10	Acres-Rear Land 1 <= 50 Acs	650.00	787	100%		787
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 2.10						38,187
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
CmmI Bldg-SeeFile						Phy	Func	Econ	Rcnld
CmmI Bldg-SeeFile	1995	1084	C 100	108,400	Good	90%	100%	100%	97,560
<b>Outbuilding Total</b>									<b>97,560</b>
<b>Acpt Land</b>		38,200	<b>Accepted Bldg</b>		97,600	<b>Total</b>			135,800

**Valuation Report**

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities Dug WellPublic Sewer  
 Street None

**Sale Data**  
 Sale Date 10/15/2015  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 9 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	26,000.00	19,185	100%		19,185
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
Total Acres 0.45						Land Total 23,585

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	320 Sqft	Grade D 100	Base	58,327
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	None	Basement	-8,183
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,198
Rooms	4				
Bedrooms	1	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-2,447
Attic	Full Finished			Attic	12,881
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-211
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Old Type	Old Type	Poor	Typical	59,169
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		18%	92% 100%	9,798

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1940	240	D 100	16,128	Poor	18%	92%	100%	2,671
Frame Shed	1940	280	D 100	7,831	Poor	18%	92%	100%	1,297
Outbuilding Total									3,968

**Acpt Land** 23,600 **Accepted Bldg** 13,800 **Total** 37,400

Machias  
 Name: MEROFF, CHRISTOPHER A

**Valuation Report**

10/20/2024

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Map/Lot:

008-008

Account: 150 Card: 1 of 1

Location:

222 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 12/08/2022  
 Sale Price 170,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 4 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 202	\$/FF -Road Frontage	650.00	137,025	100%		137,025	
200 X 202	\$/FF -Road Frontage	650.00	137,025	70%	Excess Frt	0	
200 X 202	\$/FF -Road Frontage	4,000.00	8,800	60%	Size/Shape	57,551	
138 X 202	\$/FF -Road Frontage	650.00	94,547	50%	Excess Frt	0	
138 X 202	\$/FF -Road Frontage	320.00	24,992	60%	Size/Shape	28,364	
Total Acres 2.50						Land Total	222,940

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2011	960	D 110	26.819	Avg+	93%	100%	100%	24,942
<b>Outbuilding Total</b>									<b>24,942</b>

**Acpt Land** 222,900 **Accepted Bldg** 24,900 **Total** 247,800

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 04/30/2013  
Sale Price 558,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 39

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Road Frontage	650.00	143,000	100%		143,000	
200 X 220	\$/FF -Road Frontage	650.00	143,000	70%	Excess Frt	100,100	
095 X 220	\$/FF -Effective Road Frontage	130.00	13,585	50%	Excess Frt	6,793	
6.50	Acres-Rear Land 1 <= 50 Acs	650.00	4,648	100%		4,648	
Total Acres 9.00						Land Total	254,541

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,575 Sqft	Grade C 100	Base	184,262
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-6,414
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,353
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	Modern	Modern	Above Average	Typical	183,201
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	76%	100%	100%	139,233	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1964	380	C 100	31,141	Avq+	76%	100%	100%	23,667
CmmIBldg-SeeFile	1964	1646	C 90	148,140	Avq+	76%	100%	100%	112,586
CmmIBldg-SeeFile	1966	2304	C 90	207,360	Avq+	76%	100%	100%	157,594
CmmIBldg-SeeFile	1969	1482	C 90	133,380	Avq+	77%	100%	100%	102,703
Frame Shed	2013	148	C 100	5,633	Avq+	94%	100%	100%	5,295
Outbuilding Total									401,845

**Acpt Land**

254,500

**Bldg Override**

622,900

**Total**

877,400

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Sale Data	
Sale Date	01/01/2023
Sale Price	500,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 TOM'S MINI-MART  
 Reference 2 12 X 25 ADD BACK OF GARAGE  
 Tran/Land/Bldg 4 2 15  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Road Frontage	650.00	143,000	100%		143,000
030 X 220	\$/FF -Road Frontage	650.00	21,450	70%	Excess Frt	15,015
1.33	Acres-Rear Land 1 <= 50 Acs	650.00	951	100%		951
Total Acres 2.49					Land Total	158,966

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
CmmBldg-SeeFile	1980	3230	C 100	323,000	Good	86%	100%	100%	277,780	
<b>Outbuilding Total</b>									<b>277,780</b>	
<b>Acpt Land</b>		159,000	<b>Bldg Override</b>		336,000	<b>Total</b>			495,000	

**Valuation Report**

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All Public  
 Street Right-Of-Way

**Sale Data**  
 Sale Date 01/30/2024  
 Sale Price 175,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	26,000.00	28,600	100%		28,600
1.20	Acres-Rear Land 1 <= 50 Acs	650.00	858	100%		858
Total Acres 2.20			Land Total			29,458

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,512 Sqft	Grade C 100	Base	178,583
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-25,344
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	Modern	Modern	Good	Typical	157,715	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		93%	100%	100%	146,675

**Acpt Land** 29,500 **Accepted Bldg** 146,700 **Total** 176,200



Machias  
 Name: PINEO ENTERPRISES LLC

**Valuation Report**

10/20/2024

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Map/Lot:

008-012

Account: 906 Card: 1 of 1

Location:

0

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/01/2024  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
046 X 095	\$/FF -Road Frontage	650.00	21,613	100%		0
046 X 095	\$/FF -Road Frontage	650.00	858	60%	Size/Shape	12,968
Total Acres 0.10					Land Total	12,968
<b>Acpt Land</b>		13,000	<b>Accepted Bldg</b>		0	<b>Total</b>
						13,000

Machias  
 Name: SASHA ANYA LLC

**Valuation Report**

10/20/2024

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Map/Lot:

008-013

Account: 620 Card: 1 of 1

Location:

201 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 02/24/2023  
 Sale Price 450,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 27

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
159 X 250	\$/FF -Road Frontage	650.00	121,189	100%		121,189
Total Acres 0.91						Land Total
						121,189

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1991	3603	C 100	360.300	Good	89%	100%	100%	320,667
<b>Outbuilding Total</b>									<b>320,667</b>

<b>Acpt Land</b>	121,200	<b>Accepted Bldg</b>	320,700	<b>Total</b>	441,900
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**Valuation Report**

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 02/15/2024  
Sale Price 270,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 2 5  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
099 X 565	\$/FF -Road Frontage	650.00	113,437	50%	Size/Shape	56,718
Total Acres 1.28						56,718

Dwelling Description				Replacement Cost New		
Conventional	One Story	2,832 Sqft	Grade C 100	Base		342,211
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	None	Basement		-33,689
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		9,626
Rooms	20					
Bedrooms	10	Add Fixtures	0			
Baths	5	Half Baths	0	Plumbing		22,378
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1969	0	Typical	Typical	Average	Typical	340,526			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		69%	77% 100%	180,921			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1971	800	C 100	65,560	Avg.	70%	50%	100%	22,946
Outbuilding Total									22,946

<b>Acpt Land</b>	56,700	<b>Accepted Bldg</b>	203,900	<b>Total</b>	260,600
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Machias  
 Name: MACHIAS MOTEL LLC

**Valuation Report**

10/20/2024

Page 540

Map/Lot:

008-015

Account: 1075 Card: 1 of 1

Location:

10 HUDSON BLVD

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 08/17/2017  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2 CAR WASH - CHECK PP

Tran/Land/Bldg 8 2 25

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
220 X 099	\$/FF -Road Frontage	325.00	72,614	100%		72,614
Total Acres 0.50						
						Land Total
						72,614

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
CmmIBldg-SeeFile	1991	632	B 100	77,104	Fair	67%	100%	100%	51,660
Outbuilding Total									51,660

<b>Acpt Land</b>	72,600	<b>Accepted Bldg</b>	51,700	<b>Total</b>	124,300
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Machias  
 Name: GRAHAM, WESLEY A

**Valuation Report**

10/20/2024

Page 541

Map/Lot:

008-015-001

Account: 1345 Card: 1 of 1

Location:

6 HUDSON BLVD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/03/2013  
 Sale Price 35,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
097 X 215	\$/FF -Road Frontage	650.00	68,562	100%		68,562
Total Acres 0.48						68,562
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CmmBldg-SeeFile	2013	1142	D 100	93,644	Ava.	93%	100%	100%	87,089
CmmBldg-SeeFile	2022	1017	B 100	124,074	Ava.	95%	100%	100%	117,870
<b>Outbuilding Total</b>									<b>204,959</b>

<b>Acpt Land</b>	68,600	<b>Accepted Bldg</b>	205,000	<b>Total</b>	273,600
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Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/05/2021  
 Sale Price 250,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 GAMING SHOP/SALON  
 Tran/Land/Bldg 0 2 15  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 150	\$/FF -Road Frontage	650.00	118,078	100%		118,078
015 X 150	\$/FF -Road Frontage	650.00	8,856	70%	Excess Frt	0
015 X 150	\$/FF -Road Frontage	650.00	951	20%	Topoqrphy	1,240
0.45	Acres-Rear Land 1 <= 50 Acs	650.00	322	100%		322
Total Acres 1.19			Land Total			119,640

Dwelling Description				Replacement Cost New	
Conventional	One Story	600 Sqft	Grade C 100	Base	96,371
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	0	Add Fixtures	4		
Baths	0	Half Baths	1	Plumbing	4,476
Attic	1/2 Finished			Attic	12,362
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1927	1990	None	Modern	Above Average	Typical	113,209			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	90%	100%	66,227				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1990	360	C 100	29,502	Good	89%	100%	100%	26,257
Open Frame Porch	1990	50	C 100	2,079	Good	89%	100%	100%	1,850
Frame Garaqe	2010	768	C 110	27,878	Good	94%	100%	100%	26,205
Outbuilding Total									54,312
<b>Acpt Land</b>		119,600	<b>Accepted Bldg</b>		120,500	<b>Total</b>		240,100	

Machias  
 Name: 183-5 D STREET LLC

**Valuation Report**

10/20/2024

Page 543

Map/Lot:

008-016

Account: 875 Card: 2 of 2

Location:

185 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/05/2021  
 Sale Price 250,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 MARIJUANA SHOP  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	1,152 Sqft	Grade C 100	Base	217,881
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,893
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,852
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,016	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1980	2005	Modern	Modern	Above Average	Typical		206,824
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	82%	100%	100%	169,596		
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		169,600	<b>Total</b>
						169,600	

Machias  
Name: 183-5 D STREET LLC

**Valuation Report**

10/20/2024

Page 544

Map/Lot:

008-016

Account: 875

Location:

185 DUBLIN ST

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	119,600	120,500	240,100	119,600	120,500	240,100
2	0	169,600	169,600	0	169,600	169,600
<b>TOTAL</b>	119,600	290,100	409,700	119,600	290,100	409,700



Machias  
Name: WRIGHT, JEFFREY J

**Valuation Report**

10/20/2024

Page 545

Map/Lot:  
Location:

008-016-00A  
HUDSON BLVD

Account: 1301 Card: 1 of 1

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography Low  
Utilities All Public  
Street Paved

Reference 1  
Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	19,500.00	21,450	90%	Restrictio	19,305
Total Acres 1.00				Land Total		19,305
<b>Accpt Land</b>		19,300	<b>Accepted Bldg</b>		0	<b>Total</b>
						19,300

Machias  
 Name: SFS DEVELOPMENT LLC

**Valuation Report**

10/20/2024

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Map/Lot:

008-017

Account: 1155 Card: 1 of 1

Location:

0 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/31/2022  
 Sale Price 80,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
084 X 450	\$/FF -Road Frontage	650.00	85,897	100%		85,897
Total Acres 0.87				Land Total		85,897
<b>Acpt Land</b>		85,900	<b>Accepted Bldg</b>	0	<b>Total</b>	85,900

Machias  
 Name: SFS DEVELOPMENT LLC

**Valuation Report**

10/20/2024

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Map/Lot:

008-018

Account: 1156 Card: 1 of 1

Location:

0

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/31/2022  
 Sale Price 80,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Agent  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
113 X 480	\$/FF -Road Frontage	650.00	119,342	100%		119,342
0.41	Acres-Intown Excess Land	13,000.00	5,863	100%		5,863
Total Acres 1.66					Land Total	125,205

**Acpt Land** 125,200 **Accepted Bldg** 0 **Total** 125,200

Machias  
 Name: PETTEGROW, KAYLEE R

**Valuation Report**

10/20/2024

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Map/Lot: 008-019

Account: 423 Card: 1 of 1

Location: 167 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/21/2023  
 Sale Price 159,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 4 2 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
140 X 483	\$/FF -Road Frontage	650.00	148,319	100%		148,319
Total Acres 1.55				Land Total		148,319

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,350 Sqft	Grade C 100	Base	163,980
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-460
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-23,341
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,350	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1963	0	Typical	Typical	Average	Typical	140,179	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		65%	96%	100%	87,472

<b>Acpt Land</b>	148,300	<b>Accepted Bldg</b>	87,500	<b>Total</b>	235,800
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Machias

Valuation Report

10/20/2024

Name: EPISCOPAL MISSION

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SAINT AIDENS CHURCH

Map/Lot:

009-001

Account: 898 Card: 1 of 1

Location:

72 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography Rolling
Utilities All PublicNone
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 2 71
1ST 0 2ND 0
Exemption(s) 41 0 0 Land Schedule 1

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 235 X 200 \$/FF -Road Frontage and 3.40 Acres-Rear Land 1 <= 50 Acs.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Quantity, Condition, Replacement Cost, Value. Rows include Conventional Two Story, Exterior Wood Siding, Foundation Concrete, etc.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1920, 0 Modern, Above Average, Typical, 214,510.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Rows include One Story Frame, 1920, 320 A 100, 39.336 Avq+, 25.568.

Summary row: Acpt Land 162,600 Accepted Bldg 165,000 Total 327,600

**Valuation Report**

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
Topography Rolling  
Utilities Public WaterSeptic System  
Street Paved

**Sale Data**  
Sale Date 06/14/2021  
Sale Price 140,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	52,000.00	57,200	90%	Unimproved	51,480
2.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,430	100%		1,430
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
Total Acres 3.00			Land Total			57,310

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	864 Sqft	Grade C 100	Base	160,065
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-4,381
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	155,684
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		65%	96%	100%
<b>Value(Rcnld)</b>						97,147

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	20	C 100	3,117	Avq+	65%	100%	100%	2,026
Wood Deck	1990	72	C 100	1,310	Avq+	65%	100%	100%	852
Frame Garage	1950	616	C 100	20,328	Good	79%	100%	100%	16,059
<b>Outbuilding Total</b>									18,937

**Acpt Land** 57,300 **Accepted Bldg** 116,100 **Total** 173,400

Machias  
 Name: HUNTLEY, JEFFREY L  
 HUNTLEY, DEBORAH

**Valuation Report**

10/20/2024

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Account: 377 Card: 1 of 1

Map/Lot:  
 Location:

009-004  
 88 DUBLIN ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 25  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 X 222	\$/FF -Road Frontage	325.00	41,150	100%		41,150
Total Acres 0.59						Land Total
						41,150

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1989	1480	D 100	99,455	Avq.	80%	100%	100%	79,564
Plumbing Fixture	1989	4	C 100	6,820	Avq.	80%	100%	100%	5,456
2S Frame Shed	1989	4334	C 100	155,686	Avq.	80%	100%	100%	124,549
Frame Shed	1989	576	C 100	18,336	Avq.	80%	100%	100%	14,669
Loading Dock	1989	168	C 100	1,253	Avq.	80%	100%	100%	1,002
						Outbuilding Total			225,240

<b>Acpt Land</b>	41,200	<b>Accepted Bldg</b>	225,200	<b>Total</b>	266,400
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Machias  
 Name: BRALEY, CLIFFORD  
 BRALEY, MARILYN

**Valuation Report**

10/20/2024

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Account: 477 Card: 1 of 1

Map/Lot: 009-005  
 Location: 2 ROCKY LEDGE LN

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
095 X 164	\$/FF -Road Frontage	325.00	32,979	100%		32,979
Total Acres 0.36					Land Total	32,979

**Dwelling Description**

**Replacement Cost New**

Cape Cod	One & 1/2 Story	995 Sqft	Grade C 100	Base	179,490
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement	-5,609
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,071
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	178,952
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		65%	96%	100%
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	1998	100	C 100	1,744	Ava.	85%
						Percent Good
						Func Econ
						100% 100%
<b>Outbuilding Total</b>						<b>1,482</b>

**Acpt Land** 33,000 **Accepted Bldg** 113,100 **Total** 146,100



Machias

Valuation Report

10/20/2024

Name: HUNTLEY, JEFFREY L

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HUNTLEY, DEBORAH F

Map/Lot:

009-006

Account: 521 Card: 1 of 1

Location:

8 ROCKY LEDGE LN

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Gravel

Sale Data
Sale Date 08/25/2014
Sale Price 32,600
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1
Reference 2 RENOVATIONS - CHECK FOR TENANT
Tran/Land/Bldg 8 1 1
1ST 0 2ND 0
Exemption(s) Land Schedule 2

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Row 1: 0.24, Acres-Homesite (Fract), 52,000.00, 28,022, 100%, 28,022. Row 2: Total Acres 0.24, Land Total, 28,022.

Table with 7 columns: Dwelling Description, Replacement Cost New. Rows include: Conventional (170,786), Exterior (0), Dwelling Units (0), Foundation (0), Fin. Basement Area (0), Heating (-6,327), Rooms (8), Bedrooms (4), Baths (1), Attic (0), FirePlaces (0), Insulation (0), Unfin. Living Area (0).

Table with 7 columns: Dwelling Condition, Total. Rows include: Built 1900, Renovated 0, Kitchens Old Type, Baths Typical, Condition Fair, Layout Typical, Total 162,098. Functional Obsolescence None, Economic Obsolescence None, Phys. % 26%, Func. % 89%, Econ. % 100%, Value(Rcnd) 37,509.

Acpt Land 28,000 Accepted Bldg 37,500 Total 65,500

Machias  
 Name: SMITH, CORRINE ELAINE

**Valuation Report**

10/20/2024

Page 554

Map/Lot:

009-007

Account: 539 Card: 1 of 1

Location:

98 DUBLIN ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 25

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
066 X 165	\$/FF -Road Frontage	325.00	22,926	100%		22,926
Total Acres 0.25				Land Total		22,926

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	968 Sqft	Grade C 100	Base	176,180
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-831
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,935
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,853
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Obsolete	Obsolete	Fair	Typical	182,137			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		26%	86%	100%	40,726		
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1900	280	C 100	22,946	Fair	26%	100%	100%	5,966
Encl Frame Porch	1900	96	C 100	6,127	Fair	26%	100%	100%	1,593
<b>Outbuilding Total</b>						<b>7,559</b>			

**Acpt Land**

22,900

**Accepted Bldg**

48,300

**Total**

71,200

Machias  
 Name: SMITH, CORRIN ELAINE

**Valuation Report**

10/20/2024

Page 555

Map/Lot:

009-008

Account: 558 Card: 1 of 1

Location:

100 DUBLIN ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 27

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
070 X 154	\$/FF -Road Frontage	325.00	24,148	100%		24,148
Total Acres 0.25					Land Total	24,148

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
CmmBldg-SeeFile	2000	418	B 100	50.996	V.G.	92%	100%	100%	46.916
2S Frame Garage	2011	1200	D 100	50.007	Avg.	92%	100%	100%	46.006
<b>Outbuilding Total</b>									<b>92.922</b>

<b>Acpt Land</b>	24,100	<b>Accepted Bldg</b>	92,900	<b>Total</b>	117,000
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Machias  
 Name: GARNER, WHITNEY  
 GARNER, DAVID

**Valuation Report**

10/20/2024

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Account: 945 Card: 1 of 1

Map/Lot:  
 Location:

009-010  
 8 BERRY AVE

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/09/2014  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Distressed Sale

Reference 1  
 Reference 2 RENOVATIONS  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
097 X 108	\$/FF -Road Frontage	325.00	32,296	100%		32,296
Total Acres 0.24						32,296

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One & 1/2 Story	656 Sqft	Grade C 90	Base		124,137
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		-507
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	984	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	123,630
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		40%	91%	100%

**Acpt Land** 32,300 **Accepted Bldg** 45,000 **Total** 77,300

Machias  
 Name: FOSS, GROVER L  
 FOSS, SHARON S

**Valuation Report**

10/20/2024

Page 557

Map/Lot: 009-011

Account: 633 Card: 1 of 1

Location: 18 BERRY AVE

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	52,000.00	57,200	100%		57,200
0.29	Acres-Rear Land 1 <= 50 Acs	650.00	207	100%		207
Total Acres 1.29					Land Total	57,407

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	780 Sqft	Grade C 100	Base	112,597
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-669
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,651
Rooms	8				
Bedrooms	6	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Average	Typical	114,579
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		58%	96% 100%	63,798

**Outbuildings/ Additions/ Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	288	C 100	23,602	Avq.	58%	100%	100%	13,689
Encl Frame Porch	1950	40	C 100	3,909	Avq.	58%	100%	100%	2,267
Wood Deck	1990	50	C 100	969	Avq.	58%	100%	100%	562
Barn - GBA	1996	1080	C 100	31,316	Avq+	88%	100%	100%	27,558
Frame Garage	2001	256	C 100	8,448	Avq.	87%	100%	100%	7,350
Outbuilding Total									51,426

**Acpt Land** 57,400 **Accepted Bldg** 115,200 **Total** 172,600

Machias  
 Name: SMITH, CORRINE E

**Valuation Report**

10/20/2024

Page 558

Map/Lot:

009-011-A

Account: 525 Card: 1 of 1

Location:

BERRY AVE

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Intown Excess Land	13,000.00	3,003	100%		3,003
Total Acres 0.21				Land Total		3,003
<b>Acpt Land</b>		3,000	<b>Accepted Bldg</b>		0	<b>Total</b>
						3,000

Machias  
 Name: FOSS, THALMA

**Valuation Report**

10/20/2024

Page 559

Map/Lot:  
 Location:

009-011-MBHM  
 20 BERRY AVE

Account: 1316 Card: 1 of 1

Neighborhood 1 Kennebec - Rural

Zoning/Use  
 Topography  
 Utilities  
 Street Street Surface

**Sale Data**  
 Sale Date 04/01/2017  
 Sale Price 0  
 Sale Type Mobile Home  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 0

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Astro M/H	1994	14X72	D 100	46,387	Ava.	40%	100%	100%	18,555
<b>Outbuilding Total</b>									<b>18,555</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		18,600	<b>Total</b>		18,600

Machias  
 Name: MACHIAS, TOWN OF

**Valuation Report**

10/20/2024

Page 560

Map/Lot:

009-012

Account: 1059 Card: 1 of 1

Location:

23 BERRY AVE

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 05/07/2021  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 11

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	52,000.00	31,330	50%	Size/Shape	15,665
Total Acres 0.30						15,665
<b>Acpt Land</b>			15,700	<b>Accepted Bldg</b>		0
						<b>Total</b>
						15,700



Machias  
 Name: HALL, JAMES E  
 HALL, VIVIAN D

**Valuation Report**

10/20/2024

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Map/Lot: 009-013

Account: 800 Card: 1 of 1

Location: 19 BERRY AVE

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Sloping  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 02/22/2021  
 Sale Price 85,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	52,000.00	35,721	100%		35,721
Total Acres 0.39			Land Total			35,721

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	616 Sqft	Grade C 95	Base		126,375
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement		-3,990
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Average	Typical	122,385			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		50%	96%	100%	58,745		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	300	C 95	13,495	Avg.	50%	100%	100%	6,748
Outbuilding Total									6,748
<b>Acpt Land</b>		35,700		<b>Accepted Bldg</b>		65,500		<b>Total</b>	101,200

Machias  
 Name: SMITH, STEPHEN J

**Valuation Report**

10/20/2024

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Map/Lot:

009-014

Account: 96 Card: 1 of 1

Location:

11 BERRY AVE

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/23/2023  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2 HOW MANY MBHM'S ON THIS LOT? SEE  
 Tran/Land/Bldg 0 6 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.33	Acres-Homesite (Fract)	52,000.00	32,859	50%	Topoqrphry	16,429	
Total Acres 0.33						Land Total	16,429

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12Mobile Home	1968	12X60	C 100	40,337	Fair	28%	100%	100%	11,294	
Outbuilding Total									11,294	
<b>Acpt Land</b>		16,400	<b>Accepted Bldg</b>		11,300	<b>Total</b>			27,700	

Machias  
Name: SMITH, STEPHEN J

**Valuation Report**

10/20/2024

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Map/Lot:

009-014-A

Account: 1231 Card: 1 of 1

Location:

7 BERRY AVE

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 6 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	52,000.00	22,880	100%		22,880
Total Acres 0.16				Land Total		22,880
<b>Acpt Land</b>		22,900	<b>Accepted Bldg</b>	0	<b>Total</b>	22,900

Machias

**Valuation Report**

10/20/2024

Name: SMITH, MELISSA J

Page 564

STODDARD, RAYMIE D

Map/Lot:

009-014-MBHM

Account: 1394 Card: 1 of 1

Location:

11 BERRY AVE

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 06/28/2022  
Sale Price 1  
Sale Type Mobile Home  
Financing  
Verified  
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 6 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1973	12X60	C 100	40,337	Fair	28%	100%	100%	11,294
<b>Outbuilding Total</b>									<b>11,294</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		11,300	<b>Total</b>		11,300

Machias  
 Name: SMITH, STEPHEN J

**Valuation Report**

10/20/2024

Page 565

Map/Lot:

009-015

Account: 238 Card: 1 of 1

Location:

104 DUBLIN ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 3 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 173	\$/FF -Road Frontage	325.00	20,941	100%		20,941
Total Acres 0.24					Land Total	20,941

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1940	1760	D 100	118,270	Poor	21%	100%	100%	24,837
Plumbing Fixture	1940	2	D 100	2,796	Poor	21%	100%	100%	587
<b>Outbuilding Total</b>									<b>25,424</b>

**Acpt Land**

20,900

**Accepted Bldg**

25,400

**Total**

46,300

Machias  
Name: PINEO, JANINE

**Valuation Report**

10/20/2024

Page 566

Map/Lot:

009-016

Account: 17 Card: 1 of 1

Location:

106 DUBLIN ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
066 X 152	\$/FF -Road Frontage	325.00	22,739	100%		22,739
Total Acres 0.23				Land Total		22,739

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	320 Sqft	Grade D 110	Base	87,257
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp 1/2 Bmt	Basement	-2,796
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,472
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	552
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>			
1920	0	Typical	Typical	Below Average	Typical	86,485			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		40%	96%	100%			
						33,210			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1920	289	D 110	21,363	Avg-	40%	100%	100%	8,545
						Outbuilding Total			8,545

<b>Acpt Land</b>	22,700	<b>Accepted Bldg</b>	41,800	<b>Total</b>	64,500
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**Valuation Report**

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 09/29/2023  
Sale Price 32,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 149	\$/FF -Road Frontage	325.00	30,945	100%		30,945
Total Acres 0.31			Land Total			30,945

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	816 Sqft	Grade D 100	Base	99,740
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-574
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,274
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,893
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	Typical	Typical	Poor	Typical	106,333			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		18%	96%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1920	432	D 100	29,030	Poor	18%	100%	100%	5,225
						Outbuilding Total			5,225

**Acpt Land** 30,900 **Accepted Bldg** 23,600 **Total** 54,500

Account: 298 Card: 1 of 1

Location:

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

<b>Sale Data</b>	
Sale Date	03/10/2023
Sale Price	51,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2 OLD GUN SHOP LOT

Tran/Land/Bldg 0 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
179 X 132	\$/FF -Road Frontage	325.00	60,806	100%		60,806
Total Acres 0.54				Land Total		60,806

<b>Acpt Land</b>	60,800	<b>Accepted Bldg</b>	0	<b>Total</b>	60,800
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Machias  
 Name: MACHIAS HOLDINGS LLC

**Valuation Report**

10/20/2024

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Map/Lot: 009-020

Account: 1298 Card: 1 of 1

Location: 10 M & M PL

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Right-Of-Way

**Sale Data**  
 Sale Date 08/30/2005  
 Sale Price 145,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 220	\$/FF -Road Frontage	650.00	35,750	100%		35,750
2.00	Acres-Commercial Site	48,000.00	105,600	100%		105,600
4.01	Acres-Intown Excess Land	13,000.00	57,343	100%		57,343
Total Acres 6.26						198,693
						Land Total

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
CmmIBldg-SeeFile	2007	4633	C 100	463,300	Good	93%	100%	100%	430,869	
CmmIBldg-SeeFile	2012	4494	C 100	449,400	V.G.	94%	100%	100%	422,436	
CmmIBldg-SeeFile	2012	5184	C 100	518,400	V.G.	94%	100%	100%	487,296	
<b>Outbuilding Total</b>									<b>1,340,601</b>	
<b>Acpt Land</b>		198,700	<b>Bldg Override</b>		1,900,000	<b>Total</b>		2,098,700		

Machias  
 Name: MACHIAS, TOWN OF  
 SOFTBALL FIELD

**Valuation Report**

10/20/2024  
 Page 570  
 009-020-A

Account: 985 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Right-Of-Way

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) 45 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 124	\$/FF -Road Frontage	650.00	32,207	100%		32,207
2.93	Acres-Intown Excess Land	13,000.00	41,899	100%		41,899
Total Acres 3.10					Land Total	74,106
<b>Acpt Land</b>		74,100	<b>Accepted Bldg</b>		0	<b>Total</b>
						74,100

Machias  
 Name: NAPOLI PSC SERIES LLC  
 MCDONALD'S - 11904

**Valuation Report**

10/20/2024

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Account: 202 Card: 1 of 1

Map/Lot: 009-020-B  
 Location: 3 M&M PL

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 11/01/2018  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Buyer  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 21  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
192 X 185	\$/FF -Road Frontage	650.00	125,887	100%		125,887
Total Acres 0.82						Land Total
						125,887

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
CmmBldg-SeeFile	1991	4055	C 100	405.500	Good	89%	100%	100%	360,895
Frame Shed	2014	400	A 100	19.668	Good	95%	100%	100%	18,685
<b>Outbuilding Total</b>									<b>379,580</b>

<b>Acpt Land</b>	125,900	<b>Accepted Bldg</b>	379,600	<b>Total</b>	505,500
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Machias

**Valuation Report**

10/20/2024

Name: THE BANK OF MAINE

Page 572

CAMDEN NATIONAL BANK

Map/Lot:

009-020-C

Account: 1110 Card: 1 of 1

Location:

6 M&M PL

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None No Zoning  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 05/17/2008  
Sale Price 475,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 31

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units Method - Description Price/Unit Total Fctr Influence Value  
222 X 184 \$/FF -Road Frontage 650.00 145,163 100% 145,163  
Total Acres 0.94 Land Total 145,163

**Outbuildings/Additions/Improvements**

Description Year Units Grade RCN Cond Phy Func Econ Percent Good Value Rcnld  
Cmm1Bldg-SeeFile 1998 4390 C 100 439,000 Exc. 93% 100% 100% 408,270  
Outbuilding Total 408,270

**Acpt Land** 145,200 **Accepted Bldg** 408,300 **Total** 553,500

Machias  
Name: LUND, MICHAEL L

**Valuation Report**

10/20/2024

Page 573

Map/Lot: 009-021

Account: 817 Card: 1 of 1

Location: 127 DUBLIN ST

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 01/17/2017  
Sale Price 51,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
088 X 160	\$/FF -Road Frontage	650.00	53,658	100%		53,658
Total Acres 0.32						53,658

Dwelling Description				Replacement Cost New	
Conventional	One Story	768 Sqft	Grade C 90	Base	100,364
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	Crawl Space	Basement	-8,961
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	768	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Typical	Typical	Average	Typical	91,403
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		78%	96%	100%

**Value(Rcld)**  
68,443

**Acpt Land** 53,700 **Accepted Bldg** 68,400 **Total** 122,100

**Valuation Report**

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 03/28/2019  
 Sale Price 190,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 15  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
132 X 103	\$/FF -Road Frontage	650.00	64,578	100%		64,578
Total Acres 0.31						64,578

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	854 Sqft	Grade C 100	Base	170,314
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-733
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Very Good	Typical	172,565			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		80%	91%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1990	924	B 100	92,381	V.G.	90%	100%	100%	83,143
Unfin Basement	1990	924	B 100	29,509	V.G.	90%	100%	100%	26,558
Frame Shed	1900					----- S O U N D V A L U E -----			300
<b>Outbuilding Total</b>									<b>110,001</b>
<b>Acpt Land</b>		64,600		<b>Accepted Bldg</b>		235,600		<b>Total</b>	300,200

Machias  
Name: WRIGHT, SUSAN R

**Valuation Report**

10/20/2024

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Map/Lot: 009-023

Account: 1175 Card: 1 of 1

Location: 35 HARWOOD ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 05/13/2007  
Sale Price 18,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.97	Acres-Homesite (Fract)	52,000.00	56.335 85%	View/Envir	47,885
Total Acres 0.97				Land Total	47,885

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	572 Sqft	Grade D 100	Base	94,192
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-402
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	898
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Old Type	Old Type	Fair	Typical	94,688			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		26%	92% 100%	22,649			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	252	D 100	16,934	Fair	26%	100%	100%	4,403
<b>Outbuilding Total</b>									<b>4,403</b>

<b>Acpt Land</b>	47,900	<b>Accepted Bldg</b>	27,100	<b>Total</b>	75,000
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Machias  
Name: SINFORD, ROBERT F

**Valuation Report**

10/20/2024

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Map/Lot: 009-024

Account: 273 Card: 1 of 1

Location: 31 HARWOOD ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	52,000.00	31,848	85%	View/Envir	27,070
Total Acres 0.31					Land Total	27,070

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	717 Sqft	Grade D 115	Base	137,120
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-580
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,449
Rooms	8				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	Typical	Typical	Below Average	Typical	139,989			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		40%	96%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1900	120	D 115	6,673	Avg-	40%	100%	100%	2,669
Frame Garage	2002	768	D 100	20,782	V.G.	92%	100%	100%	19,119
<b>Outbuilding Total</b>									<b>21,788</b>

**Acpt Land** 27,100 **Accepted Bldg** 75,500 **Total** 102,600



Machias  
 Name: BAGOY, IVY ROSE T

**Valuation Report**

10/20/2024

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Map/Lot:

009-025

Account: 378 Card: 1 of 1

Location:

27 HARWOOD ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 08/01/2017  
 Sale Price 11,400  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2 8X10 DEDK 8/2020

Tran/Land/Bldg 1 6 9

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	52,000.00	28,600	85%	View/Envir	24,310
Total Acres 0.25						24,310
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	1980								5,000
Concrete Slab	2018	744	D 100	9,615	Avg.	95%	100%	100%	9,134
<b>Outbuilding Total</b>									<b>14,134</b>

<b>Acpt Land</b>	24,300	<b>Accepted Bldg</b>	14,100	<b>Total</b>	38,400
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Machias

Valuation Report

10/20/2024

Name: WALSTON, DAWN M

Page 578

WALSTON, DAMIEN E L

Map/Lot:

009-026

Account: 189 Card: 1 of 1

Location:

25 HARWOOD ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 03/28/2008
Sale Price 32,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

Land Description

Units Method - Description Price/Unit Total Fctr Influence Value
0.09 Acres-Homesite (Fract) 52,000.00 17,160 85% View/Envir 14,586
Total Acres 0.09 Land Total 14,586

Dwelling Description

Replacement Cost New

Conventional Two Story 520 Sqft Grade D 126 Base 136,337
Exterior Vinyl/Aluminum Masonry Trim None Trim 0
Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Concrete Basement Dry Full Bmt Basement 0
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Forced Warm Cooling 0% None Heat 0
Rooms 5
Bedrooms 2 Add Fixtures 0
Baths 1 Half Baths 0 Plumbing 0
Attic None Attic 0
FirePlaces 0 Fireplace 0
Insulation Full Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built 1946 Renovated 0 Kitchens Typical Baths Typical Condition Fair Layout Typical Total 136,337
Functional Obsolescence None Economic Obsolescence None Phys. % 26% Func. % 96% Econ. % 100% Value(Rcnld) 34,030
Outbuildings/Additions/Improvements
Description Year Units Grade RCN Cond Phy Func Econ Value Rcnld
Encl Frame Porch 1946 144 D 126 8,293 Fair 26% 100% 100% 2,156
Outbuilding Total 2,156

Acpt Land 14,600 Accepted Bldg 36,200 Total 50,800

**Valuation Report**

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 08/02/2023  
 Sale Price 15,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 3 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	52,000.00	22,153 85%	View/Envir	18,830
Total Acres 0.15				Land Total	18,830

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	644 Sqft	Grade D 100	Base	100,707
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-453
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	966	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Typical	Typical	Poor	Typical	100,254	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
Damage		None		18%	86%	100%	15,519

**Acpt Land** 18,800 **Accepted Bldg** 15,500 **Total** 34,300

**Valuation Report**

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 06/22/2011  
Sale Price 5,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
066 X 095	\$/FF -Road Frontage	325.00	21,695	85%	View/Envir	18,440
Total Acres 0.14						Land Total 18,440

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	672 Sqft	Grade D 90	Base	103,240
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-426
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,817
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	949
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1900	0	Old Type	Old Type	Poor	Typical	101,946		
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>		
None		None		18%	92%	100%		
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Encl Frame Porch	1900	196	D 90	7,444	Poor	18%	100%	100%
Barn - GBA	1900	720	D 100	19,237	Poor	18%	10%	100%
<b>Outbuilding Total</b>						<b>1,686</b>		
<b>Acpt Land</b>		18,400	<b>Accepted Bldg</b>		18,600	<b>Total</b>		37,000

Machias  
Name: DOLAN, PAUL E

**Valuation Report**

10/20/2024

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Map/Lot:

009-029

Account: 973 Card: 1 of 1

Location:

HARWOOD ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

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**Sale Data**  
Sale Date 06/23/2011  
Sale Price 0  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

---

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
067 X 095	\$/FF -Road Frontage	325.00	22.023	85%	View/Envir	18,720
Total Acres 0.15				Land Total		18,720
<b>Acpt Land</b>		18,700	<b>Accepted Bldg</b>	0	<b>Total</b>	18,700

**Valuation Report**

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 01/15/2013  
Sale Price 0  
Sale Type Land & Buildings  
Financing Conventional  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	52,000.00	54,265	85%	View/Envir	46,125
Total Acres 0.90						46,125

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,104 Sqft	Grade C 110	Base	155,984
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,128
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Good	Typical	160,112
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		85%	100%	136,095
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	1975	1120	C 100	36,960	Good	31,416
<b>Outbuilding Total</b>						<b>31,416</b>

**Acpt Land** 46,100 **Accepted Bldg** 167,500 **Total** 213,600

Machias

**Valuation Report**

10/20/2024

Name: MAINE, STATE OF

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HARWOOD ST - RIVERFRONT

Map/Lot:

009-031

Account: 120 Card: 1 of 1

Location:

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities None  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) 43 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Waterfront (Fract)	52,000.00	62,659	100%		62,659
Total Acres 1.20				Land Total		62,659

<b>Acpt Land</b>	62,700	<b>Accepted Bldg</b>	0	<b>Total</b>	62,700
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Machias  
Name: VERSANT POWER

**Valuation Report**

10/20/2024

Page 584

Map/Lot:

009-031-A

Account: 1245 Card: 1 of 1

Location:

0 HARWOOD ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities NoneNone  
Street Paved

Reference 1

Reference 2 POLE LOT

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
129 X 080	\$/FF -Road Frontage	325.00	41,680	100%		41,680	
Total Acres 0.24				Land Total		41,680	
<b>Acpt Land</b>		41,700	<b>Accepted Bldg</b>	0	<b>Total</b>	41,700	



Machias  
Name: LARA, SUSAN

**Valuation Report**

10/20/2024

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Map/Lot:

009-032-A

Account: 637 Card: 1 of 1

Location:

1 SALEM ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 04/27/2005  
Sale Price 82,900  
Sale Type Land & Buildings  
Financing Conventional  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 2

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
065 X 060	\$/FF -Road Frontage	325.00	20,406	85%	View/Envir	17,345
Total Acres 0.09				Land Total		17,345

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,056 Sqft	Grade C 100	Base	144,351
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,706
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-546
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,056	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1977	0	Modern	Modern	Good	Typical	130,067	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		85%	100%	100%	110,557

<b>Acpt Land</b>	17,300	<b>Accepted Bldg</b>	110,600	<b>Total</b>	127,900
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Machias  
 Name: GARGIULO, JENNIFER A

**Valuation Report**

10/20/2024

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Map/Lot:

009-032-B

Account: 1123 Card: 1 of 1

Location:

18 HARWOOD ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/24/2014  
 Sale Price 48,900  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.65	Acres-Homesite (Fract)	52,000.00	46,116	90%	Excess Frt	0	
0.65	Acres-Homesite (Fract)	13,000.00	41,899	50%	Topographv	0	
0.65	Acres-Homesite (Fract)	13,000.00	57,343	85%	View/Envir	17,640	
Total Acres 0.65						Land Total	17,640

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
14Mobile Home	1990	14X76	B 100	64,639	Ava.	40%	100%	100%	25,856
						Outbuilding Total			25,856
<b>Acpt Land</b>		17,600	<b>Accepted Bldg</b>		25,900	<b>Total</b>		43,500	

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 01/05/2023  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2 FIRE DAMAGE  
Tran/Land/Bldg 8 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
080 X 132	\$/FF -Road Frontage	325.00	27,176	85%	View/Envir	23,099
Total Acres 0.24						23,099

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	588 Sqft	Grade D 100	Base		106,267
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement		-4,614
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Old Type	Old Type	Poor	Inadeq.	101,653			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Damage		None		18%	26%	100%	4,757		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	120	D 100	8,064	Poor	18%	30%	100%	436
Frame Garaqe	1900	320	D 100	8,659	Poor	18%	50%	100%	780
Outbuilding Total									1,216
<b>Acpt Land</b>		23,100		<b>Accepted Bldg</b>		6,000		<b>Total</b>	29,100

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 07/24/2008  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
099 X 218	\$/FF -Road Frontage	325.00	35,360 85%	View/Envir	30,056
Total Acres 0.50			Land Total		30,056

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	360 Sqft	Grade D 100	Base	61,284
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-253
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	Typical	Typical	Fair	Typical	61,031			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		26%	91%	100%	14,440		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1920	255	D 100	17,136	Fair	26%	100%	100%	4,455
One Story Frame	1920	104	D 100	6,989	Fair	26%	100%	100%	1,817
Barn - GBA	1920								100
----- S O U N D V A L U E -----									
Outbuilding Total									6,372

**Acpt Land** 30,100 **Accepted Bldg** 20,800 **Total** 50,900

Machias

**Valuation Report**

10/20/2024

Name: SPENCER, LEWIS II

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SPENCER, PATRICK SR

Map/Lot:

009-035

Account: 1182 Card: 1 of 1

Location:

30 HARWOOD ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
066 X 305	\$/FF -Road Frontage	325.00	24,379	85%	View/Envir	20,722
Total Acres 0.46					Land Total	20,722
<b>Acpt Land</b>			20,700		<b>Accepted Bldg</b>	0
					<b>Total</b>	20,700

Machias

Valuation Report

10/20/2024

Name: SPENCER, LEWIS II

Page 590

SPENCER, PATRICK SR

Map/Lot:

009-036

Account: 981 Card: 1 of 1

Location:

32 HARWOOD ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 132 X 078, \$/FF -Road Frontage, 325.00, 42,542 85%, View/Envir, 36,161. Row 2: Total Acres 0.24, Land Total, 36,161.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Price/Unit, Condition, Replacement Cost New, Value. Rows include: Conventional One & 1/2 Story 777 Sqft Grade D 100 Base 112,740; Exterior Asbestos Siding Masonry Trim None Trim 0; Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0; Foundation Brick &/or Stone Basement Damp Full Bmt Basement -547; Fin. Basement Area None Basement Gar None Fin Bsmt 0; Heating 100% Forced Warm Cooling 0% None Heat 0; Rooms 6; Bedrooms 4 Add Fixtures 0; Baths 1 Half Baths 0 Plumbing 0; Attic None Attic 0; FirePlaces 0 Fireplace 0; Insulation Full Insulation 0; Unfin. Living Area NONE Unfinished 0.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include: 1800, 0, Old Type, Old Type, Fair, Typical, 112,193; Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld); None, None, 26%, 92%, 100%, 26,837; Outbuildings/Additions/Improvements; Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld; Frame Shed, 1800, 256, D 100, 7,247, Fair, 26%, 100%, 100%, 1,884; Frame Garage, 1900, 1496, E 100, 24,684, Poor, 18%, 100%, 100%, 4,443; Outbuilding Total, 6,327.

Acpt Land 36,200 Accepted Bldg 33,200 Total 69,400

Machias

**Valuation Report**

10/20/2024

Name: SPRAGUE, JOHN A

Page 591

SPRAGUE, CAROLE M

Map/Lot:

009-037

Account: 1043 Card: 1 of 1

Location:

115 DUBLIN ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
142 X 094	\$/FF -Road Frontage	325.00	46,627	100%		46,627
Total Acres 0.31				Land Total		46,627

<b>Accpt Land</b>	46,600	<b>Accepted Bldg</b>	0	<b>Total</b>	46,600
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Machias  
 Name: ROGDE, MATHEW

**Valuation Report**

10/20/2024

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Map/Lot:  
 Location:

009-037-MBHM  
 115 DUBLIN ST

Account: 1390 Card: 1 of 1

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2 MOBILE HOME

Tran/Land/Bldg 4 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Value Rcnld
14Mobile Home	0			----	SOUND	VALUE----		10,000
<b>Outbuilding Total</b>								<b>10,000</b>
<b>Accpt Land</b>			0	<b>Bldg Override</b>		10,000	<b>Total</b>	10,000



Machias  
 Name: COSTA, ROBERT G

**Valuation Report**

10/20/2024

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Map/Lot: 009-038

Account: 1038 Card: 1 of 1

Location: 111 DUBLIN ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 3  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
170 X 100	\$/FF -Road Frontage	325.00	56,167	100%		56,167
Total Acres 0.39						56,167

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	992 Sqft	Grade C 100	Base		197,035
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-851
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8					
Bedrooms	5	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		11,935
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Above Average	Typical	208,119			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	96%	100%	129,866		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1990	680	C 100	55,726	Good	89%	100%	100%	49,596
Frame Garage	1990	816	C 100	26,928	Good	89%	100%	100%	23,966
Unfinished Attic	1990	680	C 100	7,119	Avq+	85%	100%	100%	6,051
<b>Outbuilding Total</b>									<b>79,613</b>
<b>Acpt Land</b>		56,200		<b>Accepted Bldg</b>		209,500		<b>Total</b>	265,700

**Valuation Report**

Map/Lot:

009-039

Account: 536 Card: 1 of 2

Location:

95 DUBLIN ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 04/30/2014  
Sale Price 300,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 7

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
140 X 143	\$/FF -Road Frontage	325.00	47,940	100%		47,940
Total Acres 0.46				Land Total		47,940

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,056 Sqft	Grade C 100	Base	244,159
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	5 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,179
Rooms	18				
Bedrooms	8	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	23,870
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Typical	Typical	Average	Typical	275,208
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		82%	96% 100%	216,644
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
1 & 1/2 Story Fr	1998	594	C 100	66,201	Avg.	54,285
Unfin Basement	1998	594	C 100	18,317	Avg.	15,020
<b>Outbuilding Total</b>						<b>69,305</b>

**Acpt Land**

47,900

**Accepted Bldg**

285,900

**Total**

333,800

**Valuation Report**

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 04/30/2014  
Sale Price 300,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 0 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
108 X 095	\$/FF -Road Frontage	325.00	35,500	100%		35,500
Total Acres 0.24					Land Total	35,500

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,854 Sqft	Grade C 100	Base	402,910
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	7 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	12,603
Rooms	14				
Bedrooms	7	Add Fixtures	0		
Baths	7	Half Baths	0	Plumbing	35,805
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1992	0	Typical	Typical	Average	Typical	451,318			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		82%	96% 100%	355,278			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1992	894	C 100	99,636	Ava.	82%	100%	100%	81,702
One Story Frame	1992	364	C 100	29,830	Ava.	82%	100%	100%	24,461
Encl Frame Porch	1992	204	C 100	10,403	Ava.	82%	100%	100%	8,530
<b>Outbuilding Total</b>									<b>114,693</b>
<b>Acpt Land</b>		35,500		<b>Accepted Bldg</b>		470,000		<b>Total</b>	505,500

Machias  
Name: HUNTLEY, ALLAN W

**Valuation Report**

10/20/2024

Page 596

Map/Lot:

009-039

Account: 536

Location:

99 DUBLIN ST

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	47,900	285,900	333,800	47,900	285,900	333,800
2	35,500	470,000	505,500	35,500	470,000	505,500
<b>TOTAL</b>	83,400	755,900	839,300	83,400	755,900	839,300

**Valuation Report**

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 12/05/2016  
Sale Price 4,642  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 2  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
095 X 099	\$/FF -Road Frontage	325.00	31,356	100%		31,356
Total Acres 0.22				Land Total		31,356

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	480 Sqft	Grade C 100	Base	122,171
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-412
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	Typical	Typical	Below Average	Typical	127,727			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		40%	96%	100%	49,047		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1920	178	C 100	5,914	Avq-	40%	100%	100%	2,366
Encl Frame Porch	1920	40	C 100	3,909	Avq-	40%	100%	100%	1,564
<b>Outbuilding Total</b>									<b>3,930</b>

**Acpt Land** 31,400 **Accepted Bldg** 53,000 **Total** 84,400

Machias  
 Name: ECKENDORFF, RICHARD

**Valuation Report**

10/20/2024

Page 598

Map/Lot:

009-042

Account: 225 Card: 1 of 1

Location:

17 SALEM ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/14/2010  
 Sale Price 3,170  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
082 X 165	\$/FF -Road Frontage	325.00	28,484	100%		28,484
Total Acres 0.31						28,484

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12Mobile Home	1974	12X60	C 100	40.337	Poor	20%	50%	100%	4,034	
<b>Outbuilding Total</b>									<b>4,034</b>	

<b>Acpt Land</b>	28,500	<b>Accepted Bldg</b>	4,000	<b>Total</b>	32,500
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Machias  
 Name: KYNAST, SUSANNE NIKOLA

**Valuation Report**

10/20/2024  
 Page 599  
 009-043  
 15 SALEM ST

Account: 1208 Card: 1 of 1  
 Map/Lot:  
 Location:

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2 BUILDING?  
 Tran/Land/Bldg 7 1 9  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

<b>Land Description</b>											
Units	Method - Description		Price/Unit	Total	Fctr	Influence			Value		
082 X 163	\$/FF -Road Frontage		325.00	28,449	100%				28,449		
Total Acres 0.31		Land Total							28,449		
<b>Outbuildings/Additions/Improvements</b>											
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value		
Maple Leaf	M/H	1994	14X53	C 100	42,753	Poor	10%	100%	100%	4,275	
							Outbuilding Total			4,275	
<b>Acpt Land</b>		28,400		<b>Accepted Bldg</b>		4,300		<b>Total</b>		32,700	

Machias  
 Name: SMITH, PETER L  
 HOLMES, SHELLEY S

**Valuation Report**

10/20/2024

Page 600

Account: 309 Card: 1 of 1

Map/Lot:  
 Location:

009-044  
 12 SALEM ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Sloping  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/01/2013  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Buyer  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 165	\$/FF -Road Frontage	325.00	34,736	100%		0	
100 X 165	\$/FF -Road Frontage	13,000.00	41,899	70%	Topoqraphv	24,315	
032 X 165	\$/FF -Road Frontage	325.00	11,116	70%	Excess Frt	0	
032 X 165	\$/FF -Road Frontage	650.00	322	70%	Topoqraphv	5,447	
Total Acres 0.50						Land Total	29,762

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	910 Sqft	Grade D 100	Base	101,939
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-640
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,536
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	12,564
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Old Type	Below Average	Typical	116,399
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		40%	94%	100%
						43,766

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	60	D 100	3,855	Avg-	40%	100%	100%	1,542
Wood Deck	1990	168	D 100	2,294	Avg-	40%	100%	100%	918
<b>Outbuilding Total</b>									<b>2,460</b>

**Acpt Land** 29,800 **Accepted Bldg** 46,200 **Total** 76,000



Machias  
 Name: WILCOX, MARY

**Valuation Report**

10/20/2024

Page 601

Map/Lot:

009-045

Account: 435 Card: 1 of 1

Location:

3 SALEM ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 09/30/2009  
 Sale Price 24,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
118 X 036	\$/FF -Road Frontage	325.00	35,200	100%		35,200
Total Acres 0.10						
						Land Total
						35,200

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
12Mobile Home	1971	12X50	C 100	35.076	Fair	28%	100%	100%		9,821
<b>Outbuilding Total</b>										<b>9,821</b>

<b>Acpt Land</b>	35,200	<b>Accepted Bldg</b>	9,800	<b>Total</b>	45,000
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Machias  
 Name: MACHIAS, TOWN OF  
 TENNIS COURTS

**Valuation Report**

10/20/2024

Page 602

Map/Lot:

009-046

Account: 196 Card: 1 of 1

Location:

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 11  
 1ST 0 2ND 0  
 Exemption(s) 45 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 070	\$/FF -Road Frontage	325.00	28,694	100%		28,694
Total Acres 0.14				Land Total		28,694
<b>Acpt Land</b>			28,700	<b>Accepted Bldg</b>		0
				<b>Total</b>		28,700

Machias  
Name: HUNTLEY, JEFFREY L

**Valuation Report**

10/20/2024

Page 603

Map/Lot: 009-047

Account: 494 Card: 1 of 1

Location: 20 SALEM ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 08/21/2017  
Sale Price 45,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2 CONDITION  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
055 X 095	\$/FF -Road Frontage	325.00	18,079	100%		18,079
Total Acres 0.12						18,079

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,040 Sqft	Grade C 100	Base	136,035
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,002
Heating	100% Not Heated	Cooling	0% None	Heat	-4,748
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Typical	Typical	Average	Typical	137,289
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		72%	96% 100%	94,894
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1975	128	C 100	2,178	Avq.	1,568
Percent Good						Value
						Rcnld
Outbuilding Total						1,568
<b>Acpt Land</b>		18,100	<b>Accepted Bldg</b>		96,500	<b>Total</b>
						114,600

Machias

Valuation Report

10/20/2024

Name: HUNTLEY, JEFFREY L

Page 604

HUNTLEY, DEBORAH F

Map/Lot:

009-048

Account: 491 Card: 1 of 1

Location:

22 SALEM ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) Land Schedule 2

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 045 X 095, \$/FF -Road Frontage, 325.00, 14,792, 100%, 14,792. Row 2: Total Acres 0.10, Land Total, 14,792.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Price/Unit, Condition, Replacement Cost New. Rows include: Conventional One & 1/2 Story (456 Sqft, Grade C 100, Base 113,411), Exterior Wood Siding (Masonry Trim, None, Trim 0), Dwelling Units 1 OTHER Units-0 (Roof Cover, Asphalt Shingles, Roof 0), Foundation Concrete Block (Basement Dry Full Bmt, Basement -391), Fin. Basement Area None (Basement Gar None, Fin Bsmt 0), Heating 100% Forced Warm (Cooling 0% None, Heat 0), Rooms 4, Bedrooms 3 (Add Fixtures 0), Baths 1 (Half Baths 0, Plumbing 0), Attic None (Attic 0), FirePlaces 0 (Fireplace 0), Insulation Full (Insulation 0), Unfin. Living Area NONE (Unfinished 0).

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include: Built 1900, Renovated 0, Typical, Typical, Above Average, Typical, 113,020; Functional Obsolescence None, Economic Obsolescence None, Phys. % 65%, Func. % 96%, Econ. % 100%, Value(Rcnld) 70,524; Outbuildings/Additions/Improvements table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows: 1 & 1/2 Story Fr (1900, 360, C 100, 40,122, Ava+, 65%, 100%, 100%, 26,079); Wood Deck (1990, 200, B 100, 4,019, Ava., 80%, 100%, 100%, 3,215); Outbuilding Total 29,294. Summary: Acpt Land 14,800, Accepted Bldg 99,800, Total 114,600.

Machias

**Valuation Report**

10/20/2024

Name: HUNTLEY, JEFFREY

Page 605

HUNTLEY, DEBORAH

Map/Lot:

009-049

Account: 1036 Card: 1 of 1

Location:

89 DUBLIN ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
083 X 133	\$/FF -Road Frontage	325.00	28,216	100%		28,216
Total Acres 0.25				Land Total		28,216

<b>Accpt Land</b>	28,200	<b>Accepted Bldg</b>	0	<b>Total</b>	28,200
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Machias

**Valuation Report**

10/20/2024

Name: HUNTLEY, JEFFREY

Page 606

HUNTLEY, DEBORAH

Map/Lot:

009-050

Account: 883 Card: 1 of 1

Location:

87 DUBLIN ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 53

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 X 136	\$/FF -Road Frontage	325.00	39,182	100%		39,182
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.36						Land Total
						47,982

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CmmBldg-SeeFile	2006	100	C 100	10,000	V.G.	93%	100%	100%	9,300
CmmBldg-SeeFile	2006	206	C 100	20,600	V.G.	93%	100%	100%	19,158
<b>Outbuilding Total</b>									<b>28,458</b>

<b>Acpt Land</b>	48,000	<b>Accepted Bldg</b>	28,500	<b>Total</b>	76,500
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Machias

**Valuation Report**

10/20/2024

Name: MAINE, STATE OF

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SALEM-FREEMONT - TENNIS COURTS

Map/Lot:

009-051

Account: 565 Card: 1 of 1

Location:

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) 43 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
330 X 150	\$/FF -Road Frontage	325.00	113,542	100%		113,542
Total Acres 1.14				Land Total		113,542
<b>Acpt Land</b>		113,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						113,500

Machias

Valuation Report

10/20/2024

Name: HUNTLEY, JEFFREY L

Page 608

HUNTLEY, DEBORAH F

Map/Lot:

009-052

Account: 967 Card: 1 of 1

Location:

81 DUBLIN ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 06/18/2010
Sale Price 45,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 RENOVATIONS
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) Land Schedule 2

Land Description

Units Method - Description Price/Unit Total Fctr Influence Value
082 X 255 \$/FF -Road Frontage 325.00 29,751 100% 29,751
Total Acres 0.48 Land Total 29,751

Dwelling Description

Replacement Cost New

Conventional One & 1/2 Story 576 Sqft Grade C 100 Base 128,122
Exterior Wood Siding Masonry Trim None Trim 0
Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Concrete Basement Dry Full Bmt Basement 0
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Hot Water BB Cooling 0% None Heat 2,937
Rooms 5
Bedrooms 3 Add Fixtures 0
Baths 1 Half Baths 0 Plumbing 0
Attic None Attic 0
FirePlaces 0 Fireplace 0
Insulation Full Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built 1900 Renovated 0 Kitchens Old Type Baths Old Type Condition Below Average Layout Typical Total 131,059
Functional Obsolescence None Economic Obsolescence Location 40% Phys. % 40% Func. % 92% Econ. % 80% Value(Rcnld) 38,584
Outbuildings/Additions/Improvements Description Year Units Grade RCN Cond Phy Func Econ Value Rcnld
Open Frame Porch 1900 96 C 100 3,457 Avg- 40% 100% 80% 1,106
Frame Garage 1900 ----- S O U N D V A L U E ----- 500
Outbuilding Total 1,606
Acpt Land 29,800 Accepted Bldg 40,200 Total 70,000



Machias  
Name: WOLF, ROBERTA C

**Valuation Report**

10/20/2024

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Map/Lot:

009-053

Account: 697 Card: 1 of 1

Location:

77 DUBLIN ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
093 X 229	\$/FF -Road Frontage	325.00	33,381	100%		33,381
Total Acres 0.49						33,381

Dwelling Description				Replacement Cost New		
Conventional	One Story	838 Sqft	Grade C 100	Base		117,826
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement		-5,025
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/2 Finished			Attic		14,634
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Average	Typical	127,435			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		50%	96% 100%	61,169			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	25	C 100	3,315	Ava.	50%	100%	100%	1,658
Frame Shed	1900	117	D 100	3,865	Fair	26%	100%	100%	1,005
Outbuilding Total									2,663
<b>Acpt Land</b>		33,400		<b>Accepted Bldg</b>		63,800		<b>Total</b>	97,200

Machias  
 Name: MAINE, STATE OF

**Valuation Report**

10/20/2024

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Map/Lot:

009-054

Account: 19 Card: 1 of 1

Location:

MAIN ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) 43 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
073 X 119	\$/FF -Road Frontage	325.00	24,542	100%		24,542
Total Acres 0.20				Land Total		24,542
<b>Acpt Land</b>		24,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						24,500

Machias  
 Name: VAN WEZEMAAL, LAMONT

**Valuation Report**

10/20/2024

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Map/Lot:

009-055

Account: 1288 Card: 1 of 1

Location:

2 BEDFORD ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All Public  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 098	\$/FF -Road Frontage	325.00	32,973	100%		0
100 X 098	\$/FF -Road Frontage	4,000.00	8,800	60%	Size/Shape	19,784
072 X 098	\$/FF -Road Frontage	325.00	23,740	70%	Excess Frt	0
072 X 098	\$/FF -Road Frontage	650.00	322	60%	Size/Shape	9,971
Total Acres 0.38			Land Total			29,755

**Acpt Land** 29,800 **Accepted Bldg** 0 **Total** 29,800

Machias

Valuation Report

10/20/2024

Name: GARDNER, KIM A

Page 612

GARDNER, CURTIS D

Map/Lot:

009-057

Account: 223 Card: 1 of 1

Location:

21 BEDFORD ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 07/01/2021
Sale Price 107,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 100 X 125 \$/FF -Road Frontage, 048 X 125 \$/FF -Road Frontage, and Total Acres 0.43.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area. Includes replacement cost values like 147,101 for Base and 3,841 for Heat.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional Obsolescence and Economic Obsolescence data.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include One Story Frame and Wood Deck.

Acpt Land

45,100

Accepted Bldg

168,300

Total

213,400

**Valuation Report**

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 02/15/2018  
 Sale Price 102,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 2  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
074 X 132	\$/FF -Road Frontage	325.00	25,138	100%		25,138
Total Acres 0.22						25,138

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One Story	1,344 Sqft	Grade C 103	Base		176,759
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	None	Basement		-20,066
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Electric	Cooling	0% None	Heat		-716
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		6,147
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	1,344	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Modern	Modern	Good	Typical	162,124
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		88%	100%	100%
						142,669

**Acpt Land** 25,100 **Accepted Bldg** 142,700 **Total** 167,800

**Valuation Report**

Map/Lot:

009-059

Account: 743 Card: 1 of 1

Location:

9 BEDFORD ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 04/01/2018  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
074 X 132	\$/FF -Road Frontage	325.00	25,138	100%		25,138
Total Acres 0.22				Land Total		25,138

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	576 Sqft	Grade C 100	Base	128,122
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-494
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,937
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-694
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Fair	Typical	129,871			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		26%	96%	100%	32,416		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	280	C 100	22,946	Fair	26%	100%	100%	5,966
Frame Garage	2010	528	D 110	15,716	Avq.	92%	100%	100%	14,459
<b>Outbuilding Total</b>									<b>20,425</b>

**Acpt Land**

25,100

**Accepted Bldg**

52,800

**Total**

77,900

Machias  
Name: MAINE, UNIVERSITY OF

**Valuation Report**

10/20/2024

Page 615

Map/Lot:

009-062

Account: 650 Card: 1 of 1

Location:

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 84

1ST 0 2ND 0

Exemption(s) 40 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
148 X 137	\$/FF -Road Frontage	325.00	50,462	100%		50,462
Total Acres 0.47				Land Total		50,462
<b>Accpt Land</b>		50,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						50,500

Machias  
 Name: MAINE, UNIVERSITY OF

**Valuation Report**

10/20/2024

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Map/Lot:

009-063

Account: 364 Card: 1 of 1

Location:

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Rolling  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2 KIMBALL HALL RAZED

Tran/Land/Bldg 7 2 84

1ST 0 2ND 0

Exemption(s) 40 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
44.00	Acres-Commercial Site (Fract)	52,000.00	379,422	100%		379,422
Total Acres 44.00				Land Total		379,422

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmIBldg-SeeFile	1955	400000	C 100	40,000,000	V.G.	84%	100%	100%	33,600,000
						Outbuilding Total			33,600,000

<b>Acpt Land</b>	379,400	<b>Accepted Bldg</b>	33,600,000	<b>Total</b>	33,979,400
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**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 03/16/2023  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
071 X 132	\$/FF -Road Frontage	325.00	24,118	100%		24,118
Total Acres 0.22				Land Total		24,118

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	528 Sqft	Grade D 100	Base	90,211
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Wood	Basement	Damp Full Bmt	Basement	-371
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Old Type	Average	Typical	89,840			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	50%	94%	100%	42,225				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	320	D 100	21,504	Avq.	50%	100%	100%	10,752
Unfin Basement	1900	320	D 100	11,023	Avq.	50%	100%	100%	5,512
Encl Frame Porch	1900	200	D 100	8,401	Avq.	50%	100%	100%	4,200
<b>Outbuilding Total</b>									<b>20,464</b>
<b>Acpt Land</b>		24,100	<b>Accepted Bldg</b>		62,700	<b>Total</b>		86,800	

Machias  
 Name: DURKEE, MANFORD H JR  
 BOYINGTON, DONNA

**Valuation Report**

10/20/2024

Page 618

Account: 91 Card: 1 of 1

Map/Lot:  
 Location:

010-002  
 98 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/19/2020  
 Sale Price 5,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
085 X 132	\$/FF -Road Frontage	325.00	28,874	100%		28,874
Total Acres 0.26				Land Total		28,874
<b>Acpt Land</b>		28,900	<b>Accepted Bldg</b>	0	<b>Total</b>	28,900

Machias  
 Name: PEREZ-ROBICHEAU, JESSE

**Valuation Report**

10/20/2024  
 Page 619  
 010-002-MBHM  
 98 WATER ST

Account: 1385 Card: 1 of 1  
 Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2 52X14 COMMODORE NOVA 1983 \$5K  
 Tran/Land/Bldg 3 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1983	14X52	D 100	35.924	Fair	28%	100%	100%	10,059
<b>Outbuilding Total</b>									<b>10,059</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		10,100	<b>Total</b>		10,100

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 132	\$/FF -Road Frontage	325.00	33,970	100%		33,970
074 X 132	\$/FF -Road Frontage	325.00	25,138	70%	Excess Frt	17,596
Total Acres 0.52					Land Total	51,566

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	780 Sqft	Grade C 100	Base	153,132
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-669
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,977
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	156,440
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		50%	96% 100%	75,091

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	96	C 100	6,127	Avq.	50%	100%	100%	3,064
Frame Garage	1900	300	D 100	8,118	Avq.	50%	100%	100%	4,059
Outbuilding Total									7,123

**Acpt Land** 51,600 **Accepted Bldg** 82,200 **Total** 133,800

Machias  
 Name: BRYAND, SANDRA J

**Valuation Report**

10/20/2024

Page 621

Map/Lot: 010-004

Account: 168 Card: 1 of 1

Location: 106 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 125	\$/FF -Road Frontage	325.00	33,785	100%		33,785
100 X 125	\$/FF -Road Frontage	325.00	33,785	70%	Excess Frt	23,650
100 X 125	\$/FF -Road Frontage	325.00	33,785	50%	Excess Frt	16,893
Total Acres 0.87					Land Total	74,328

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,056 Sqft	Grade C 100	Base	137,477
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,589
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1959	0	Typical	Typical	Above Average	Typical	141,066	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		74%	96%	100%	100,213

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1959	1664	D 100	45.028	Avq-	54%	100%	100%	24,315
Outbuilding Total									24,315

**Acpt Land** 74,300 **Accepted Bldg** 124,500 **Total** 198,800

Machias  
 Name: GRAVES, CAROLE L

**Valuation Report**

10/20/2024

Page 622

Map/Lot:

010-005

Account: 276 Card: 1 of 1

Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	32,500.00	35,750	100%		35,750
7.00	Acres-Rear Land 1 <= 50 Acs	650.00	5,005	100%		5,005
Total Acres 8.00					Land Total	40,755

**Acpt Land** 40,800 **Accepted Bldg** 0 **Total** 40,800

Machias  
 Name: JACKSON, TITUS W  
 JACKSON, JESSICA R

**Valuation Report**

10/20/2024

Page 623

Account: 1302 Card: 1 of 2

Map/Lot: 010-006  
 Location: 27 HILL FARM RD

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities Septic System  
 Street Paved

Sale Data	
Sale Date	11/30/2021
Sale Price	295,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 4 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
4.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,860	100%		2,860
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 5.00			Land Total			54,560

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,260 Sqft	Grade C 117	Base	269,899
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,912
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	12,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,520	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Modern	Modern	Very Good	Typical	286,029
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		94%	100%	100%
						<b>Value(Rcnld)</b>
						268,867

**Acpt Land** 54,600 **Accepted Bldg** 268,900 **Total** 323,500

Machias  
Name: JACKSON, TITUS W  
JACKSON, JESSICA R

**Valuation Report**

10/20/2024

Page 624

Account: 1302 Card: 2 of 2

Map/Lot: 010-006  
Location: 24 HILL FARM RD

Neighborhood 3 Court St - Rural

Zoning/Use None  
Topography Level  
Utilities Septic System  
Street Paved

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**Sale Data**

Sale Date 11/30/2021  
Sale Price 295,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2 IN LAW DWELLING UNIT  
Tran/Land/Bldg 4 0 0  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 3

---

**Accpt Land** 0 **Accepted Bldg** 0 **Total** 0



Machias  
Name: JACKSON, TITUS W  
JACKSON, JESSICA R  
Account: 1302

**Valuation Report**

10/20/2024  
Page 625  
010-006  
24 HILL FARM RD

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	54,600	268,900	323,500	54,600	268,900	323,500
2	0	0	0	0	0	0
<b>TOTAL</b>	54,600	268,900	323,500	54,600	268,900	323,500

Machias  
 Name: GAY, TAMMY C  
 GAY, CLAYTON H

**Valuation Report**

10/20/2024

Page 626

Map/Lot:

010-007

Account: 355 Card: 1 of 1

Location:

111 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities Public WaterSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 09/13/2017  
 Sale Price 48,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
132 X 132	\$/FF -Road Frontage	325.00	44,840	70%	Unimproved	31,388	
0.00	Acres-Intown Excess Land	650.00	2,860	100%		0	
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400	
Total Acres 0.40						Land Total	35,788

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
14Mobile Home	2004	14X57	C 100	45,208	Avg.	62%	100%	100%	28,029
<b>Outbuilding Total</b>									<b>28,029</b>
<b>Acpt Land</b>		35,800		<b>Accepted Bldg</b>		28,000		<b>Total</b>	63,800

Machias  
Name: FRANCIS, RUSSELL T

**Valuation Report**

10/20/2024

Page 627

Map/Lot: 010-008

Account: 348 Card: 1 of 1

Location: 107 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 06/05/2015  
Sale Price 40,300  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
033 X 132	\$/FF -Road Frontage	325.00	11,210	100%		11,210
Total Acres 0.10				Land Total		11,210

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	672 Sqft	Grade C 100	Base	139,892
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry 1/2 Bmt	Basement	-4,408
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,426
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-809
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1853	0	Old Type	Old Type	Below Average	Typical	138,101			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		40%	92%	100%	50,821		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1890	112	C 100	6,760	Avg-	40%	100%	100%	2,704
						Outbuilding Total			2,704
<b>Acpt Land</b>		11,200		<b>Accepted Bldg</b>		53,500		<b>Total</b>	64,700

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
099 X 130	\$/FF -Road Frontage	325.00	33,579	100%		33,579
Total Acres 0.30				Land Total		33,579

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	672 Sqft	Grade C 100	Base	139,892
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-577
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	Typical	Typical	Average	Typical	139,315			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		50%	96%	100%	66,871		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1880	352	C 100	28,846	Avq.	50%	100%	100%	14,423
Wood Deck	2010	256	C 100	4,162	Avq.	50%	100%	100%	2,081
Encl Frame Porch	2010	160	C 100	8,661	Avq.	50%	100%	100%	4,330
<b>Outbuilding Total</b>									<b>20,834</b>

**Acpt Land**

33,600

**Accepted Bldg**

87,700

**Total**

121,300

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
066 X 230	\$/FF -Road Frontage	325.00	23,700 100%		23,700
Total Acres 0.35			Land Total		23,700

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	396 Sqft	Grade C 100	Base	106,055
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-340
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	0	Typical	Typical	Above Average	Typical	105,715			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	96%	100%	65,966				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1870	162	C 100	8,740	Avg+	65%	100%	100%	5,681
Frame Shed	1992	192	D 100	5,690	V.G.	91%	100%	100%	5,178
Open Frame Porch	1992	96	D 100	2,835	V.G.	91%	100%	100%	2,580
<b>Outbuilding Total</b>									<b>13,439</b>

**Acpt Land** 23,700 **Accepted Bldg** 79,400 **Total** 103,100

Machias  
Name: MACK, SHARON KILEY

**Valuation Report**

10/20/2024

Page 630

Map/Lot: 010-011

Account: 450 Card: 1 of 1

Location: 6 MYERS LN

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 01/18/2008  
Sale Price 65,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2 IN FORECLOSURE - 10/2019  
Tran/Land/Bldg 1 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
083 X 330	\$/FF -Road Frontage	325.00	30,900	100%		30,900
Total Acres 0.63						Land Total 30,900

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	708 Sqft	Grade C 100	Base	106,107
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry 1/4 Bmt	Basement	-6,190
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,406
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	102,323
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	96% 100%	49,115

**Outbuildings/ Additions/ Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	336	C 100	27,535	Avq.	50%	100%	100%	13,768
One Story Frame	1900	280	C 100	22,946	Avq.	50%	100%	100%	11,473
Wood Deck	1990	192	C 100	3,170	Poor	56%	50%	100%	888
<b>Outbuilding Total</b>									<b>26,129</b>

**Acpt Land**

30,900

**Accepted Bldg**

75,200

**Total**

106,100

Machias  
 Name: BAUMAN, MATTHEW  
 MACK, FAYE J

**Valuation Report**

10/20/2024

Page 631

Map/Lot: 010-012

Account: 866 Card: 1 of 1

Location: 3 MYERS LN

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 11/09/2007  
 Sale Price 64,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 9 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
074 X 319	\$/FF -Road Frontage	325.00	27,456	100%		27,456
Total Acres 0.54				Land Total		27,456

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,572 Sqft	Grade C 100	Base	183,992
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,349
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,343
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,572	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Modern	Modern	Above Average	Typical	194,442
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		74%	100%	100%
						<b>Value(Rcnld)</b>
						143,887

<b>Acpt Land</b>	27,500	<b>Accepted Bldg</b>	143,900	<b>Total</b>	171,400
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Machias  
Name: DILL, GARY F

**Valuation Report**

10/20/2024

Page 632

Map/Lot:

010-013

Account: 1255 Card: 1 of 1

Location:

93 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All Public  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
072 X 308	\$/FF -Road Frontage	325.00	26,621	100%		26,621
Total Acres 0.51					Land Total	26,621

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	384 Sqft	Grade C 100	Base	113,812
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-329
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,459
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	2009	Modern	Modern	Good	Typical	120,942
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						
<b>Economic Obsolescence</b>						90,706
None						

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2008	1584	C 113	146,684	Good	93%	90%	100%	122,774
Frame Garage	2008	672	C 100	22,176	Good	93%	100%	100%	20,624
Open Frame Porch	2008	98	C 100	3,517	Good	93%	100%	100%	3,271
Plumbing Fixture	2008	2	C 100	3,410	Good	93%	100%	100%	3,171
Jacuzzi #	2008	1	C 100	5,600	Good	93%	100%	100%	5,208
<b>Outbuilding Total</b>									<b>155,048</b>

**Acpt Land**

26,600

**Accepted Bldg**

245,800 **Total**

272,400



**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 06/16/2006  
Sale Price 43,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
083 X 132	\$/FF -Road Frontage	325.00	28,195	100%		28,195
Total Acres 0.25						28,195

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	500 Sqft	Grade D 126	Base	133,580
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-443
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,512
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1947	0	Typical	Typical	Below Average	Typical	136,649			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		40%	96%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1947	140	D 126	11,854	Avq-	40%	100%	100%	4,742
Unfin Basement	1947	140	D 126	10,581	Avq-	40%	100%	100%	4,232
Wood Deck	1990	144	D 100	1,989	Avq-	40%	100%	100%	796
Frame Shed	1947								200
----- S O U N D V A L U E -----									
						<b>Outbuilding Total</b>			<b>9,970</b>

**Acpt Land** 28,200 **Accepted Bldg** 62,400 **Total** 90,600

Machias  
Name: BLACK, JAMES C

**Valuation Report**

10/20/2024

Page 634

Map/Lot:

010-015

Account: 36 Card: 1 of 1

Location:

85 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
090 X 132	\$/FF -Road Frontage	325.00	30,573 100%		30,573
Total Acres 0.27			Land Total		30,573

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	616 Sqft	Grade D 100	Base	109,081
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-433
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	0	Typical	Typical	Below Average	Typical	108,648			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		40%	96%	100%	41,721		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1870	224	D 100	20,471	Avq-	40%	100%	100%	8,188
Encl Frame Porch	1870	16	D 100	2,426	Avq-	40%	100%	100%	970
<b>Outbuilding Total</b>									<b>9,158</b>
<b>Acpt Land</b>			30,600	<b>Accepted Bldg</b>		50,900	<b>Total</b>		81,500

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 01/01/2008  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 3  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
090 X 132	\$/FF -Road Frontage	325.00	30,573 100%		30,573
Total Acres 0.27			Land Total		30,573

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	616 Sqft	Grade C 100	Base	146,329
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-529
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	11,935
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Average	Typical	157,735
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	96% 100%	75,713
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Two Story Frame	2000	360	C 100	43,664	Avq. 86%	37,551
Wood Deck	2002	200	C 100	3,294	Avq. 87%	2,866
Frame Garage	2019	1024	C 100	33,792	Avq. 95%	30,497
<b>Outbuilding Total</b>						<b>70,914</b>

**Acpt Land** 30,600 **Accepted Bldg** 146,600 **Total** 177,200

Machias  
 Name: BARRETT, MATTHEW J  
 BARRETT, BREANNA L

**Valuation Report**

10/20/2024

Page 636

Map/Lot: 010-017

Account: 1254 Card: 1 of 1

Location: 29 WEST ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All Public  
 Street Paved

**Sale Data**  
 Sale Date 07/26/2013  
 Sale Price 60,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 263	\$/FF -Road Frontage	325.00	36,394	100%		36,394
065 X 263	\$/FF -Road Frontage	325.00	23,656	70%	Excess Frt	16,559
022 X 150	\$/FF -Road Frontage	325.00	7,569	70%	Excess Frt	5,299
Total Acres 1.07					Land Total	58,252

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	968 Sqft	Grade C 100	Base	176,180
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-7,411
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,935
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,452	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1870	0	Typical	Typical	Average	Typical	176,688	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		50%	96%	100%	84,810

**Acpt Land** 58,300 **Accepted Bldg** 84,800 **Total** 143,100

Machias  
 Name: WALSTON, DAWN L

**Valuation Report**

10/20/2024

Page 637

Map/Lot:

010-018

Account: 102 Card: 1 of 1

Location:

4 BEAL ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 11/23/2022  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 097	\$/FF -Road Frontage	325.00	29,645	100%		29,645
060 X 101	\$/FF -Road Frontage	325.00	19,843	100%		19,843
Total Acres 0.34						Land Total
						49,488

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Concrete Slab	1975	896	C 100	14,082	Avg.	72%	100%	100%	10,139
14Mobile Home	1975	14X64	C 100	49,504	Avg.	40%	100%	100%	19,802
Frame Garage	1975	720	C 100	23,760	Avg.	72%	100%	100%	17,107
<b>Outbuilding Total</b>									<b>47,048</b>

<b>Acpt Land</b>	49,500	<b>Accepted Bldg</b>	47,000	<b>Total</b>	96,500
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Machias  
 Name: WALSTON, DAWN L

**Valuation Report**

10/20/2024

Page 638

Map/Lot:

010-018-A

Account: 1250 Card: 1 of 1

Location:

2 BEAL ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 11/23/2022  
 Sale Price 109,000  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1974	14X70	C 100	53.186	Avq+	45%	100%	100%	23.934
Encl Frame Porch	1974	112	C 100	6.760	Avq+	79%	100%	100%	5.340
Open Frame Porch	1974	100	C 100	3.577	Avq+	79%	100%	100%	2.826
<b>Outbuilding Total</b>									<b>32,100</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		32,100	<b>Total</b>		32,100

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 05/06/2022  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
106 X 116	\$/FF -Road Frontage	325.00	35,546	100%		35,546
Total Acres 0.28				Land Total		35,546

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,000 Sqft	Grade C 100	Base	132,429
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1964	0	Modern	Modern	Good	Typical	132,429			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		82%	100%	100%	108,592		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	95	C 100	1,666	Good	82%	100%	100%	1,366
Frame Garage	1995	384	C 100	12,672	Good	82%	100%	100%	10,391
<b>Outbuilding Total</b>									<b>11,757</b>

**Acpt Land** 35,500 **Accepted Bldg** 120,300 **Total** 155,800

Machias  
Name: BALL, NICOLE S

**Valuation Report**

10/20/2024

Page 640

Map/Lot:

010-020

Account: 920 Card: 1 of 1

Location:

10 BEAL ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 05/20/2022  
Sale Price 111,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
107 X 117	\$/FF -Road Frontage	325.00	35,912	100%		35,912
Total Acres 0.29				Land Total		35,912

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	816 Sqft	Grade C 100	Base	115,842
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-700
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	816	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1961	0	Typical	Typical	Above Average	Typical	115,142
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		74%	96%	100%
						<b>Value(Rcnd)</b>
						81,797

<b>Acpt Land</b>	35,900	<b>Accepted Bldg</b>	81,800	<b>Total</b>	117,700
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**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 03/30/2011  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 177	\$/FF -Road Frontage	325.00	34,981	100%		34,981
Total Acres 0.41					Land Total	34,981

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,198 Sqft	Grade C 117	Base	175,825
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,764
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,491
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,019
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1959	0	Modern	Modern	Good	Typical	189,099			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		81%	100% 100%	153,170			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1959	100	C 117	4,185	Good	81%	100%	100%	3,390
Open Frame Porch	1959	30	C 117	1,732	Good	81%	100%	100%	1,403
Frame Garage	1959	264	C 117	10,193	Good	81%	100%	100%	8,256
<b>Outbuilding Total</b>									<b>13,049</b>
<b>Acpt Land</b>		35,000	<b>Accepted Bldg</b>		166,200	<b>Total</b>		201,200	

Machias  
 Name: ALLEN, SCOTT  
 ALLEN, KELLY J

**Valuation Report**

10/20/2024  
 Page 642  
 010-022  
 15 WEST ST

Account: 1006 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 06/13/2019  
 Sale Price 56,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 165	\$/FF -Road Frontage	325.00	34,736	100%		34,736	
065 X 165	\$/FF -Road Frontage	325.00	22,579	70%	Excess Frt	15,805	
Total Acres 0.63						Land Total	50,541

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Func	Econ		
Hallmark M/H	1981	14X70	C 100	53.186	Avq+	45%	100%	100%	23,934	
Frame Garage	1992	576	C 100	19.008	Avq+	86%	100%	100%	16,347	
Frame Shed	1987	192	D 100	5.690	Avq.	79%	100%	100%	4,495	
<b>Outbuilding Total</b>									<b>44,776</b>	

**Acpt Land** 50,500 **Accepted Bldg** 44,800 **Total** 95,300

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 7 20 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 326	\$/FF -Road Frontage	325.00	37,184	100%		37,184
080 X 326	\$/FF -Road Frontage	325.00	29,747	70%	Excess Frt	20,823
Total Acres 1.35					Land Total	58,007

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,160 Sqft	Grade C 117	Base	233,671
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,920
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,491
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1955	0	Modern	Modern	Good	Typical	244,082	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		80%	100%	100%	195,266

**Outbuildings/ Additions/ Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1955	130	C 117	8,743	Good	80%	100%	100%	6,994
Frame Garage	1955	936	C 117	36,139	Good	80%	100%	100%	28,911
Frame Shed	2011	720	C 117	26,454	Ava.	92%	100%	100%	24,338
<b>Outbuilding Total</b>									<b>60,243</b>

**Acpt Land** 58,000 **Accepted Bldg** 255,500 **Total** 313,500

**Valuation Report**

Account: 84 Card: 1 of 1

Location: 174 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/10/2015  
 Sale Price 261,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 29

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
163 X 210	\$/FF -Road Frontage	325.00	58,002	100%		58,002
Total Acres 0.79						58,002

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,196 Sqft	Grade C 100	Base	299,895
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	8 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	2		
Baths	8	Half Baths	1	Plumbing	47,740
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	2005	Modern	Modern	Average	Typical	347,635			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		50%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value(Rcnld)</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1880	480	C 100	53,496	Avq.	50%	100%	100%	26,748
Encl Frame Porch	1880	246	C 100	12,067	Avq.	50%	100%	100%	6,034
One Story Frame	1998	2780	C 100	227,821	Avq+	88%	100%	100%	200,482
<b>Outbuilding Total</b>						<b>233,264</b>			

**Acpt Land** 58,000 **Accepted Bldg** 407,100 **Total** 465,100

Machias  
 Name: CHURCH OF LATTER DAY SAINTS

**Valuation Report**

10/20/2024

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Map/Lot:

010-024-A

Account: 1207 Card: 1 of 1

Location:

180 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 71  
 1ST 0 2ND 0  
 Exemption(s) 41 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
160 X 215	\$/FF -Road Frontage	325.00	57,069	100%		57,069
Total Acres 0.79					Land Total	57,069

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1973	4429	C 100	442.900	Good	84%	100%	100%		372,036
<b>Outbuilding Total</b>										<b>372,036</b>

<b>Accpt Land</b>	57,100	<b>Accepted Bldg</b>	372,000	<b>Total</b>	429,100
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**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 03/31/2011  
Sale Price 1,003,057  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 2 29  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Commercial Site (Fract)	52,000.00	80,893	100%		80,893
2.93	Acres-Intown Excess Land	13,000.00	41,899	100%		41,899
Total Acres 4.93			Land Total			122,792

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	29,784 Sqft	Grade B 100	Base	3,493,495
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-355,053
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-18,786
Rooms	32				
Bedrooms	0	Add Fixtures	0		
Baths	18	Half Baths	0	Plumbing	92,824
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Modern	Modern	Above Average	Typical	3,212,480
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		81%	100%	100%
						2,602,109

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1979	720	C 100	23,760	Avq.	74%	100%	100%	17,582
Canopy	1979	1000	B 100	21,997	Good	86%	100%	100%	18,917
Open Frame Porch	2014	288	A 100	13,815	Good	95%	100%	100%	13,124
Outbuilding Total									49,623

**Acpt Land** 122,800 **Accepted Bldg** 2,651,700 **Total** 2,774,500

Machias  
 Name: MACHIAS AREA LL FIELD INC

**Valuation Report**

10/20/2024

Page 647

Map/Lot:

010-024-C

Account: 599 Card: 1 of 1

Location:

36 BEAL ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 7 2 11  
 1ST 0 2ND 0  
 Exemption(s) 42 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	32,500.00	35,750	100%		35,750
0.52	Acres-Intown Excess Land	13,000.00	7,436	100%		7,436
Total Acres 1.52						Land Total 43,186

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1990	213	C 100	7,562	Avg.	80%	100%	100%	6,050
Frame Shed	1990	64	D 100	2,575	Avg.	80%	100%	100%	2,060
Masonry Shed	2015	96	C 100	4,520	Avg.	94%	100%	100%	4,249
Canopy	2015	144	C 100	3,923	Avg.	94%	100%	100%	3,688
Canopy	2015	144	C 100	3,923	Avg.	94%	100%	100%	3,688
<b>Outbuilding Total</b>									<b>19,735</b>

<b>Acpt Land</b>	43,200	<b>Accepted Bldg</b>	19,700	<b>Total</b>	62,900
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Machias

Valuation Report

10/20/2024

Name: LONG, ROBERT

Page 648

LONG, HEIRS OF MARGARET M

Map/Lot:

010-025

Account: 188 Card: 1 of 1

Location:

184 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Row 1: 102 X 205, \$/FF -Road Frontage, 325.00, 36,208, 100%, 36,208. Row 2: Total Acres 0.48, Land Total, 36,208.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include: Conventional One Story 814 Sqft Grade C 100 Base 115,662; Exterior Wood Siding Masonry Trim None Trim 0; Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0; Foundation Concrete Basement Dry Full Bmt Basement 0; Fin. Basement Area None Basement Gar None Fin Bsmt 0; Heating 100% Forced Warm Cooling 0% None Heat 0; Rooms 4; Bedrooms 2 Add Fixtures 0; Baths 1 Half Baths 0 Plumbing 0; Attic None Attic 0; FirePlaces 0 Fireplace 0; Insulation Full Insulation 0; Unfin. Living Area NONE Unfinished 0.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include: 1954, 0 Typical, Typical, Average, Typical, 115,662; Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld); None, None, 60%, 96%, 100%, 66,621; Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld; Open Frame Porch, 1954, 44, C 100, 1,899, Ava., 60%, 100%, 100%, 1,139; Outbuilding Total, 1,139.

Acpt Land 36,200 Accepted Bldg 67,800 Total 104,000



Machias  
 Name: FINN, HARRISON R  
 PATRYN, MARK O

**Valuation Report**

10/20/2024

Page 649

Account: 1216 Card: 1 of 1

Map/Lot:  
 Location:

010-026  
 192 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/17/2016  
 Sale Price 105,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 7  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 158	\$/FF -Road Frontage	325.00	34,586	100%		34,586
Total Acres 0.36						34,586

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	3,200 Sqft	Grade B 100	Base	403,513
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-56,381
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,018
Rooms	4				
Bedrooms	0	Add Fixtures	7		
Baths	1	Half Baths	4	Plumbing	27,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	3,200	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	Modern	Modern	Above Average	Typical	372,415
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		83%	100%	100%

**Value(Rcld)**  
 309,104

**Acpt Land** 34,600 **Accepted Bldg** 309,100 **Total** 343,700

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 11/19/2021  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 X 172	\$/FF -Road Frontage	325.00	38,369	100%		38,369
Total Acres 0.43				Land Total		38,369

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	884 Sqft	Grade C 100	Base	121,972
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-758
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Typical	Typical	Average	Inadeq.	121,214			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		58%	91%	100%	63,977		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	2006	80	C 100	5,493	Avg.	89%	100%	100%	4,889
						Outbuilding Total	4,889		
<b>Acpt Land</b>		38,400	<b>Accepted Bldg</b>		68,900	<b>Total</b>		107,300	

Machias  
 Name: IMK PROPERTIES LLC

**Valuation Report**

10/20/2024

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Map/Lot:

011-001

Account: 1143 Card: 1 of 1

Location:

63 DUBLIN ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/03/2018  
 Sale Price 121,600  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1

Reference 2 2019 TIF

Tran/Land/Bldg 0 1 19

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 095	\$/FF -Road Frontage	325.00	65,741	100%		65,741
052 X 095	\$/FF -Road Frontage	325.00	17,093	70%	Excess Frt	11,965
Total Acres 0.55					Land Total	77,706

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CmmBldg-SeeFile	2019	4641	C 100	464,100	Avq.	95%	100%	100%	440,895
Open Frame Porch	2019	270	B 100	10,577	Avq.	95%	100%	100%	10,048
Open Frame Porch	2019	285	B 100	11,126	Avq.	95%	100%	100%	10,570
Wood Deck	2019	116	B 100	2,430	Avq.	95%	100%	100%	2,308

Outbuilding Total 463,821

**Accpt Land** 77,700 **Accepted Bldg** 463,800 **Total** 541,500

**Valuation Report**

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 10/24/2014  
Sale Price 65,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
082 X 129	\$/FF -Road Frontage	325.00	27,791	100%		27,791
Total Acres 0.24					Land Total	27,791

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	700 Sqft	Grade C 100	Base	143,324
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry 1/4 Bmt	Basement	-6,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,569
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1850	0	Typical	Typical	Above Average	Typical	140,741			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	96%	100%	87,822		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1920	140	C 100	11,473	Avq+	65%	96%	100%	7,159
Encl Frame Porch	1920	110	C 100	6,681	Avq+	65%	96%	100%	4,169
Frame Garage	1948	440	D 100	11,906	Fair	35%	100%	100%	4,167
<b>Outbuilding Total</b>									<b>15,495</b>

**Acpt Land** 27,800 **Accepted Bldg** 103,300 **Total** 131,100

Machias

Valuation Report

10/20/2024

Name: SAWICK, NEAL T

Page 653

SAWICK, VIRGINIA C

Map/Lot:

011-003

Account: 290 Card: 1 of 1

Location:

20 FREMONT ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 4 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 074 X 155, \$/FF -Road Frontage, 325.00, 25,545, 100%, 25,545. Row 2: Total Acres 0.26, Land Total, 25,545.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New. Rows include: Conventional One Story 624 Sqft Grade C 100 Base 98,534; Exterior Wood Siding Masonry Trim None Trim 0; Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0; Foundation Wood Basement Dry 1/4 Bmt Basement -5,795; Fin. Basement Area None Basement Gar None Fin Bsmt 0; Heating 100% Radiant Floor Cooling 0% None Heat 2,196; Rooms 4; Bedrooms 4 Add Fixtures 1; Baths 1 Half Baths 0 Plumbing 1,492; Attic 1/4 Finished Attic 8,872; FirePlaces 0 Fireplace 0; Insulation Full Insulation 0; Unfin. Living Area NONE Unfinished 0.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Row 1: 1890, 0, Modern, Modern, Good, Typical, 105,299. Row 2: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Row 3: None, None, 75%, 100%, 100%, 78,974.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include: 1 & 1/2 Story Fr (2021, 252, C 100, 28,085, Good, 75%, 100%, 100%, 21,064); One Story Frame (1890, 70, C 100, 5,736, Good, 75%, 100%, 100%, 4,302); One Story Frame (1890, 40, C 100, 3,278, Good, 75%, 100%, 100%, 2,458); Two Story Frame (1890, 40, C 100, 4,852, Good, 75%, 100%, 100%, 3,639); Frame Garage (1890, 308, D 100, 8,334, Avq-, 40%, 100%, 100%, 3,334). Row 5: Outbuilding Total, 34,797.

Summary row: Acpt Land 25,500 Accepted Bldg 113,800 Total 139,300

Machias  
Name: FIX, JANICE

**Valuation Report**

10/20/2024

Page 654

Map/Lot: 011-004

Account: 862 Card: 1 of 1

Location: 30 FREMONT ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 09/11/2020  
Sale Price 125,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
074 X 151	\$/FF -Road Frontage	325.00	25,478	100%		25,478
Total Acres 0.26				Land Total		25,478

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	704 Sqft	Grade C 100	Base	143,815
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry 1/4 Bmt	Basement	-6,171
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	0	Typical	Typical	Good	Typical	137,644			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		75%	96%	100%	99,104		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1890	60	C 100	4,917	Good	75%	96%	100%	3,540
Encl Frame Porch	1890	72	C 100	5,176	Good	75%	96%	100%	3,727
Frame Garage	2021	320	C 100	10,560	Avq.	95%	100%	100%	10,032
<b>Outbuilding Total</b>									<b>17,299</b>

<b>Acpt Land</b>	25,500	<b>Accepted Bldg</b>	116,400	<b>Total</b>	141,900
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Machias  
 Name: COBB, DENNIS G  
 DENBOW, KAMI S.

**Valuation Report**

10/20/2024

Page 655

Map/Lot: 011-005

Account: 977 Card: 1 of 1

Location: 38 FREMONT ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 01/03/2022  
 Sale Price 121,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
074 X 150	\$/FF -Road Frontage	325.00	25,461 100%		25,461
Total Acres 0.25			Land Total		25,461

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	720 Sqft	Grade C 100	Base	166,571
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-618
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	Full Finished			Attic	21,917
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	0	Typical	Typical	Good	Typical	193,838			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		75%	91% 100%	132,294			
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 & 1/2 Story Fr	1890	280	C 100	31,206	Good	75%	91%	100%	21,298
Encl Frame Porch	1890	40	C 100	3,909	Good	75%	91%	100%	2,668
Barn - GBA	1890	504	D 100	15,373	Poor	18%	100%	100%	2,767
<b>Outbuilding Total</b>									<b>26,733</b>
<b>Acpt Land</b>		25,500	<b>Accepted Bldg</b>		159,000	<b>Total</b>		184,500	

Machias  
 Name: WESTON, FRANK P  
 TOWN OF MACHIAS

**Valuation Report**

10/20/2024

Page 656

Map/Lot: 011-006

Account: 779 Card: 1 of 1

Location: 48 FREMONT ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 08/23/2019  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 TAX ACQUIRED  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 45 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
082 X 140	\$/FF -Road Frontage	325.00	28,020	100%		28,020
Total Acres 0.26						28,020

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	720 Sqft	Grade C 100	Base	145,776
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-618
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Typical	Typical	Fair	Typical	145,158
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
Delapidation						
<b>Economic Obsolescence</b>						27,551
None						
<b>Phys. %</b>						26%
26%						
<b>Func. %</b>						73%
73%						
<b>Econ. %</b>						100%
100%						

**Outbuildings/ Additions/ Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Story Frame	1880	320	C 100	26,224	Fair	26%	100%	100%	6,818
Unfin Basement	1880	320	C 100	13,443	Fair	26%	100%	100%	3,495
One Story Frame	1880	120	C 100	9,834	Fair	26%	100%	100%	2,557
Frame Garage	1969	528	C 100	17,424	Fair	26%	100%	100%	4,530
Barn - GBA	1900	600	C 100	20,842	Fair	26%	100%	100%	5,419
<b>Outbuilding Total</b>									<b>22,819</b>

**Acpt Land** 28,000 **Accepted Bldg** 50,400 **Total** 78,400



Machias  
Name: BURGESS, CAROL A

**Valuation Report**

10/20/2024

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Map/Lot: 011-007

Account: 833 Card: 1 of 1

Location: 56 FREMONT ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 2 20 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
132 X 116	\$/FF -Road Frontage	325.00	44,264	100%		44,264
Total Acres 0.35				Land Total		44,264

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	572 Sqft	Grade C 100	Base	127,632
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-491
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>
1900	0	Typical	Typical	Average	Typical	127,141
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>	
None	None	50%	96%	100%	61,028	
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Rcnld
One Story Frame	1900	315	C 100	25.814	Ava.	12.907
Unfin Basement	1900	315	C 100	13.354	Ava.	6.677
One Story Frame	1900	104	C 100	8.523	Ava.	4.262
<b>Outbuilding Total</b>						<b>23,846</b>

<b>Acpt Land</b>	44,300	<b>Accepted Bldg</b>	84,900	<b>Total</b>	129,200
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Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 3

1ST 0 2ND 0

Exemption(s) 42 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
133 X 100	\$/FF -Road Frontage	325.00	43,943	100%		43,943
0.39	Acres-Intown Excess Land	13,000.00	5,577	100%		5,577
Total Acres 0.70			Land Total			49,520

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	744 Sqft	Grade C 100	Base	169,933
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-638
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,443
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1997	Typical	Typical	Above Average	Typical	179,738
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		65%	96%	100%
						<b>Value(Rcnld)</b>
						112,157

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	100	C 100	1,744	Avq+	65%	100%	100%	1,134
Open Frame Porch	1890	100	C 100	3,577	Avq+	65%	100%	100%	2,325
Frame Garage	1976	336	D 100	9,092	Avq.	73%	100%	100%	6,637
Outbuilding Total									10,096

<b>Acpt Land</b>	49,500	<b>Accepted Bldg</b>	122,300	<b>Total</b>	171,800
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Machias  
 Name: HEYDOLPH, BARBARA

**Valuation Report**

10/20/2024

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Map/Lot:

011-009

Account: 327 Card: 1 of 1

Location:

61 FREMONT ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/19/2023  
 Sale Price 33,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 060	\$/FF -Road Frontage	325.00	31,394	100%		31,394
Total Acres 0.14						31,394

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Ritz Craftsman	1967	12X52	C 100	36.128	Fair	28%	100%	100%	10,116	
<b>Outbuilding Total</b>									<b>10,116</b>	

<b>Acpt Land</b>	31,400	<b>Accepted Bldg</b>	10,100	<b>Total</b>	41,500
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Machias  
 Name: IMK PROPERTIES, LLC

**Valuation Report**

10/20/2024

Page 660

Map/Lot: 011-010

Account: 1192 Card: 1 of 1

Location: 53 FREMONT ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 08/21/2023  
 Sale Price 250,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 CONVERTING TO APTS  
 Tran/Land/Bldg 4 2 19  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
248 X 207	\$/FF -Road Frontage	325.00	88,122	50%	Topography	44,061
090 X 202	\$/FF -Road Frontage	325.00	31,902	100%		31,902
Total Acres 1.60					Land Total	75,963

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
CmmBldg-SeeFile	2007	2105	C 100	210,500	V.G.	93%	100%	100%	195,765	
Outbuilding Total									195,765	

<b>Acpt Land</b>	76,000	<b>Accepted Bldg</b>	195,800	<b>Total</b>	271,800
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Machias  
 Name: MULLEN, CHRISTOPHER P  
 JOHNSON, TORA

**Valuation Report**

10/20/2024

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Map/Lot: 011-011

Account: 921 Card: 1 of 1

Location: 47 FREMONT ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 12/15/2022  
 Sale Price 170,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
074 X 229	\$/FF -Road Frontage	325.00	26,561	100%		26,561
Total Acres 0.39						26,561

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	720 Sqft	Grade C 100	Base	145,776
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-618
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,671
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Modern	Modern	Good	Typical	148,829			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		75%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	256	C 100	28,531	Good	75%	100%	100%	21,398
Frame Shed	1900	84	C 100	3,733	Good	75%	100%	100%	2,800
Barn - GBA	1900	660	C 100	22,151	Avq-	40%	100%	100%	8,860
<b>Outbuilding Total</b>									<b>33,058</b>
<b>Acpt Land</b>		26,600		<b>Accepted Bldg</b>		144,700		<b>Total</b>	171,300

Machias

**Valuation Report**

10/20/2024

Name: JOHNSON, TORA

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MULLEN, CHRISTOPHER P

Map/Lot:

011-012

Account: 306 Card: 1 of 1

Location:

41 FREMONT ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 11/25/2016  
Sale Price 0  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2 HOUSE RAZED  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
040 X 204	\$/FF -Road Frontage	325.00	14,192	100%		14,192
Total Acres 0.19				Land Total		14,192
<b>Acpt Land</b>		14,200	<b>Accepted Bldg</b>	0	<b>Total</b>	14,200

Name: JOHNSON, TORA

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MULLEN, CHRISTOPHER P

Map/Lot:

011-013

Account: 27

Card: 1 of 1

Location:

35 FREMONT ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 11/25/2016
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 085 X 202 \$/FF -Road Frontage, 325.00, 30,129 100%, 30,129. Row 2: Total Acres 0.39, Land Total, 30,129.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include: Conventional One & 1/2 Story 788 Sqft Grade C 100 Base 154,113; Exterior Wood Siding Masonry Trim None Trim 0; Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0; Foundation Brick &/or Stone Basement Dry Full Bmt Basement -676; Fin. Basement Area None Basement Gar 1 CAR Fin Bsmt 1,980; Heating 100% Forced Warm Cooling 0% None Heat 0; Rooms 8; Bedrooms 4 Add Fixtures 0; Baths 1 Half Baths 0 Plumbing 0; Attic None Attic 0; FirePlaces 0 Fireplace 0; Insulation Full Insulation 0; Unfin. Living Area NONE Unfinished 0.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Row 1: 1890, 0 Typical, Typical, Average, Typical, 155,417. Row 2: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Row 3: None, None, 50%, 96%, 100%, 74,600.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include: One Story Frame 1890 440 C 100 36,058 Avq. 50% 100% 100% 18,029; Frame Shed 1890 264 C 100 9,076 Avq. 50% 100% 100% 4,538; Wood Deck 1980 224 C 100 3,666 Avq. 50% 100% 100% 1,833; One Story Frame 1980 52 C 100 4,261 Avq. 50% 100% 100% 2,130; Frame Shed 2019 - - - - S O U N D V A L U E - - - - 7,500.

Outbuilding Total 34,030

Acpt Land 30,100 Accepted Bldg 108,600 Total 138,700

**Valuation Report**

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 09/14/2009  
 Sale Price 162,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
070 X 206	\$/FF -Road Frontage	325.00	24,861	100%		24,861
Total Acres 0.33						24,861

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,000 Sqft	Grade C 100	Base	195,995
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-858
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,798
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,459
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	0	Modern	Modern	Good	Typical	213,684			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	160,263				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1890	200	C 100	16,390	Good	75%	100%	100%	12,292
Unfin Basement	1890	200	C 100	11,308	Good	75%	100%	100%	8,481
Wood Deck	1990	240	C 100	3,914	Avg-	74%	100%	100%	2,896
Frame Garage	1969	396	C 100	13,068	Avg-	61%	100%	100%	7,971
<b>Outbuilding Total</b>									<b>31,640</b>

**Acpt Land** 24,900 **Accepted Bldg** 191,900 **Total** 216,800



Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 03/16/2007  
Sale Price 58,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Split/Assemblage

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
046 X 206	\$/FF -Road Frontage	325.00	16,337	100%		16,337
Total Acres 0.22					Land Total	16,337

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	616 Sqft	Grade C 100	Base	133,026
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-529
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	0	Typical	Typical	Below Average	Typical	132,497			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		40%	96%	100%	50,879		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1890	288	C 100	23,602	Avq-	40%	100%	100%	9,441
Unfin Basement	1890	288	C 100	12,874	Avq-	40%	100%	100%	5,150
One Story Frame	1890	28	C 100	2,295	Avq-	40%	100%	100%	918
<b>Outbuilding Total</b>									<b>15,509</b>
<b>Acpt Land</b>		16,300		<b>Accepted Bldg</b>		66,400		<b>Total</b>	82,700

Machias  
 Name: NOESKE, BEN

**Valuation Report**

10/20/2024

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Map/Lot:

011-016

Account: 526 Card: 1 of 1

Location:

0 FREMONT ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 03/16/2007  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
085 X 162	\$/FF -Road Frontage	325.00	29,472	70%	Excess Frt	20,630
Total Acres 0.32				Land Total		20,630
<b>Accpt Land</b>			20,600	<b>Accepted Bldg</b>	0	<b>Total</b> 20,600

Machias  
Name: NOESKE, BEN

**Valuation Report**

10/20/2024

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Map/Lot: 011-017

Account: 568 Card: 1 of 1

Location: 21 HILL ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 08/20/2012  
Sale Price 45,528  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
055 X 110	\$/FF -Road Frontage	325.00	18,346	100%		18,346
Total Acres 0.14			Land Total			18,346

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	396 Sqft	Grade D 100	Base	63,945
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-279
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-793
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	0	Typical	Typical	Average	Typical	62,873			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		50%	96%	100%	30,179		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1890	278	D 100	18.681	Ava.	50%	100%	100%	9,340
One Story Frame	1890	108	D 100	7.258	Ava.	50%	100%	100%	3,629
Unfin Basement	1890	108	D 100	7.930	Ava.	50%	100%	100%	3,965
<b>Outbuilding Total</b>									<b>16,934</b>
<b>Acpt Land</b>		18,300		<b>Accepted Bldg</b>		47,100		<b>Total</b>	65,400

Machias  
 Name: HOLLAND, BRITTANY  
 NELSON, MONICA L

**Valuation Report**

10/20/2024

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Map/Lot: 011-018

Account: 577 Card: 1 of 1

Location: 13 HILL ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 08/24/2023  
 Sale Price 125,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 PRICE  
 Tran/Land/Bldg 3 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
098 X 106	\$/FF -Road Frontage	325.00	32,568	100%		32,568
Total Acres 0.24						32,568

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One & 1/2 Story	1,046 Sqft	Grade D 100	Base		152,309
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-736
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	80% Forced Warm	Cooling	0% None	Heat		-1,175
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	2	Plumbing		4,893
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal	SFLA	1,569	Insulation		-1,033
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1830	0	Typical	Typical	Average	Typical	154,258	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		50%	96%	100%	74,044

**Acpt Land** 32,600 **Accepted Bldg** 74,000 **Total** 106,600

**Valuation Report**

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All Public  
 Street Paved

**Sale Data**  
 Sale Date 06/13/2018  
 Sale Price 46,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
108 X 125	\$/FF -Road Frontage	325.00	36,488	100%		36,488
Total Acres 0.31					Land Total	36,488

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,176 Sqft	Grade C 100	Base	211,765
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,009
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,996
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,443
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,764	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Typical	Typical	Above Average	Typical	227,195
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		65%	96%	100%
						<b>Value(Rcld)</b>
						141,770

**Acpt Land** 36,500 **Accepted Bldg** 141,800 **Total** 178,300

Machias  
 Name: DILL, PAULA A

**Valuation Report**

10/20/2024

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Map/Lot:

011-020

Account: 109 Card: 1 of 1

Location:

6 GROVE ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 150	\$/FF -Road Frontage	325.00	30,966	100%		30,966
Total Acres 0.31				Land Total		30,966

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	672 Sqft	Grade C 100	Base	102,861
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-577
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	70% Hot Water BB	Cooling	0% None	Heat	679
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	21,172
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>			
1860	0	Typical	Typical	Average	Typical	124,135			
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>				
None	None	50%	91%	100%	56,481				
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1998	384	C 100	12,672	V.G.	92%	100%	100%	11,658
						Outbuilding Total			11,658

<b>Acpt Land</b>	31,000	<b>Accepted Bldg</b>	68,100	<b>Total</b>	99,100
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Machias

**Valuation Report**

10/20/2024

Name: HANSCOM, DONALD L

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HENNESSEY, EDWARD L JR

Map/Lot:

011-021

Account: 1067 Card: 1 of 1

Location:

8 GROVE ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 02/18/2012  
Sale Price 4,500  
Sale Type Land & Buildings  
Financing Cash Sale  
Verified Public Record  
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
075 X 107	\$/FF -Road Frontage	325.00	24,948	100%		24,948
Total Acres 0.18				Land Total		24,948
<b>Acpt Land</b>		24,900	<b>Accepted Bldg</b>	0	<b>Total</b>	24,900

Machias  
 Name: BEAL, CHRISTOPHER  
 BEAL, BRIGITTE

**Valuation Report**

10/20/2024  
 Page 672  
 011-021  
 8 GROVE ST

Account: 1376 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 1 Kennebec - Rural

Zoning/Use None  
 Topography  
 Utilities  
 Street Street Surface

Reference 1  
 Reference 2 MBHM ON LOT  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 4

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12Mobile Home	1985	14X46	D 100	32.785	Avg.	40%	100%	100%	13.114
<b>Outbuilding Total</b>									<b>13.114</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		13,100	<b>Total</b>		13,100



**Valuation Report**

Account: 445 Card: 1 of 1

Map/Lot: 011-022  
 Location: 10 GROVE ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 02/04/2015  
 Sale Price 39,900  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
058 X 107	\$/FF -Road Frontage	325.00	19,293	100%		19,293
Total Acres 0.14						19,293

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	768 Sqft	Grade C 100	Base	151,661
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-659
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,259
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-925
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Old Type	Old Type	Below Average	Typical	144,818
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		40%	92%	100%
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Phy
Encl Frame Porch	1870	72	C 100	5,176	Avg-	40%
						Percent Good
						Func Econ
						100% 100%
<b>Outbuilding Total</b>						<b>2,070</b>
<b>Acpt Land</b>						<b>19,300</b>
<b>Accepted Bldg</b>						<b>55,400</b>
<b>Total</b>						<b>74,700</b>

Machias  
 Name: JPR HOLDINGS LLC

**Valuation Report**

10/20/2024

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Map/Lot:

011-023

Account: 177 Card: 1 of 1

Location:

16 GROVE ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/30/2020  
 Sale Price 30,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
111 X 110	\$/FF -Road Frontage	325.00	37,025	100%		37,025
Total Acres 0.28						
						Land Total
						37,025

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	Value Rcnld
10Mobile Home	1961	10X55	C 100	31.423	Avg-	35%	100%	100%		10,998
<b>Outbuilding Total</b>										<b>10,998</b>

<b>Acpt Land</b>	37,000	<b>Accepted Bldg</b>	11,000	<b>Total</b>	48,000
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**Valuation Report**

Account: 55 Card: 1 of 1 Map/Lot: 011-023-A  
Location: 12 GROVE ST

Neighborhood 7	SoRiver-NoRoute1			<b>Sale Data</b>
Zoning/Use	None	Sale Date	04/30/2020	
Topography	Level	Sale Price	85,000	
Utilities	All PublicNone	Sale Type	Land & Buildings	
Street	Paved	Financing	Unknown	
		Verified	Public Record	
		Validity	Arms Length Sale	

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 4  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
086 X 109	\$/FF -Road Frontage	325.00	28,660	100%		28,660
Total Acres 0.22				Land Total		28,660

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	Two Story	896 Sqft	Grade C 100	Base		218,544
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	5 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-769
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		6,091
Rooms	0					
Bedrooms	0	Add Fixtures	0			
Baths	5	Half Baths	0	Plumbing		23,870
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>									
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>			
1900	0	Typical	Typical	Below Average	Typical	247,736			
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>				
None	None	40%	96%	100%	95,131				
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Two Story Frame	1900	400	C 100	48,516	Avg-	40%	100%	100%	19,406
						Outbuilding Total			19,406
<b>Acpt Land</b>		28,700	<b>Accepted Bldg</b>		114,500	<b>Total</b>		143,200	

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/08/2022  
 Sale Price 50,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 4 1 4

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 112	\$/FF -Road Frontage	325.00	30,074	100%		30,074
Total Acres 0.23						30,074

Dwelling Description				Replacement Cost New		
Conventional	Two Story	768 Sqft	Grade C 100	Base		206,303
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	6 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-659
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,221
Rooms	0					
Bedrooms	0	Add Fixtures	0			
Baths	6	Half Baths	0	Plumbing		29,838
Attic	Full Finished			Attic		22,662
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1987	Typical	Typical	Fair	Typical	263,365			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		26%	67%	100%	45,878		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Two Story Frame	1900	440	C 100	53,368	Fair	26%	70%	100%	9,713
Outbuilding Total									9,713

**Acpt Land** 30,100 **Accepted Bldg** 55,600 **Total** 85,700

**Valuation Report**

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/13/2022  
 Sale Price 50,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 4 1 5  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
066 X 113	\$/FF -Road Frontage	325.00	22.074 100%		22,074
Total Acres 0.17				Land Total	22,074

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	756 Sqft	Grade C 100	Base	165,209
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-649
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	11,935
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Typical	Typical	Fair	Typical	176,495
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
Incomplete		None		26%	67% 100%	30,745
<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
1 & 1/2 Story Fr	1870	576	C 100	64,195	Fair	11,684
Percent Good						Value Rcnld
Outbuilding Total						11,684
<b>Acpt Land</b>		22,100	<b>Accepted Bldg</b>		42,400	<b>Total</b>
						64,500

Machias  
 Name: PEDERSEN, DOUGLAS R  
 MORSE, JOHN M

**Valuation Report**

10/20/2024

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Account: 716 Card: 1 of 1

Map/Lot: 011-027  
 Location: 26 GROVE ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Above Street  
 Utilities All PublicNone  
 Street Paved

Sale Data	
Sale Date	06/09/2022
Sale Price	205,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
225 X 114	\$/FF -Road Frontage	325.00	75,319 80%	Topography	60,256
Total Acres 0.59			Land Total		60,256

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	720 Sqft	Grade C 100	Base	145,776
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-4,587
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	13,508
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1885	0	Typical	Typical	Above Average	Typical	154,697			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	96%	100%	96,531				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1885	288	C 100	23,602	Avq+	65%	100%	100%	15,341
One Story Frame	1885	130	C 100	10,654	Avq+	65%	100%	100%	6,925
One Story Frame	1885	24	C 100	1,967	Avq+	65%	100%	100%	1,279
1 & 1/2 Story Fr	1885	90	C 100	10,030	Avq+	65%	100%	100%	6,520
Encl Frame Porch	1885	108	C 100	6,602	Avq+	65%	100%	100%	4,291
Frame Garage	1885	480	D 100	12,989	Fair	26%	100%	100%	3,377
<b>Outbuilding Total</b>									<b>37,733</b>

**Acpt Land** 60,300 **Accepted Bldg** 134,300 **Total** 194,600

Machias  
 Name: GETCHELL, MARTHA N

**Valuation Report**

10/20/2024

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Map/Lot:

011-028

Account: 720 Card: 1 of 1

Location:

51 FREMONT ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/01/2020  
 Sale Price 59,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
091 X 144	\$/FF -Road Frontage	325.00	31,183	100%		31,183
Total Acres 0.30						31,183

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Burlington M/H	1988	14X70	C 100	53.186	Ava+	45%	100%	100%	23.934
Wood Deck	1988	192	C 100	3.170	Ava.	79%	100%	100%	2.504
Encl Frame Porch	1988	32	C 100	3.592	Ava.	79%	100%	100%	2.838
Frame Garage	1984	576	C 100	19.008	Ava.	77%	100%	100%	14.636
<b>Outbuilding Total</b>									<b>43.912</b>

<b>Acpt Land</b>	31,200	<b>Accepted Bldg</b>	43,900	<b>Total</b>	75,100
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**Valuation Report**

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street None

**Sale Data**  
 Sale Date 09/26/2017  
 Sale Price 65,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
160 X 132	\$/FF -Road Frontage	325.00	54,351	60%	Size/Shape	32,611	
100 X 132	\$/FF -Road Frontage	325.00	33,970	70%	Excess Frt	0	
100 X 132	\$/FF -Road Frontage	325.00	7,569	50%	Topography	11,890	
Total Acres 0.78						Land Total	44,501

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	850 Sqft	Grade C 100	Base	161,714
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-729
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Average	Typical	163,969
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	91% 100%	74,606

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1860	170	C 100	5,674	Avq.	50%	100%	100%	2,837
Encl Frame Porch	1860	99	C 100	6,245	Avq.	50%	100%	100%	3,122
Barn - GBA	1860	912	D 100	22,673	Fair	26%	100%	100%	5,895
Outbuilding Total									11,854

**Acpt Land** 44,500 **Accepted Bldg** 86,500 **Total** 131,000



Machias

**Valuation Report**

10/20/2024

Name: MAINE, STATE OF

Page 681

GROVE ST - S SIDE OF RIVER

Map/Lot:

011-030

Account: 658 Card: 1 of 1

Location:

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use Shore-LmtdResidential  
 Topography Below Street  
 Utilities None  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) 43 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Intown Excess Land	13,000.00	71,500	100%		71,500
Total Acres 5.00				Land Total		71,500
<b>Acpt Land</b>		71,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						71,500

Machias

**Valuation Report**

10/20/2024

Name: GRAHAM, WESLEY

Page 682

GRAHAM, HEATHER

Map/Lot:

011-031

Account: 610 Card: 1 of 1

Location:

9 GROVE ST

Neighborhood 7 SoRiver-NoRoute1

**Sale Data**

Zoning/Use Shore-LmtdResidential  
Topography Level  
Utilities All PublicNone  
Street Paved

Sale Date 09/01/2023  
Sale Price 18,266  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 2 20

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 127	\$/FF -Road Frontage	520.00	43,460	100%		43,460
Total Acres 0.29						43,460

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1972	400	C 100	32,780	Poor	44%	20%	100%	2,885
Frame Shed	1972	724	D 100	18,637	Poor	44%	20%	100%	1,640
<b>Outbuilding Total</b>									<b>4,525</b>

<b>Acpt Land</b>	43,500	<b>Accepted Bldg</b>	4,500	<b>Total</b>	48,000
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Machias

**Valuation Report**

10/20/2024

Name: WHITNEY, DAVID M

Page 683

WHITNEY RENTALS/TRI-TOWN MARINES

Map/Lot:

011-032

Account: 1027 Card: 1 of 1

Location:

29 DUBLIN ST

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 40

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
330 X 130	\$/FF -Road Frontage	520.00	145,101	100%		145,101
Total Acres 0.98						Land Total
						145,101

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1955	5682	C 100	568,200	Ava+	72%	100%	100%	409,104
<b>Outbuilding Total</b>									<b>409,104</b>

<b>Acpt Land</b>	145,100	<b>Accepted Bldg</b>	409,100	<b>Total</b>	554,200
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Machias  
Name: MAINE, STATE OF

**Valuation Report**

10/20/2024

Page 684

Map/Lot:

011-033

Account: 783 Card: 1 of 1

Location:

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use Shore-GeneralDevelopment  
Topography Level  
Utilities None  
Street Street Surface

Reference 1

Reference 2

Tran/Land/Bldg 0 10 11

1ST 0 2ND 0

Exemption(s) 43 0 0 Land Schedule 3

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.25	Acres-Intown Excess Land	13,000.00	3,575	100%		3,575	
Total Acres 0.25					Land Total	3,575	
<b>Acpt Land</b>		3,600	<b>Accepted Bldg</b>	0	<b>Total</b>		3,600

Machias

**Valuation Report**

10/20/2024

Name: MAINE, STATE OF

Page 685

DEPT OF TRANSPORTATION

Map/Lot:

011-034

Account: 81 Card: 1 of 1

Location:

Neighborhood 7 SoRiver-NoRoute1

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities NoneNone  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) 43 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
198 X 068	\$/FF -Road Frontage	520.00	62,966	100%		62,966
Total Acres 0.31				Land Total		62,966
<b>Acpt Land</b>		63,000	<b>Accepted Bldg</b>		0	<b>Total</b>
						63,000

Machias  
 Name: MACHIAS, TOWN OF  
 WATER STREET PARKING

**Valuation Report**

10/20/2024

Page 686

Map/Lot:

011-035

Account: 216 Card: 1 of 1

Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities NoneNone  
 Street None

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 1ST 0 2ND 0  
 Exemption(s) 45 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
080 X 090	\$/FF -Road Frontage	325.00	26,155	100%		26,155
Total Acres 0.17				Land Total		26,155

<b>Accpt Land</b>	26,200	<b>Accepted Bldg</b>	0	<b>Total</b>	26,200
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Machias

**Valuation Report**

10/20/2024

Name: MACHIAS, TOWN OF

Page 687

WATER STREET PARKING

Map/Lot:

011-035-A

Account: 83 Card: 1 of 1

Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use Shore-LmtdResidential  
Topography Level  
Utilities NoneNone  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 090	\$/FF -Road Frontage	325.00	16,347	100%		16,347
Total Acres 0.10				Land Total		16,347

<b>Accpt Land</b>	16,300	<b>Accepted Bldg</b>	0	<b>Total</b>	16,300
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Machias

**Valuation Report**

10/20/2024

Name: MACHIAS, TOWN OF

Page 688

WATER STREET PARKING

Map/Lot:

011-036

Account: 1237 Card: 1 of 1

Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities NoneNone  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
078 X 100	\$/FF -Road Frontage	325.00	25,771	100%		25,771
Total Acres 0.18				Land Total		25,771

<b>Accpt Land</b>	25,800	<b>Accepted Bldg</b>	0	<b>Total</b>	25,800
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Machias

**Valuation Report**

10/20/2024

Name: HUNTLEY, JEFFREY L

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HUNTLEY, DEBORAH F

Map/Lot:

011-039

Account: 831 Card: 1 of 1

Location:

22 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use Shore-LmtdResidential  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 02/26/2009  
Sale Price 18,000  
Sale Type Land & Buildings  
Financing Cash Sale  
Verified Public Record  
Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units Method - Description Price/Unit Total Fctr Influence Value  
138 X 062 \$/FF -Road Frontage 325.00 43,466 70% Size/Shape 30,426  
Total Acres 0.20 Land Total 30,426

**Outbuildings/Additions/Improvements**

Description Year Units Grade RCN Cond Phy Percent Good Value  
Rcnld  
14Mobile Home 2010 14X56 B 100 50,688 Avq+ 80% 100% 100% 40,550  
Wood Deck 2010 24 B 100 691 Avq. 92% 100% 100% 636  
Wood Deck 2010 16 B 100 539 Avq. 92% 100% 100% 496  
Outbuilding Total 41,682

**Acpt Land** 30,400 **Accepted Bldg** 41,700 **Total** 72,100

Machias  
 Name: SQUIRE ET AL, JORG TAZ

**Valuation Report**

10/20/2024

Page 690

Map/Lot:

011-040

Account: 152 Card: 1 of 1

Location:

WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use Shore-LmtdResidential  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 02/19/2016  
 Sale Price 12,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2 COMBINES 39A+40+41

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 128	\$/FF -Road Frontage	325.00	50,798	50%	Restrictio	25,399
Total Acres 0.44						25,399
						Land Total

**Acpt Land** 25,400 **Accepted Bldg** 0 **Total** 25,400

Machias  
Name: MARBLE, SUSAN

**Valuation Report**

10/20/2024

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Map/Lot: 011-042

Account: 214 Card: 1 of 1

Location: 40 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 12/15/2021  
Sale Price 280,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
200 X 082	\$/FF -Road Frontage	325.00	64,781 100%		64,781
Total Acres 0.38				Land Total	64,781

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	768 Sqft	Grade C 100	Base	151,661
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-659
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,459
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1880	0	Modern	Modern	Above Average	Typical	158,461	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		65%	100%	100%	103,000

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	2007	720	B 100	106,541	Avq+	65%	100%	100%	69,252
One Story Frame	1980	480	B 100	47,990	Avq+	65%	100%	100%	31,194
Open Frame Porch	2007	100	C 100	3,577	Avq+	65%	100%	100%	2,325
Wood Deck	2007	620	C 100	9,804	Avq+	65%	100%	100%	6,373
Frame Garage	1980	624	C 100	20,592	Avq+	65%	100%	100%	13,385
<b>Outbuilding Total</b>									<b>122,529</b>

<b>Acpt Land</b>	64,800	<b>Accepted Bldg</b>	225,500	<b>Total</b>	290,300
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**Valuation Report**

Neighborhood 5	NoRiver-WestCenterSt	<b>Sale Data</b>
Zoning/Use	None	Sale Date 10/06/2022
Topography	Level	Sale Price 176,000
Utilities	All PublicNone	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Split/Assemblage

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 3  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
091 X 148	\$/FF -Road Frontage	325.00	31,268	100%		31,268
Total Acres 0.31				Land Total		31,268

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,790 Sqft	Grade C 100	Base		304,651
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement		-1,536
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		9,126
Rooms	0					
Bedrooms	0	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		11,935
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>			
1900	0	Modern	Modern	Above Average	Typical	324,176			
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>				
None	None	65%	100%	100%	210,714				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	136	C 100	7,711	Avq+	65%	100%	100%	5,012
						Outbuilding Total			5,012

<b>Acpt Land</b>	31,300	<b>Accepted Bldg</b>	215,700	<b>Total</b>	247,000
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Machias

Valuation Report

10/20/2024

Name: ACKLEY, ALICE

Page 693

ACKLEY, JAMES E JR

Map/Lot:

011-044

Account: 659 Card: 1 of 1

Location:

50 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Row 1: 123 X 107, \$/FF -Road Frontage, 325.00, 40,915, 100%, 40,915. Row 2: Total Acres 0.30, Land Total, 40,915.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material, Area, Condition, Replacement, Value. Rows include: Conventional Two Story 1,120 Sqft Grade C 105 Base 233,735; Exterior Wood Siding Masonry Trim None Trim 0; Dwelling Units 2 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0; Foundation Concrete Basement Dry Full Bmt Basement 0; Fin. Basement Area 600 Sqft, Grade C Basement Gar None Fin Bsmt 9,002; Heating 100% Forced Warm Cooling 0% None Heat 0; Rooms 7; Bedrooms 4 Add Fixtures 0; Baths 2 Half Baths 1 Plumbing 9,399; Attic None Attic 0; FirePlaces 0 Fireplace 0; Insulation Full SFLA 2,240 Insulation 0; Unfin. Living Area NONE Unfinished 0.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Row 1: 1968, 0, Modern, Modern, Good, Typical, 252,136. Row 2: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcld). Row 3: None, None, 83%, 100%, 100%, 209,273.

Acpt Land 40,900 Accepted Bldg 209,300 Total 250,200

Machias  
 Name: GRAHAM HOLDINGS LLC

**Valuation Report**

10/20/2024

Page 694

Map/Lot:

011-044-A

Account: 441 Card: 1 of 1

Location:

19 CANAL ST

Neighborhood 11 Downtown Commercial

**Sale Data**

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Sale Date 01/06/2022  
 Sale Price 176,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1

Reference 2 CHECK ACREAGE

Tran/Land/Bldg 4 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Commercial Site (Fract)	52,000.00	57,200	100%		57,200
Total Acres 1.00						57,200
						Land Total
						57,200

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1970	1406	D 100	94,482	Poor	42%	25%	100%	9,920
Frame Shed	1970	269	D 100	7,564	Poor	42%	25%	100%	794
<b>Outbuilding Total</b>									<b>10,714</b>

**Acpt Land**

57,200

**Accepted Bldg**

10,700

**Total**

67,900

Machias  
Name: FOSTER, DEAN J

**Valuation Report**

10/20/2024

Page 695

Map/Lot: 011-045

Account: 728 Card: 1 of 1

Location: 54 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 06/16/2023  
Sale Price 10,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
140 X 165	\$/FF -Road Frontage	325.00	48,631	100%		48,631
Total Acres 0.53				Land Total		48,631

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,188 Sqft	Grade C 100	Base	232,131
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,019
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,076
Rooms	11				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Average	Typical	243,664			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		50%	96%	100%	116,959		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	108	C 100	3,817	Avg.	50%	100%	100%	1,908
Encl Frame Porch	1900	45	C 100	4,107	Avg.	50%	100%	100%	2,054
<b>Outbuilding Total</b>									<b>3,962</b>

<b>Acpt Land</b>	48,600	<b>Accepted Bldg</b>	120,900	<b>Total</b>	169,500
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Machias  
 Name: HUNTLEY, GARY

**Valuation Report**

10/20/2024

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Map/Lot:

011-047

Account: 774 Card: 1 of 1

Location:

60 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 08/02/2018  
 Sale Price 12,177  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 234	\$/FF -Road Frontage	325.00	32,374	100%		32,374
Total Acres 0.48						32,374
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12Mobile Home	1971	12X65	C 100	42.968	Avg.	40%	100%	100%	17,187
One Story Frame	1991	216	D 100	14,515	Avg.	81%	100%	100%	11,757
Frame Shed	2017	96	C 100	4,089	Avg.	95%	100%	100%	3,885
<b>Outbuilding Total</b>									<b>32,829</b>

<b>Acpt Land</b>	32,400	<b>Accepted Bldg</b>	32,800	<b>Total</b>	65,200
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Machias  
 Name: HUNTLEY, GARY L

**Valuation Report**

10/20/2024

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Map/Lot:

011-047-A

Location:

64 WATER ST

Account: 647 Card: 1 of 1

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 03/07/2018  
 Sale Price 10,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 223	\$/FF -Road Frontage	325.00	32,219	100%		32,219
Total Acres 0.46						32,219

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Burlinaton	M/H	1983	14X66	C 100	50,731	Avg.	40%	100%	100%	20,292
<b>Outbuilding Total</b>									<b>20,292</b>	

<b>Acpt Land</b>	32,200	<b>Accepted Bldg</b>	20,300	<b>Total</b>	52,500
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**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 11/14/2012  
Sale Price 25,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
102 X 120	\$/FF -Road Frontage	325.00	34,320	100%		34,320
Total Acres 0.28						34,320

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,248 Sqft	Grade C 105	Base	170,650
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,454
Rooms	4				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,266
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1890	0	Modern	Modern	Average	Typical	185,875				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>				
None		None		50%	100% 100%	92,938				
<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
One Story Frame	1970	472	C 105	40,614	Ava.	50%	100%	100%	20,307	
Frame Garage	1989	624	B 100	25,122	Ava.	80%	100%	100%	20,098	
Encl Frame Porch	1970	64	C 105	5,102	Ava.	50%	100%	100%	2,551	
<b>Outbuilding Total</b>									<b>42,956</b>	
<b>Acpt Land</b>		34,300		<b>Accepted Bldg</b>		135,900		<b>Total</b>		170,200

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 09/28/2012  
 Sale Price 422,464  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
158 X 223	\$/FF -Road Frontage	325.00	56,562	100%		56,562
0.72	Acres-Commercial Site (Fract)	52,000.00	48,536	100%		48,536
Total Acres 1.53			Land Total			105,098

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	2,908 Sqft	Grade C 100	Base	608,242
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	8 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,007
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	8	Half Baths	0	Plumbing	41,773
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1977	0	Modern	Modern	Good	Typical	647,008			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	85%	100%	100%	549,957				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1977	168	C 100	6,226	Avq.	73%	100%	100%	4,545
Outbuilding Total									4,545
<b>Acpt Land</b>		105,100	<b>Accepted Bldg</b>		554,500	<b>Total</b>		659,600	

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 09/28/2012  
 Sale Price 422,464  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	Two Story	2,908 Sqft	Grade C 100	Base	608,242
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	8 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,007
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	8	Half Baths	0	Plumbing	41,773
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	5,816	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		
1977	0	Modern	Modern	Good			647,008
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		85%	100%	100%	549,957
<b>Acpt Land</b>		0	<b>Accepted Bldg</b>		550,000	<b>Total</b>	550,000

Machias  
Name: VAN PEURSEM, LAURENCE G JR

**Valuation Report**

10/20/2024

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Map/Lot:

011-048-A

Account: 608

Location:

19-20 RIVERSIDE APTS

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	105,100	554,500	659,600	105,100	554,500	659,600
2	0	550,000	550,000	0	550,000	550,000
<b>TOTAL</b>	105,100	1,104,500	1,209,600	105,100	1,104,500	1,209,600

Machias  
 Name: MALLAR, CHRISTOPHER  
 MALLAR, NICHOLAS R

**Valuation Report**

10/20/2024  
 Page 702  
 011-049  
 44 WEST ST

Account: 297 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Sale Data	
Sale Date	07/14/2020
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2 CHECK FOR IMPROVEMENTS  
 Tran/Land/Bldg 4 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
080 X 139	\$/FF -Road Frontage	325.00	27,317	100%		27,317
Total Acres 0.26						Land Total 27,317

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	616 Sqft	Grade C 100	Base		133,026
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-529
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,141
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,984
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1860	2022	Modern	Modern	Good	Typical	138,622			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	103,966		
Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1860	224	C 100	18,357	Good	75%	60%	100%	8,261
Unfin Basement	1860	224	C 100	11,735	Good	75%	100%	100%	8,801
Frame Garaqe	1982	576	B 100	23,190	Good	75%	100%	100%	17,392
Outbuilding Total									34,454

**Acpt Land** 27,300 **Accepted Bldg** 138,400 **Total** 165,700

Machias  
 Name: KOCH, BARBARA K

**Valuation Report**

10/20/2024

Page 703

Map/Lot:

011-050

Account: 1130 Card: 1 of 1

Location:

46 WEST ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Homesite (Fract)	52,000.00	44,307	100%		44,307
Total Acres 0.60					Land Total	44,307

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,434 Sqft	Grade C 105	Base	180,130
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,118
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2015	0	Modern	Modern	Average	Typical	185,248			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		94%	100% 100%	174,133			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Open Frame Porch	2015	185	C 105	6,430	Avg.	94%	100%	100%	6,044
Wood Deck	2015	240	C 105	4,110	Avg.	94%	100%	100%	3,863
Frame Shed	2015								200
----- S O U N D V A L U E -----									
					Outbuilding Total				10,107
<b>Acpt Land</b>		44,300		<b>Accepted Bldg</b>		184,200		<b>Total</b>	228,500

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use Shore-LmtdResidential  
Topography Level  
Utilities Public WaterNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 2 40  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Commercial Site (Fract)	52,000.00	57,200	100%		57,200
1.65	Acres-Intown Excess Land	13,000.00	23,595	100%		23,595
Total Acres 2.65					Land Total	80,795

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	351 Sqft	Grade C 100	Base	73,925
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	Obsolete	Obsolete	Very Good	Typical	72,433
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		86%	86% 100%	53,571

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1969	858	B 100	34,543	Good	83%	100%	100%	28,671
2 Story Masonrv	1911	462	C 100	61,631	Avg.	50%	100%	100%	30,816
Frame Garage	1991	864	B 100	34,785	Avg+	100%	100%	100%	34,785
Outbuilding Total									94,272

<b>Acpt Land</b>	80,800	<b>Accepted Bldg</b>	147,800	<b>Total</b>	228,600
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Machias

**Valuation Report**

10/20/2024

Name: MAINE, STATE OF

Page 705

WATER ST - N SIDE OF RIVER

Map/Lot:

011-051-A

Account: 673 Card: 1 of 1

Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use Shore-LmtdResidential  
Topography Level  
Utilities All PublicNone  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) 43 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 150	\$/FF -Shorefrontage	260.00	47,231	100%		47,231
200 X 150	\$/FF -Shorefrontage	260.00	47,231	70%	Excess Frt	33,062
240 X 150	\$/FF -Shorefrontage	260.00	56,678	50%	Excess Frt	28,339
Total Acres 2.21			Land Total			108,632

<b>Acpt Land</b>	108,600	<b>Accepted Bldg</b>	0	<b>Total</b>	108,600
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Machias  
 Name: MALLAR, CHRISTOPHER  
 MALLAR, JEANINE

**Valuation Report**

10/20/2024  
 Page 706  
 011-052  
 45 WEST ST

Account: 199 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/25/2011  
 Sale Price 67,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
128 X 200	\$/FF -Road Frontage	325.00	45,326	100%		45,326
Total Acres 0.59				Land Total		45,326

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,040 Sqft	Grade C 100	Base	136,035
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,540
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1954	0	Typical	Typical	Average	Inadeq.	135,475			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		60%	91%	100%	73,969		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2015	256	C 100	4,162	Avg.	60%	100%	100%	2,497
						Outbuilding Total			2,497

**Acpt Land** 45,300 **Accepted Bldg** 76,500 **Total** 121,800

Machias  
Name: DAY, JARAD B

**Valuation Report**

10/20/2024

Page 707

Map/Lot: 011-053

Account: 1186 Card: 1 of 1

Location: 88 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 02/11/2020  
Sale Price 46,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
128 X 200	\$/FF -Road Frontage	325.00	45,326	100%		45,326
Total Acres 0.59				Land Total		45,326

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	816 Sqft	Grade C 100	Base	157,546
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-700
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,160
Rooms	6				
Bedrooms	4	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	0	Typical	Typical	Fair	Typical	163,990			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		26%	96%	100%	40,932		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	552	C 100	45,236	Fair	26%	100%	100%	11,761
Frame Garage	1950	432	C 100	14,256	Fair	26%	100%	100%	3,707
<b>Outbuilding Total</b>									<b>15,468</b>

<b>Acpt Land</b>	45,300	<b>Accepted Bldg</b>	56,400	<b>Total</b>	101,700
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**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 07/06/2023  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
092 X 083	\$/FF -Road Frontage	325.00	29,835	100%		29,835
Total Acres 0.18						29,835

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One & 1/2 Story	980 Sqft	Grade C 100	Base		177,651
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-841
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-6,711
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Typical	Typical	Fair	Typical	170,099
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		26%	96%	100%
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Open Frame Porch	1830	210	C 100	6,873	Fair	1,787
Outbuilding Total						1,787
<b>Acpt Land</b>		29,800	<b>Accepted Bldg</b>		44,200	<b>Total</b>
						74,000

Machias  
 Name: LORD, DONALD S

**Valuation Report**

10/20/2024

Page 709

Map/Lot:

011-054-A

Account: 1326 Card: 1 of 1

Location:

34 WEST ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 03/26/2010  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
073 X 083	\$/FF -Road Frontage	325.00	23,674	100%		23,674
Total Acres 0.14						23,674

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1950	420	D 100	11.365	Fair	36%	100%	100%	4,091	
<b>Outbuilding Total</b>									<b>4,091</b>	

<b>Acpt Land</b>	23,700	<b>Accepted Bldg</b>	4,100	<b>Total</b>	27,800
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Machias  
 Name: HUNTLEY, ALLAN W

**Valuation Report**

10/20/2024

Page 710

Map/Lot:

011-055

Account: 396 Card: 1 of 1

Location:

28 PLEASANT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 053	\$/FF -Road Frontage	325.00	27,906	100%		27,906
Total Acres 0.11				Land Total		27,906
<b>Acpt Land</b>		27,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						27,900

Machias  
Name: GORDON, SCOTT L

**Valuation Report**

10/20/2024

Page 711

Map/Lot:

011-055-A

Location:

75 WATER ST

Account: 1274 Card: 1 of 1

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Sloping  
Utilities All Public  
Street Paved

**Sale Data**  
Sale Date 05/01/2019  
Sale Price 58,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
162 X 106	\$/FF -Road Frontage	325.00	53,837	100%		53,837
Total Acres 0.39				Land Total		53,837

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	616 Sqft	Grade C 100	Base	133,026
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	2000	Modern	Modern	Above Average	Typical	136,010			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		65%	95%	100%	83,986		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 & 1/2 Story Fr	1890	270	C 100	30,092	Avq+	65%	100%	100%	19,560
						Outbuilding Total	19,560		

<b>Acpt Land</b>	53,800	<b>Accepted Bldg</b>	103,500	<b>Total</b>	157,300
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Machias  
 Name: HUNTLEY, ALLAN W

**Valuation Report**

10/20/2024

Page 712

Map/Lot:

011-055-B

Account: 1016 Card: 1 of 1

Location:

24 PLEASANT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
081 X 062	\$/FF -Road Frontage	325.00	25,513	100%		25,513
Total Acres 0.12				Land Total		25,513
<b>Acpt Land</b>		25,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						25,500



Machias  
 Name: HUNTLEY, ALLAN

**Valuation Report**

10/20/2024

Page 713

Map/Lot:

011-055-TR

Account: 1356 Card: 1 of 1

Location:

28 PLEASANT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 06/29/2018  
 Sale Price 3,100  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Seller  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Crown	M/H	1973	12X60	C 100	40,337	Avq-	35%	40%	100%	5,647
<b>Outbuilding Total</b>									5,647	
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		5,600	<b>Total</b>		5,600	

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/04/2013  
 Sale Price 18,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
065 X 165	\$/FF -Road Frontage	325.00	22,579	100%		22,579
Total Acres 0.25				Land Total		22,579

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	716 Sqft	Grade D 126	Base	157,615
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-635
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,166
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,074	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Average	Typical	163,146
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		50%	96%	100%
						<b>Value(Rcnd)</b>
						78,310

**Acpt Land** 22,600 **Accepted Bldg** 78,300 **Total** 100,900

Machias  
 Name: HUNTLEY, GARY J

**Valuation Report**

10/20/2024

Page 715

Map/Lot:

011-057

Account: 470 Card: 1 of 2

Location:

20 PLEASANT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Sale Data	
Sale Date	06/02/2021
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 082	\$/FF -Road Frontage	325.00	32,390	100%		32,390
Total Acres 0.19				Land Total		32,390
<b>Acpt Land</b>		32,400	<b>Accepted Bldg</b>	0	<b>Total</b>	32,400

Machias  
 Name: HUNTLEY, GARY J

**Valuation Report**

10/20/2024

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Map/Lot:

011-057

Account: 470 Card: 2 of 2

Location:

67 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

<b>Sale Data</b>	
Sale Date	06/02/2021
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 082	\$/FF -Road Frontage	325.00	32,390	100%		32,390	
Total Acres 0.19				Land Total		32,390	
<b>Accpt Land</b>		32,400	<b>Accepted Bldg</b>		0	<b>Total</b>	32,400

Machias  
Name: HUNTLEY, GARY J

### Valuation Report

10/20/2024  
Page 717  
011-057  
67 WATER ST

Account: 470

Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	32,400	0	32,400	32,400	0	32,400
2	32,400	0	32,400	32,400	0	32,400
<b>TOTAL</b>	64,800	0	64,800	64,800	0	64,800

Machias  
 Name: HUNTLEY, GARY

**Valuation Report**

10/20/2024

Page 718

Map/Lot:  
 Location:

011-057-T1  
 20 PLEASANT ST

Account: 1371 Card: 1 of 1

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/06/2021  
 Sale Price 300  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2 MBHM ON LEASED LOT  
 Tran/Land/Bldg 0 0 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1970	14X66	D 100	43,248	Poor	20%	50%	100%	4,325
<b>Outbuilding Total</b>									<b>4,325</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		4,300	<b>Total</b>		4,300

Machias  
 Name: HUNTLEY, GARY

**Valuation Report**

10/20/2024  
 Page 719  
 011-057-T2  
 67 WATER ST

Account: 1372 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Paved

**Sale Data**  
 Sale Date 09/18/2020  
 Sale Price 4,750  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1  
 Reference 2 MOBILE HOME  
 Tran/Land/Bldg 0 0 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1987	14X56	B 100	50.688	Avg.	40%	100%	100%	20,275
<b>Outbuilding Total</b>									<b>20,275</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		20,300	<b>Total</b>		20,300

Machias  
Name: BRYAND, SANDRA J

**Valuation Report**

10/20/2024

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Map/Lot: 011-058

Account: 473 Card: 1 of 1

Location: 3 NELSON ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 165	\$/FF -Road Frontage	325.00	69,472	100%		0	
200 X 165	\$/FF -Road Frontage	260.00	47,231	70%	Topoqraphv	48,630	
130 X 165	\$/FF -Road Frontage	325.00	45,157	70%	Excess Frt	0	
130 X 165	\$/FF -Road Frontage	650.00	322	70%	Topoqraphv	22,127	
Total Acres 1.25						Land Total	70,757

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,046 Sqft	Grade C 100	Base	202,132
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-897
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,611
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Old Type	Old Type	Average	Typical	199,624
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						91,827

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	2004	264	C 100	12,779	Avg+	91%	100%	100%	11,629
2S Frame Shed	1890	352	C 100	14,325	Avg.	50%	100%	100%	7,162
Frame Garage	1890	192	C 100	6,336	Avg.	50%	100%	100%	3,168
Frame Shed	1890	36	C 100	2,308	Avg.	50%	100%	100%	1,154
Open Frame Porch	1890	10	C 100	881	Avg.	50%	100%	100%	440
<b>Outbuilding Total</b>									<b>23,553</b>

**Acpt Land** 70,800 **Accepted Bldg** 115,400 **Total** 186,200



Machias  
 Name: TAYLOR, ANDREW C  
 ROLFE, CHRISTY L

**Valuation Report**

10/20/2024

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Map/Lot: 011-059

Account: 991 Card: 1 of 1

Location: 43 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/23/2008  
 Sale Price 139,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
082 X 083	\$/FF -Road Frontage	325.00	26,592	100%		26,592
Total Acres 0.16						26,592

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	672 Sqft	Grade C 115	Base	160,875
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,940
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,431
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	0	Modern	Modern	Very Good	Typical	168,246			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	87%	100%	100%	146,374				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2005	240	C 115	22,618	V.G.	87%	100%	100%	19,678
Encl Frame Porch	2005	84	C 115	6,499	V.G.	87%	100%	100%	5,654
Frame Garage	1998	672	C 115	25,502	V.G.	87%	100%	100%	22,187
<b>Outbuilding Total</b>									<b>47,519</b>

<b>Acpt Land</b>	26,600	<b>Accepted Bldg</b>	193,900	<b>Total</b>	220,500
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Machias  
 Name: SYLVIA, CONSTANCE J  
 SYLVIA, DWAINÉ

**Valuation Report**

10/20/2024  
 Page 722  
 011-060  
 6 SPRING ST

Account: 550 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 6 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
133 X 082	\$/FF -Road Frontage	325.00	43,079	100%		43,079
Total Acres 0.25						43,079

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	768 Sqft	Grade C 100	Base	151,661
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-659
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1870	0	Modern	Modern	Above Average	Typical	151,002				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		65%	100%	100%	98,151			
Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Encl Frame Porch	1870	112	C 100	6,760	Avg+	65%	100%	100%	4,394	
Frame Garage	1950	720	C 100	23,760	Avg.	58%	100%	100%	13,781	
<b>Outbuilding Total</b>									<b>18,175</b>	
<b>Acpt Land</b>		43,100		<b>Accepted Bldg</b>		116,300		<b>Total</b>		159,400

Machias  
 Name: GALLEY, BRADLEY N N

**Valuation Report**

10/20/2024

Page 723

Map/Lot: 011-061

Account: 476 Card: 1 of 1

Location: 5 SPRING ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/01/2016  
 Sale Price 13,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
066 X 190	\$/FF -Road Frontage	325.00	23,252	100%		23,252
Total Acres 0.29				Land Total		23,252

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	768 Sqft	Grade C 107	Base	162,277
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-705
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,190
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1870	0	Modern	Modern	Average	Typical	165,762		
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		50%	100% 100%	82,881		
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Encl Frame Porch	1870	160	C 107	9,267	Avg.	50%	100%	100%
Frame Garage	1900	384	C 100	12,672	Avg.	50%	100%	100%
<b>Outbuilding Total</b>						<b>10,970</b>		

<b>Acpt Land</b>	23,300	<b>Accepted Bldg</b>	93,900	<b>Total</b>	117,200
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Machias

Valuation Report

10/20/2024

Name: INMAN, JERMAR W

Page 724

DAINGERFIELD, NEIL R

Map/Lot:

011-062

Account: 894 Card: 1 of 1

Location:

35 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 11/15/2006
Sale Price 70,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

Land Description

Units Method - Description Price/Unit Total Fctr Influence Value
055 X 115 \$/FF -Road Frontage 325.00 18,427 100% 18,427
Total Acres 0.15 Land Total 18,427

Dwelling Description

Replacement Cost New

Conventional One & 1/2 Story 468 Sqft Grade C 107 Base 122,923
Exterior Wood Siding Masonry Trim None Trim 0
Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Concrete Basement Dry Full Bmt Basement 0
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Hot Water BB Cooling 0% None Heat 2,553
Rooms 6
Bedrooms 3 Add Fixtures 0
Baths 1 Half Baths 0 Plumbing 0
Attic None Attic 0
FirePlaces 0 Fireplace 0
Insulation Full Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built Renovated Kitchens Baths Condition Layout Total
1900 0 Modern Modern Above Average Typical 125,476
Functional Obsolescence Economic Obsolescence Phys. % Func. % Econ. % Value(Rcnld)
None None 65% 100% 100% 81,559

Outbuildings/Additions/Improvements

Description Year Units Grade RCN Cond Phy Func Econ Value
One Story Frame 1900 308 C 107 27,008 Avq+ 65% 100% 100% 17,555
Unfin Basement 1900 308 C 107 14,155 Avq+ 65% 100% 100% 9,201
Frame Shed 1900 204 C 100 7,295 Avq+ 65% 100% 100% 4,742
Frame Garage 1900 264 C 100 8,712 Avq. 50% 100% 100% 4,356
Outbuilding Total 35,854

Acpt Land 18,400 Accepted Bldg 117,400 Total 135,800

Machias

**Valuation Report**

10/20/2024

Name: INMAN, JERMAR W

Page 725

DANGERFIELD, NEIL R

Map/Lot:

011-063

Account: 604 Card: 1 of 1

Location:

WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 11/16/2007  
Sale Price 20,000  
Sale Type Land Only  
Financing Conventional  
Verified Buyer  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
155 X 149	\$/FF -Road Frontage	325.00	53,295	100%		53,295
Total Acres 0.53				Land Total		53,295

<b>Acpt Land</b>	53,300	<b>Accepted Bldg</b>	0	<b>Total</b>	53,300
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Machias

Valuation Report

10/20/2024

Name: FICKER, DONALD

Page 726

BRISSENDEN, CHERYL L

Map/Lot:

011-064

Account: 1224 Card: 1 of 1

Location:

27 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 9 3

1ST 0 2ND 0

Exemption(s) Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 066 X 145, \$/FF -Road Frontage, 325.00, 22.632, 100%, 22.632. Row 2: Total Acres 0.22, Land Total, 22,632.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material, Area, Condition, Replacement, Value. Rows include: Conventional (135,968), Exterior (0), Dwelling Units (0), Foundation (-549), Fin. Basement Area (0), Heating (0), Rooms (8), Bedrooms (4), Baths (1), Attic (0), FirePlaces (0), Insulation (0), Unfin. Living Area (0).

Dwelling Condition

Summary table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Values: 1900, 0, Typical, Typical, Average, Typical, 135,419.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Lists items like One Story Frame, Unfin Basement, 2S Frame Garage, etc.

Summary row: Acpt Land 22,600 Accepted Bldg 151,300 Total 173,900

Machias  
 Name: SQUIRE, TRUSTEE, JORG TAZ  
 SQUIRE, ERIK T

**Valuation Report**

10/20/2024  
 Page 727  
 011-065  
 25 WATER ST

Account: 49 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
070 X 081	\$/FF -Road Frontage	325.00	22,645	100%		22,645
Total Acres 0.13				Land Total		22,645

Dwelling Description				Replacement Cost New		
Conventional	One Story	640 Sqft	Grade C 100	Base		99,977
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-549
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,563
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	Full Finished			Attic		20,675
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	118,540
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	96%	100%	56,899	
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Encl Frame Porch	1900	120	C 100	7,077	Avg.	3,538
Outbuilding Total						3,538

**Acpt Land** 22,600 **Accepted Bldg** 60,400 **Total** 83,000

Machias  
 Name: VAZQUEZ-MANDUJANO, GOSAFAT  
 VAZQUES-LARA, ROMANA

**Valuation Report**

10/20/2024

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Account: 1108 Card: 1 of 1

Map/Lot:

011-066

Location:

23 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/25/2019  
 Sale Price 29,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 9 3

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
066 X 079	\$/FF -Road Frontage	325.00	21,298	100%		21,298
Total Acres 0.12						21,298

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	748 Sqft	Grade C 100	Base		156,669
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Crawl Space	Basement		-7,555
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,740
Rooms	7					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		8,951
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	2020	Modern	Modern	Above Average	Typical	155,325			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	100,961		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1900	384	C 100	31,469	Avq+	65%	100%	100%	20,455
One Story Frame	1900	108	C 100	8,851	Avq+	65%	100%	100%	5,753
Outbuilding Total									26,208

**Acpt Land** 21,300 **Accepted Bldg** 127,200 **Total** 148,500



Machias

Valuation Report

10/20/2024

Name: SQUIRE, TAZ (PERS REP)

Page 729

BENNETT, DEWISEES OF NANCY

Map/Lot:

011-067

Account: 1151 Card: 1 of 1

Location:

21 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 053 X 077, \$/FF -Road Frontage, 325.00, 17,059, 100%, 17,059. Row 2: Total Acres 0.09, Land Total, 17,059.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Quantity, Unit, Condition, Replacement Cost, Value. Rows include: Conventional One Story (360 Sqft, Grade D 100, Base, 61,284), Exterior Wood Siding (Masonry Trim, None, Trim, 0), Dwelling Units (1 OTHER Units-0, Roof Cover, Asphalt Shingles, Roof, 0), Foundation Piers (Basement, None, Basement, -9,404), Fin. Basement Area (None, Basement Gar, None, Fin Bsmt, 0), Heating (100% Floor/Wall, Cooling, 0% None, Heat, -721), Rooms (4), Bedrooms (2, Add Fixtures, 0), Baths (1, Half Baths, 0, Plumbing, 0), Attic (1/2 Finished, Attic, 8,258), FirePlaces (0, Fireplace, 0), Insulation (Full, Insulation, 0), Unfin. Living Area (NONE, Unfinished, 0).

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include: Built 1920, Renovated 0, Kitchens Old Type, Baths Old Type, Condition Below Average, Layout Typical, Total 59,417. Functional Obsolescence None, Economic Obsolescence None, Phys. % 40%, Func. % 92%, Econ. % 100%, Value(Rcnld) 21,865. Outbuildings/ Additions/ Improvements table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows: One Story Frame (1920, 108, D 100, 7,258, Avq-, 40%, 100%, 100%, 2,903), Frame Garage (1920, 240, D 100, 6,494, Avq-, 40%, 100%, 100%, 2,598). Outbuilding Total 5,501.

Acpt Land 17,100 Accepted Bldg 27,400 Total 44,500

Machias  
Name: SQUIRE, ERIK T

**Valuation Report**

10/20/2024

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Map/Lot:

011-068

Account: 139 Card: 1 of 1

Location:

19 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 02/26/2021  
Sale Price 25,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2 CONDITION  
Tran/Land/Bldg 4 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
037 X 075	\$/FF -Road Frontage	325.00	11,878	100%		11,878
Total Acres 0.06						11,878

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	660 Sqft	Grade D 126	Base	143,016
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,669
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,624
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	0	None	None	Poor	Typical	133,723			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
Delapidation		None		18%	73%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1870	240	D 100	6,858	Poor	5%	100%	100%	343
						Outbuilding Total			343
<b>Acpt Land</b>		11,900		<b>Accepted Bldg</b>		17,900		<b>Total</b>	29,800

Machias  
 Name: HARRINGTON, MICHAEL D  
 FRYE, SNOW D

**Valuation Report**

10/20/2024

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Account: 670 Card: 1 of 1

Map/Lot:  
 Location:

011-069  
 17 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/09/2021  
 Sale Price 25,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
044 X 073	\$/FF -Road Frontage	325.00	14,087	100%		14,087
Total Acres 0.07				Land Total		14,087

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	432 Sqft	Grade D 126	Base	114,136
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,845
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Old Type	Old Type	Fair	Typical	101,291
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		26%	92%	100%
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Rcnld
Encl Frame Porch	1860	54	D 126	4,612	Fair	1,199
Encl Frame Porch	1860	16	D 126	3,057	Fair	795
<b>Outbuilding Total</b>						<b>1,994</b>

**Acpt Land** 14,100 **Accepted Bldg** 26,200 **Total** 40,300

Machias  
Name: PATRYN, MARK O

**Valuation Report**

10/20/2024

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Map/Lot: 011-070

Account: 760 Card: 1 of 2

Location: 13-15 WATER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 07/12/2019  
Sale Price 47,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2 INCLUDES LOTS 37 & 38  
Tran/Land/Bldg 4 2 2  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
075 X 075	\$/FF -Road Frontage	325.00	24,077	100%		24,077
135 X 167	\$/FF -Road Frontage	325.00	46,950	50%	Restrictio	0
135 X 167	\$/FF -Road Frontage	325.00	45,157	50%	Restrictio	11,738
Total Acres 0.65			Land Total			35,815

Dwelling Description				Replacement Cost New	
Conventional Exterior Dwelling Units	One & 1/2 Story Wood Siding 2 OTHER Units-0	840 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	168,512 0 0
Foundation	Piers	Basement	None	Basement	-17,895
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-651
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition								
Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1986	0	Typical	Typical	Below Average	Typical	151,458		
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>		
None		None		65%	96%	100%		
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Open Frame Porch	1986	280	C 100	8,970	Avg-	65%	100%	100%
<b>Outbuilding Total</b>						<b>5,831</b>		

**Acpt Land** 35,800 **Accepted Bldg** 100,300 **Total** 136,100

Machias  
Name: PATRYN, MARK O

**Valuation Report**

10/20/2024

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Map/Lot:

011-070

Account: 760 Card: 2 of 2

Location:

15 WATER ST

Neighborhood 99

Zoning/Use None  
Topography  
Utilities NoneNone  
Street None

**Sale Data**  
Sale Date 07/12/2019  
Sale Price 47,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 4 0 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 0

Dwelling Description				Replacement Cost New	
Conventional	Two & 1/2 Story	720 Sqft	Grade C 100	Base	203,712
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-13,524
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-8,217
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
1990	0	Typical	Typical	Below Average	68%	96%	100%			187,939
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		68%	96%	100%	122,687			
Outbuildings/ Additions/ Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Two Story Frame	1990	360	C 100	43,664	Avq-	68%	100%	100%	29,692	
Wood Deck	1990	72	C 100	1,310	Avq-	68%	100%	100%	891	
							Outbuilding Total			30,583
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		153,300	<b>Total</b>		153,300	

Machias  
Name: PATRYN, MARK O

**Valuation Report**

10/20/2024

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Map/Lot:

011-070

Account: 760

Location:

15 WATER ST

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	35,800	100,300	136,100	35,800	100,300	136,100
2	0	153,300	153,300	0	153,300	153,300
<b>TOTAL</b>	35,800	253,600	289,400	35,800	253,600	289,400

Machias  
 Name: JOY, CHRISTOPHER & SARAH  
 JOY ENTERPRISES

**Valuation Report**

10/20/2024

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Account: 448 Card: 1 of 1

Map/Lot:  
 Location:

011-071  
 9 WATER ST

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 06/16/2017  
 Sale Price 185,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 25  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
078 X 067	\$/FF -Road Frontage	650.00	30,777	100%		30,777
Total Acres 0.12						30,777

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	981 Sqft	Grade C 100	Base	203,133
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-16,016
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,791
Rooms	4				
Bedrooms	2	Add Fixtures	14		
Baths	1	Half Baths	1	Plumbing	23,870
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1945	0	Typical	Typical	Above Average	Typical	206,196			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		68%	96%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1945	144	C 100	11,801	Avq+	68%	100%	100%	8,025
<b>Outbuilding Total</b>						<b>8,025</b>			

<b>Acpt Land</b>	30,800	<b>Accepted Bldg</b>	142,600	<b>Total</b>	173,400
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Machias  
Name: KILTON, SETH

**Valuation Report**

10/20/2024

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Map/Lot:

011-072

Account: 1094 Card: 1 of 1

Location:

7 WATER ST

Neighborhood 11 Downtown Commercial

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 02/27/2017  
Sale Price 37,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 20

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 066	\$/FF -Road Frontage	650.00	23,497	100%		23,497
Total Acres 0.09						23,497

Dwelling Description				Replacement Cost New		
Conventional	Two Story	406 Sqft	Grade C 100	Base		122,584
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-12,085
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Electric	Cooling	0% None	Heat		-420
Rooms	9					
Bedrooms	2	Add Fixtures	1			
Baths	1	Half Baths	1	Plumbing		4,476
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	0	None	Typical	Below Average	Typical	114,555			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		40%	88%	100%	40,323		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 & 1/2 Story Fr	1870	580	C 100	64,641	Avg-	40%	100%	100%	25,856
Outbuilding Total									25,856
<b>Acpt Land</b>		23,500	<b>Accepted Bldg</b>		66,200	<b>Total</b>		89,700	



Machias  
 Name: CORBETT, SUSAN M

**Valuation Report**

10/20/2024

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Map/Lot:

011-072-A

Location:

WATER ST

Account: 731 Card: 1 of 1

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 08/09/2013  
 Sale Price 15,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 3 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 045	\$/FF -Road Frontage	650.00	16,169	100%		16,169
Total Acres	0.05			Land Total		16,169
<b>Acpt Land</b>	16,200	<b>Accepted Bldg</b>	0	<b>Total</b>		16,200

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/30/2020  
 Sale Price 30,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 2 19

1ST 0 2ND 0

Exemption(s) 42 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
030 X 039	\$/FF -Road Frontage	650.00	9,031	100%		9,031
Total Acres 0.03						9,031

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Story Frame	1950	600	C 120	59,004	Good	79%	100%	100%	46,613	
<b>Outbuilding Total</b>									<b>46,613</b>	

<b>Acpt Land</b>	9,000	<b>Accepted Bldg</b>	46,600	<b>Total</b>	55,600
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Machias  
 Name: CORBETT, SUSAN M

**Valuation Report**

10/20/2024

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Map/Lot:

011-073

Account: 836 Card: 1 of 1

Location:

6 COLONIAL WAY

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 12/20/2012  
 Sale Price 125,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 18

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
060 X 084	\$/FF -Road Frontage	650.00	26,509	100%		26,509	
060 X 084	\$/FF -Road Frontage	650.00	26,509	100%		26,509	
Total Acres 0.24						Land Total	53,018

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Phy Func Econ	Rcnld
CmmBldg-SeeFile	1900	4134	C 100	413,400	Good	75%	100% 100%	310,050
Outbuilding Total								310,050

**Acpt Land** 53,000 **Accepted Bldg** 310,100 **Total** 363,100

Machias  
 Name: MRRE HOLDINGS LLC

**Valuation Report**

10/20/2024

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Map/Lot:

011-074

Account: 1191 Card: 1 of 1

Location:

4 COLONIAL WAY

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 02/11/2016  
 Sale Price 362,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 16

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
220 X 078	\$/FF -Road Frontage	650.00	93,662	100%		93,662
Total Acres 0.39						93,662
						Land Total
						93,662

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
CmmBldg-SeeFile	1900	4707	C 100	470.700	Ava+	65%	100%	100%	305,955
Outbuilding Total									305,955

<b>Acpt Land</b>	93,700	<b>Accepted Bldg</b>	306,000	<b>Total</b>	399,700
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Machias

**Valuation Report**

10/20/2024

Name: JAM-RYNOR TRUST 1/6/2021

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EVERETT, CHRISTOPHER JAMES & PAMELA

Map/Lot:

011-075

Account: 1256 Card: 1 of 1

Location:

10 COLONIAL WAY

Neighborhood 11 Downtown Commercial

Zoning/Use None  
Topography Level  
Utilities All Public  
Street Paved

**Sale Data**  
Sale Date 06/25/2022  
Sale Price 55,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 3 2 18

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
061 X 064	\$/FF -Road Frontage	650.00	23,524	100%		23,524
Total Acres 0.09						23,524
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
CmmBldg-SeeFile	1885	1584	C 100	158,400	Good	75%	100%	100%	118,800
Outbuilding Total									118,800

<b>Acpt Land</b>	23,500	<b>Accepted Bldg</b>	118,800	<b>Total</b>	142,300
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Machias  
 Name: HANNAH WEST CHAPTER, DAR

**Valuation Report**

10/20/2024

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Map/Lot:

011-076

Account: 1076 Card: 1 of 1

Location:

12 COLONIAL WAY

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/26/2015  
 Sale Price 74,900  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 25  
 1ST 0 2ND 0  
 Exemption(s) 40 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
066 X 102	\$/FF -Road Frontage	650.00	32,132	100%		32,132	
Total Acres 0.15				Land Total		32,132	
<b>Accpt Land</b>		32,100	<b>Accepted Bldg</b>		0	<b>Total</b>	32,100

Machias

Valuation Report

10/20/2024

Name: DAUGHERS OF THE AMERICAN REVOLUTION

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BURNHAM TAVERN MUSEUM

Map/Lot:

011-077

Account: 99 Card: 1 of 1

Location:

14 COLONIAL WAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 2 20
1ST 0 2ND 0
Exemption(s) 40 0 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Row 1: 083 X 133, \$/FF -Road Frontage, 325.00, 28,216, 100%, 28,216. Row 2: Total Acres 0.25, Land Total, 28,216.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Area/Spec, Condition, Material, Replacement Cost New. Rows include: Conventional Two Story (1,036 Sqft, Grade D 100, Base 164,654), Exterior (Wood Siding, Masonry Trim, Trim 0), Dwelling Units (1 OTHER Units-0, Roof Cover, Asphalt Shingles, Roof 0), Foundation (Brick &/or Stone, Basement, Dry Full Bmt, Basement -729), Fin. Basement Area (None, Basement Gar, None, Fin Bsmt 0), Heating (100% Not Heated, Cooling, 0% None, Heat -7,756), Rooms (4), Bedrooms (0, Add Fixtures, 0), Baths (0, Half Baths, 0, Plumbing -3,670), Attic (None, Attic 0), FirePlaces (1, Fireplace 3,518), Insulation (None, SFLA, 2,072, Insulation -1,869), Unfin. Living Area (NONE, Unfinished 0).

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Row 1: 1770, 0, Obsolete, None, Above Average, Typical, 154,148. Row 2: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcld). Row 3: None, None, 65%, 84%, 100%, 84,165.

Acpt Land 28,200 Accepted Bldg 84,200 Total 112,400

Machias  
 Name: EDWARDS, SANDRA

**Valuation Report**

10/20/2024

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Map/Lot:

011-078

Account: 106 Card: 1 of 1

Location:

20 COLONIAL WAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 X 157	\$/FF -Road Frontage	325.00	38,020	100%		38,020
Total Acres 0.40					Land Total	38,020

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
1 & 1/2 Storv Fr	1900	1080	E 120	72.220	Poor	18%	50%	100%	6,500
<b>Outbuilding Total</b>									<b>6,500</b>

<b>Acpt Land</b>	38,000	<b>Accepted Bldg</b>	6,500	<b>Total</b>	44,500
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Machias  
Name: EDWARDS, SANDRA

**Valuation Report**

10/20/2024

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Map/Lot: 011-079

Account: 638 Card: 1 of 1

Location: 22 COLONIAL WAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
100 X 178	\$/FF -Road Frontage	325.00	35,001 100%		35,001
Total Acres 0.41			Land Total		35,001

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	2,104 Sqft	Grade C 100	Base	343,285
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-9,732
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	14,303
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Modern	Modern	Above Average	Typical	352,332	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		65%	100%	100%	229,016

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	448	C 100	36,714	Avq+	65%	100%	100%	23,864
One Story Frame	1900	48	C 100	3,934	Avq+	65%	100%	100%	2,557
One Story Frame	1900	48	C 100	3,934	Avq+	65%	100%	100%	2,557
Frame Shed	1900	252	C 100	8,719	Avq+	65%	100%	100%	5,667
<b>Outbuilding Total</b>									<b>34,645</b>

**Acpt Land** 35,000 **Accepted Bldg** 263,700 **Total** 298,700

Machias  
 Name: FURBUSH, ZACHARY  
 FURBUSH, TIFFANY

**Valuation Report**

10/20/2024

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Account: 197 Card: 1 of 1

Map/Lot: 011-080  
 Location: 28 COLONIAL WAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/17/2020  
 Sale Price 134,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 2  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
173 X 184	\$/FF -Road Frontage	325.00	60,752 100%		60,752
Total Acres 0.73			Land Total		60,752

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	936 Sqft	Grade C 100	Base	196,829
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-5,390
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,363
Rooms	9				
Bedrooms	5	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	11,935
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Modern	Average	Typical	209,737
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	98% 100%	102,771
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
One Story Frame	1900	360	C 100	29,502 Avq.	50% 100% 100%	14,751
One Story Frame	1900	190	C 100	15,570 Avq.	50% 100% 100%	7,785
Wood Deck	1900	292	C 100	4,720 Fair	26% 100% 100%	1,227
Frame Shed	1900			----- S O U N D V A L U E -----		500
<b>Outbuilding Total</b>						<b>24,263</b>

**Acpt Land** 60,800 **Accepted Bldg** 127,000 **Total** 187,800

Machias  
 Name: COLLINS, CORI L  
 CARTER, CATHY C

**Valuation Report**

10/20/2024

Page 747

Map/Lot: 011-081

Account: 1154 Card: 1 of 1

Location: 2 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 9 2  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
106 X 127	\$/FF -Road Frontage	325.00	35,869	100%		35,869
Total Acres 0.31						35,869

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	Two Story	1,008 Sqft	Grade C 100	Base		206,915
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-865
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		6,852
Rooms	9					
Bedrooms	5	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,968
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,290
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Old Type	Old Type	Good	Typical	223,160			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	92%	100%	153,980		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1900	288	C 100	23,602	Good	75%	100%	100%	17,702
Outbuilding Total									17,702

**Acpt Land** 35,900 **Accepted Bldg** 171,700 **Total** 207,600

Machias  
 Name: REYNOLDS, JUDSON L

**Valuation Report**

10/20/2024

Page 748

Map/Lot: 011-082

Account: 537 Card: 1 of 1

Location: 6 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 129	\$/FF -Road Frontage	325.00	20,335	100%		20,335
Total Acres 0.18			Land Total			20,335

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	720 Sqft	Grade C 100	Base	158,639
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-618
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Fair	Typical	162,497			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		26%	96%	100%			
<b>Value(Rcnld)</b>						40,559			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	240	C 100	19,668	Fair	26%	100%	100%	5,114
One Story Frame	1900	52	C 100	4,261	Fair	26%	100%	100%	1,108
Two Story Frame	1900	28	C 100	3,396	Fair	26%	100%	100%	883
<b>Outbuilding Total</b>									7,105
<b>Acpt Land</b>		20,300	<b>Accepted Bldg</b>		47,700	<b>Total</b>		68,000	

Machias  
Name: ROMANO, ANNA M

**Valuation Report**

10/20/2024

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Map/Lot: 011-083

Account: 278 Card: 1 of 1

Location: 8 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 09/01/2006  
Sale Price 85,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
052 X 134	\$/FF -Road Frontage	325.00	17,691 100%		17,691
Total Acres 0.16				Land Total	17,691

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	720 Sqft	Grade C 100	Base	158,639
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-618
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,895
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	13,508
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Modern	Modern	Good	Typical	176,424			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	132,318				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	195	C 100	3,216	Good	75%	100%	100%	2,412
One Story Frame	1900	240	C 100	19,668	Good	75%	100%	100%	14,751
Finished Attic	1900	240	C 100	13,021	Good	75%	100%	100%	9,766
<b>Outbuilding Total</b>									<b>26,929</b>

<b>Acpt Land</b>	17,700	<b>Accepted Bldg</b>	159,200	<b>Total</b>	176,900
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Machias  
 Name: LANDER, LAURA  
 FIORATTA, SUSANNA

**Valuation Report**

10/20/2024  
 Page 750  
 011-084  
 10 HIGH ST

Account: 645 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 03/24/2022  
 Sale Price 175,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
051 X 138	\$/FF -Road Frontage	325.00	17,402	100%		17,402
Total Acres 0.16						17,402

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	720 Sqft	Grade C 100	Base	158,639
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Slate Roofing	Roof	4,301
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-618
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,895
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	1/2 Finished			Attic	13,508
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1850	0	Modern	Modern	Very Good	Typical	186,693			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		80%	100% 100%	149,354			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	240	C 100	26,748	V.G.	80%	100%	100%	21,398
Unfin Basement	1900	210	C 100	11,486	V.G.	80%	100%	100%	9,189
<b>Outbuilding Total</b>									<b>30,587</b>
<b>Acpt Land</b>		17,400	<b>Accepted Bldg</b>		179,900	<b>Total</b>		197,300	

Machias  
Name: 12 HIGH ST LLC

**Valuation Report**

10/20/2024

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Map/Lot:

011-085

Account: 750 Card: 1 of 1

Location:

12 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 11/09/2020  
Sale Price 18,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2 FIRE DAMAGE SEE FILE - FOR SALE  
Tran/Land/Bldg 3 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
053 X 140	\$/FF -Road Frontage	325.00	18,110	100%		18,110
Total Acres 0.17						18,110

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	720 Sqft	Grade C 100	Base	158,639
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-618
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	Full Finished			Attic	21,917
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Fair	Typical	184,414
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		26%	96% 100%	46,030

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
One Story Frame	1900	240	C 100	19,668	Fair	Phy	Func	Econ	5,114
Unfin Basement	1900	240	C 100	12,020	Fair	26%	100%	100%	3,125
Outbuilding Total									8,239

**Acpt Land** 18,100 **Accepted Bldg** 54,300 **Total** 72,400

**Valuation Report**

Account: 794 Card: 1 of 1

Location: 16 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 06/05/2023  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
173 X 115	\$/FF -Road Frontage	325.00	57,963 100%		57,963
Total Acres 0.46			Land Total		57,963

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	624 Sqft	Grade C 100	Base	134,007
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-535
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-752
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Average	Typical	135,704
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	96%	100%	65,138	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	392	C 100	32,124	Avq.	50%	100%	100%	16,062
Unfin Basement	1900	392	C 100	14,724	Avq.	50%	100%	100%	7,362
Open Frame Porch	1900	24	C 100	1,300	Avq.	50%	100%	100%	650
Encl Frame Porch	1900	128	C 100	7,394	Avq.	50%	100%	100%	3,697
Frame Garage	1900	609	C 100	20,097	Avq.	50%	100%	100%	10,048
<b>Outbuilding Total</b>									<b>37,819</b>

<b>Acpt Land</b>	58,000	<b>Accepted Bldg</b>	103,000	<b>Total</b>	161,000
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Machias  
Name: MULLIGAN, LESLIE

**Valuation Report**

10/20/2024

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Map/Lot: 011-087

Account: 814 Card: 1 of 1

Location: 22 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 11/24/2020  
Sale Price 145,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 4 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 X 116	\$/FF -Road Frontage	325.00	36,887	100%		36,887
Total Acres 0.29				Land Total		36,887

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,592 Sqft	Grade C 113	Base	209,948
Exterior	Vinyl/Aluminum	Masonry Trim	20Sqft	Trim	193
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,115
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,372
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1970	0	Modern	Modern	Good	Typical	224,476	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		84%	100%	100%	188,560

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1970	128	C 113	11,854	Good	84%	100%	100%	9,957
Open Frame Porch	1970	88	C 113	3,636	Good	84%	100%	100%	3,054
Frame Garage	1970	378	C 113	14,096	Good	84%	100%	100%	11,841
Unfin Basement	1970	128	C 113	11,331	Good	84%	100%	100%	9,518
<b>Outbuilding Total</b>									<b>34,370</b>

<b>Acpt Land</b>	36,900	<b>Accepted Bldg</b>	222,900	<b>Total</b>	259,800
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Machias

Valuation Report

10/20/2024

Name: CROCKER, PATRICIA W

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BIERER, JAN CROCKER

Map/Lot:

011-088

Account: 816 Card: 1 of 1

Location:

22 WEST ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 083 X 066, \$/FF -Road Frontage, 325.00, 26,307, 100%, 26,307. Row 2: Total Acres 0.13, Land Total, 26,307.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include: Conventional Two Story 520 Sqft Grade C 100 Base 131,956; Exterior Vinyl/Aluminum Masonry Trim None Trim 0; Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0; Foundation Concrete Basement Dry Full Bmt Basement 0; Fin. Basement Area None Basement Gar None Fin Bsmt 0; Heating 100% Hot Water BB Cooling 0% None Heat 3,535; Rooms 5; Bedrooms 3 Add Fixtures 0; Baths 1 Half Baths 0 Plumbing 0; Attic None Attic 0; FirePlaces 0 Fireplace 0; Insulation Full Insulation 0; Unfin. Living Area NONE Unfinished 0.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include: 1900, 0 Modern, Modern, Above Average, Typical, 135,491; Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld); None, None, 65%, 100%, 100%, 88,069; Outbuildings/Additions/Improvements; Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld; Encl Frame Porch, 1900, 120, C 100, 7,077, Avq+, 65%, 100%, 100%, 4,600; Outbuilding Total, 4,600; Acpt Land, 26,300, Accepted Bldg, 92,700, Total, 119,000.

Machias  
 Name: SADLER, DOUGLAS B

**Valuation Report**

10/20/2024

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Map/Lot: 011-089

Account: 82 Card: 1 of 1

Location: 26 WEST ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
099 X 066	\$/FF -Road Frontage	325.00	31,378	100%		31,378
Total Acres 0.15					Land Total	31,378

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	792 Sqft	Grade C 100	Base	154,603
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-680
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Modern	Modern	Good	Typical	153,923			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		75%	100% 100%	115,442			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1900	264	C 100	4,286	Good	75%	100%	100%	3,214
Encl Frame Porch	1900	112	C 100	6,760	Good	75%	100%	100%	5,070
Frame Garage	1970	624	C 100	20,592	Avg.	69%	100%	100%	14,208
<b>Outbuilding Total</b>									<b>22,492</b>

**Acpt Land** 31,400 **Accepted Bldg** 137,900 **Total** 169,300

Machias

Valuation Report

10/20/2024

Name: BERRY,, DANA A

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BERRY, MARCELLA M

Map/Lot:

011-090

Account: 730 Card: 1 of 1

Location:

27 PLEASANT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 02/11/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) 20 0 0 Land Schedule 2

Land Description

Units Method - Description Price/Unit Total Fctr Influence Value
091 X 175 \$/FF -Road Frontage 325.00 31,796 100% 31,796
Total Acres 0.37 Land Total 31,796

Dwelling Description

Replacement Cost New

Conventional One & 1/2 Story 780 Sqft Grade C 100 Base 153,132
Exterior Wood Siding Masonry Trim None Trim 0
Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Brick &/or Stone Basement Dry Full Bmt Basement -669
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Forced Warm Cooling 0% None Heat 0
Rooms 6
Bedrooms 3 Add Fixtures 0
Baths 1 Half Baths 1 Plumbing 2,984
Attic None Attic 0
FirePlaces 0 Fireplace 0
Insulation Full Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built 1900 Renovated 0 Kitchens Typical Baths Typical Condition Average Layout Typical Total 155,447
Functional Obsolescence None Economic Obsolescence None Phys. % 50% Func. % 96% Econ. % 100% Value(Rcnld) 74,615
Outbuildings/Additions/Improvements
Description Year Units Grade RCN Cond Phy Func Econ Value Rcnld
Open Frame Porch 1900 142 C 100 4,836 Avg. 50% 100% 100% 2,418
Barn - GBA 1900 888 D 100 22,243 Fair 26% 100% 100% 5,783
Outbuilding Total 8,201

Acpt Land 31,800 Accepted Bldg 82,800 Total 114,600

Machias  
 Name: GROSSNICKLE, BRANDIE M  
 FRITZ, CARILLA M

**Valuation Report**

10/20/2024  
 Page 757  
 011-091  
 46 HIGH ST

Account: 443 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/01/2015  
 Sale Price 80,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
099 X 164	\$/FF -Road Frontage	325.00	34,368	100%		34,368
Total Acres 0.37						34,368

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	720 Sqft	Grade C 100	Base	145,776
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-618
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Modern	Modern	Good	Typical	145,158			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		75%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1900	345	C 100	28,273	Good	75%	100%	100%	21,205
Unfin Basement	1900	345	C 100	13,888	Good	75%	100%	100%	10,416
Frame Garage	1970	720	C 100	23,760	Avq.	69%	100%	100%	16,394
<b>Outbuilding Total</b>						<b>48,015</b>			

**Acpt Land** 34,400 **Accepted Bldg** 156,900 **Total** 191,300

**Valuation Report**

Account: 1114 Card: 1 of 1

Location: 40 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
099 X 156	\$/FF -Road Frontage	325.00	34,196 100%		34,196
Total Acres 0.35			Land Total		34,196

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	768 Sqft	Grade C 100	Base	151,661
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-659
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	151,002
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	96%	100%	94,225	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	320	C 100	26,224	Avq+	65%	100%	100%	17,046
Two Story Frame	1992	144	C 100	17,466	Avq+	65%	100%	100%	11,353
Open Frame Porch	1900	108	C 100	3,817	Avq+	65%	100%	100%	2,481
Barn - GBA	1900	792	D 100	20,525	Avq-	40%	100%	100%	8,210
<b>Outbuilding Total</b>									<b>39,090</b>

**Acpt Land**

34,200

**Accepted Bldg**

133,300 **Total**

167,500

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 04/28/2023  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
148 X 146	\$/FF -Road Frontage	325.00	50,784	100%		50,784
Total Acres 0.50				Land Total		50,784

**Dwelling Description**

**Replacement Cost New**

Conventional	Exterior	Dwelling Units	Foundation	Fin. Basement Area	Heating	Rooms	Bedrooms	Baths	Attic	FirePlaces	Insulation	Unfin. Living Area
One & 1/2 Story	Wood Siding	1 OTHER Units-0	Brick &/or Stone	None	100% Hot Water BB	7	4	2	None	0	Full	NONE
724 Sqft	Masonry Trim	Roof Cover	Basement	Basement Gar	Cooling	Add Fixtures	Half Baths					
Grade C 100	None	Asphalt Shingles	Dry Full Bmt	None	0% None	0	0					
Base	Trim	Roof	Basement	Fin Bsmt	Heat			Plumbing	Attic	Fireplace	Insulation	Unfinished
146,267	0	0	-621	0	3,691			4,476	0	0	0	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Good	Typical	153,813
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	115,360	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	320	C 100	26,224	Good	75%	100%	100%	19,668
Barn - GBA	1900	594	D 100	16,983	Avq.	50%	100%	100%	8,492
One Story Frame	1996	468	B 100	46,791	Good	90%	100%	100%	42,112
Unfin Basement	1996	468	B 100	19,613	Good	90%	100%	100%	17,652
<b>Outbuilding Total</b>									<b>87,924</b>

<b>Acpt Land</b>	50,800	<b>Accepted Bldg</b>	203,300	<b>Total</b>	254,100
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Machias  
Name: ANTIL, GREG

**Valuation Report**

10/20/2024

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Map/Lot: 011-094

Account: 1163 Card: 1 of 1

Location: 1 PLEASANT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 02/21/2020  
Sale Price 0  
Sale Type Land & Buildings  
Financing Conventional  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
198 X 133	\$/FF -Road Frontage	325.00	67,311 100%		67,311
Total Acres 0.60			Land Total		67,311

**Dwelling Description**

**Replacement Cost New**

Conventional	Exterior	Dwelling Units	Foundation	Fin. Basement Area	Heating	Rooms	Bedrooms	Baths	Attic	FirePlaces	Insulation	Unfin. Living Area	One & 1/2 Story	Wood Siding	1 OTHER Units-0	672 Sqft	Masonry Trim	Roof Cover	Grade C 100	None	Asphalt Shingles	Base	Trim	Roof	Basement	Fin Bsmt	Heat	Basement	None	0% None	7	4	2	None	1	Full	NONE	139,892	0	0	0	-577	0	3,426	0	0	4,476	0	4,290	0	0
			Brick &/or Stone	None	100% Hot Water BB								Brick &/or Stone	None	1 OTHER Units-0	672 Sqft	Masonry Trim	Roof Cover	Grade C 100	None	Asphalt Shingles	Base	Trim	Roof	Basement	Fin Bsmt	Heat	Basement	None	0% None	7	4	2	None	1	Full	NONE	139,892	0	0	0	-577	0	3,426	0	0	4,476	0	4,290	0	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Modern	Modern	Above Average	Typical	151,507			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	98,480				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	266	C 100	21,799	Avq+	65%	100%	100%	14,169
Frame Garage	1900	624	C 100	20,592	Avq.	50%	100%	100%	10,296
Barn - GBA	1900	572	D 100	16,589	Fair	26%	100%	100%	4,313
<b>Outbuilding Total</b>									<b>28,778</b>
<b>Acpt Land</b>		67,300		<b>Accepted Bldg</b>		127,300		<b>Total</b>	194,600



Neighborhood 5	NoRiver-WestCenterSt	<b>Sale Data</b>
Zoning/Use	None	Sale Date 03/25/2024
Topography	Level	Sale Price 0
Utilities	All PublicNone	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 OLD SCHOOL HOUSE & TOWN OFFICE

Reference 2

Tran/Land/Bldg 0 2 71

1ST 0 2ND 0

Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
093 X 043	\$/FF -Road Frontage	325.00	28,240	100%		28,240
072 X 099	\$/FF -Road Frontage	325.00	23,765	100%		23,765
0.17	Acres-Intown Excess Land	13,000.00	2,431	100%		2,431
Total Acres 0.42			Land Total			54,436

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,344 Sqft	Grade C 100	Base	241,890
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,153
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,137
Rooms	5				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,688	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Above Average	Typical	251,366
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		65%	100%	100%
<b>Acpt Land</b>		54,400		<b>Accepted Bldg</b>		163,400
					<b>Total</b>	217,800

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 06/18/2021  
 Sale Price 144,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
124 X 115	\$/FF -Road Frontage	325.00	41,546 100%		41,546
Total Acres 0.33			Land Total		41,546

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	742 Sqft	Grade C 100	Base	161,574
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-637
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Modern	Modern	Very Good	Typical	165,413	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		80%	100%	100%	132,330

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	320	C 100	35,664	V.G.	80%	100%	100%	28,531
Unfin Basement	1900	320	C 100	13,443	V.G.	80%	100%	100%	10,754
Encl Frame Porch	2004	120	B 100	8,634	Avq+	91%	100%	100%	7,857
Open Frame Porch	1900	160	C 100	5,375	V.G.	80%	100%	100%	4,300
Frame Garage	2014	480	C 100	15,840	Avq.	94%	100%	100%	14,890
<b>Outbuilding Total</b>									<b>66,332</b>

<b>Acpt Land</b>	41,500	<b>Accepted Bldg</b>	198,700	<b>Total</b>	240,200
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Machias  
Name: BEAL, SHERRY A

**Valuation Report**

10/20/2024

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Map/Lot: 011-097

Account: 123 Card: 1 of 1

Location: 126 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
144 X 115	\$/FF -Road Frontage	325.00	48,247	100%		48,247
Total Acres 0.38			Land Total			48,247

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	780 Sqft	Grade C 107	Base	163,851
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,255
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1946	0	Typical	Typical	Above Average	Typical	168,106			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		69%	96%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1946	192	C 107	10,623	Ava+	69%	100%	100%	7,330
Wood Deck	1980	150	B 100	3,073	Ava.	75%	100%	100%	2,305
Frame Garage	2016	572	C 100	18,876	Ava.	95%	100%	100%	17,932
<b>Outbuilding Total</b>									<b>27,567</b>

**Acpt Land** 48,200 **Accepted Bldg** 138,900 **Total** 187,100

Machias

Valuation Report

10/20/2024

Name: WHITE, KAREN J

Page 764

WHITE, WENDALL L

Map/Lot:

011-098

Account: 98 Card: 1 of 1

Location:

138 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 04/01/2010
Sale Price 0
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 2 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 198 X 115 \$/FF -Road Frontage and 1.00 Sites-Mobile Home Site.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area. Includes replacement cost values for various components.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional and Economic Obsolescence data.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value. Lists items like Wood Deck, Frame Shed, Frame Garage, and Frame Shed.

Acpt Land 75,100 Accepted Bldg 105,600 Total 180,700

Machias  
 Name: MACHIAS, TOWN OF  
 CEMETARY

**Valuation Report**

10/20/2024  
 Page 765  
 011-099

Account: 896 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1  
 Reference 2 MACHIAS CEMETARY ASSOCIATION  
 Tran/Land/Bldg 0 2 99  
 1ST 0 2ND 0  
 Exemption(s) 45 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
312 X 460	\$/FF -Road Frontage	325.00	120,078	30%	Restrictio	36,023	
Total Acres 3.29				Land Total		36,023	
<b>Acpt Land</b>		36,000	<b>Accepted Bldg</b>	0	<b>Total</b>	36,000	

Machias

Valuation Report

10/20/2024

Name: VAN NORDEN, DOUGLAS J C

Page 766

VAN NORDEN, JULIANNE D

Map/Lot:

011-100

Account: 440 Card: 1 of 1

Location:

158 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 03/03/2020
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 255 X 171 \$/FF -Road Frontage and 0.82 Acres-Intown Excess Land.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area. Includes replacement cost values like 194,647 for Base and -988 for Basement.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional Obsolescence and Economic Obsolescence values.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Two Story Frame, Frame Shed, and Barn - GBA.

Acpt Land

100,600

Accepted Bldg

225,000 Total

325,600

Machias  
 Name: JACKSON, LOIS  
 JACKSON, JAMES A

**Valuation Report**

10/20/2024

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Map/Lot: 011-101

Account: 134 Card: 1 of 1

Location: 164 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 12/05/2017  
 Sale Price 95,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Renovations

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 4 20 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
041 X 132	\$/FF -Road Frontage	325.00	13,928	100%		13,928
041 X 170	\$/FF -Road Frontage	325.00	14,284	100%		14,284
Total Acres 0.28			Land Total			28,212

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,226 Sqft	Grade D 100	Base	170,405
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-863
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,126
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	174,668
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	91% 100%	79,474

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	100	D 100	5,154	Avq.	50%	100%	100%	2,577
Wood Deck	1900	85	D 100	1,239	Avq.	50%	100%	100%	620
Frame Garage	1900	396	D 100	10,716	Avq.	50%	100%	100%	5,358
Frame Shed	1900	360	D 100	9,778	Avq.	50%	100%	100%	4,889
Outbuilding Total									13,444

**Acpt Land** 28,200 **Accepted Bldg** 92,900 **Total** 121,100

Machias

Valuation Report

10/20/2024

Name: BELLEFONTAINE, ERIC N

Page 768

BELLEFONTAINE FAMILY NOMINEE TRUST

Map/Lot:

011-102

Account: 803

Card: 1 of 1

Location:

168 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 136 X 206, \$/FF -Road Frontage, 325.00, 48,301, 100%, 48,301. Row 2: Total Acres 0.64, Land Total, 48,301.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include: Conventional Two Story 960 Sqft Grade C 100 Base 190,658; Exterior Wood Siding Masonry Trim None Trim 0; Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0; Foundation Brick &/or Stone Basement Dry Full Bmt Basement -824; Fin. Basement Area None Basement Gar None Fin Bsmt 0; Heating 100% Hot Water BB Cooling 0% None Heat 6,526; Rooms 7; Bedrooms 4 Add Fixtures 0; Baths 1 Half Baths 0 Plumbing 0; Attic None Attic 0; FirePlaces 1 Fireplace 4,290; Insulation Full Insulation 0; Unfin. Living Area NONE Unfinished 0.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include: 1910, 0, Typical, Typical, Good, Typical, 200,650; Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld); None, None, 75%, 96%, 100%, 144,468; Outbuildings/Additions/Improvements table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows: Open Frame Porch 1900 120 C 100 4,176 Good 75% 100% 100% 3,132; Open Frame Porch 1900 120 C 100 4,176 Good 75% 100% 100% 3,132; Frame Garage 1900 828 C 100 27,324 Avq. 50% 100% 100% 13,662; Outbuilding Total 19,926.

Acpt Land 48,300 Accepted Bldg 164,400 Total 212,700



Machias  
 Name: BOONE, JOHN L  
 BOONE, VICTORIA M

**Valuation Report**

10/20/2024  
 Page 769  
 011-103  
 10 WEST ST

Account: 530 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Low  
 Utilities All PublicNone  
 Street Paved

Sale Data	
Sale Date	08/05/2016
Sale Price	79,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
180 X 178	\$/FF -Road Frontage	325.00	63,001 95%	Topography	59,851
Total Acres 0.74			Land Total		59,851

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	576 Sqft	Grade C 100	Base	128,122
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-494
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Above Average	Typical	131,918			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	96%	100%	82,317		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	280	C 100	13,413	Ava+	65%	100%	100%	8,718
Outbuilding Total									8,718

**Acpt Land** 59,900 **Accepted Bldg** 91,000 **Total** 150,900

Machias  
 Name: SELBY, RAYMOND  
 SELBY, SUSAN

**Valuation Report**

10/20/2024

Page 770

Map/Lot: 011-104

Account: 860 Card: 1 of 1

Location: 18 WEST ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 06/29/2016  
 Sale Price 25,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
037 X 200	\$/FF -Road Frontage	325.00	13,102	100%		13,102
020 X 115	\$/FF -Road Frontage	325.00	6,701	100%		6,701
Total Acres 0.22			Land Total			19,803

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	936 Sqft	Grade C 110	Base	206,202
Exterior	Other	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-883
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	7,248
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1898	2017	Modern	Modern	Above Average	Typical	212,567			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	138,169		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1875	320	C 100	10,560	Poor	18%	100%	100%	1,901
Outbuilding Total									1,901

**Acpt Land** 19,800 **Accepted Bldg** 140,100 **Total** 159,900

Machias  
 Name: BRIMMER, NATHAN  
 LORING, DAPHNE B

**Valuation Report**

10/20/2024  
 Page 771  
 011-105  
 51 HIGH ST

Account: 984 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 08/22/2019  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
107 X 099	\$/FF -Road Frontage	325.00	35,317	100%		35,317
Total Acres 0.24						35,317

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	520 Sqft	Grade C 100	Base	121,257
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-446
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,651
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Modern	Modern	Good	Typical	123,462			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		75%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1900	352	C 100	28,846	Good	75%	100%	100%	21,634
Wood Deck	1990	110	C 100	1,899	Good	75%	100%	100%	1,424
Frame Shed	1900	300	C 100	10,144	Good	75%	100%	100%	7,608
<b>Outbuilding Total</b>						<b>30,666</b>			

**Acpt Land** 35,300 **Accepted Bldg** 123,300 **Total** 158,600

**Valuation Report**

Account: 1013 Card: 1 of 1

Location: 49 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 06/16/2021  
Sale Price 186,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
082 X 132	\$/FF -Road Frontage	325.00	27,855	100%		27,855
Total Acres 0.25				Land Total		27,855

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	672 Sqft	Grade C 100	Base	139,892
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Crawl Space	Basement	-7,127
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1893	0	Typical	Typical	Average	Typical	132,765
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	96%	100%	63,727	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	320	C 100	35,664	Avq.	50%	100%	100%	17,832
Unfin Basement	1900	320	C 100	13,443	Avq.	50%	100%	100%	6,722
One Story Frame	1900	54	C 100	4,425	Avq.	50%	100%	100%	2,212
One Story Frame	1900	448	D 100	30,105	Avq-	40%	100%	100%	12,042
<b>Outbuilding Total</b>									<b>38,808</b>

**Acpt Land** 27,900 **Accepted Bldg** 102,500 **Total** 130,400

Machias  
 Name: ST PIERRE, JANET A

**Valuation Report**

10/20/2024

Page 773

Map/Lot: 011-107

Account: 1049 Card: 1 of 1

Location: 45 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
066 X 168	\$/FF -Road Frontage	325.00	22,967	100%		22,967
Total Acres 0.25					Land Total	22,967

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	468 Sqft	Grade C 100	Base	114,882
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-3,650
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	70% Forced Warm	Cooling	0% None	Heat	-961
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-564
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1895	0	Typical	Typical	Above Average	Typical	109,707			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		65%	91%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1895	528	C 100	43,270	Avq+	65%	100%	100%	28,126
One Story Frame	1895	60	C 100	4,917	Avq+	65%	100%	100%	3,196
<b>Outbuilding Total</b>									<b>31,322</b>
<b>Acpt Land</b>		23,000	<b>Accepted Bldg</b>		96,200	<b>Total</b>		119,200	

Machias  
 Name: ALCYON INC

**Valuation Report**

10/20/2024

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Map/Lot:  
 Location:

011-107-A  
 41 HIGH ST

Account: 936 Card: 1 of 1

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 06/18/2014  
 Sale Price 80,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 25

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
148 X 178	\$/FF -Road Frontage	325.00	51.801	100%		51,801
Total Acres 0.60						51,801

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1946	3000	D 100	74.030	Poor	25%	100%	100%	18,508	
Unfin Basement	1946	3000	D 100	50.118	Poor	20%	100%	100%	10,024	
<b>Outbuilding Total</b>									<b>28,532</b>	

<b>Acpt Land</b>	51,800	<b>Accepted Bldg</b>	28,500	<b>Total</b>	80,300
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Machias  
Name: SMITH, KATIE LEE

**Valuation Report**

10/20/2024

Page 775

Map/Lot: 011-108

Account: 1062 Card: 1 of 1

Location: 21 HIGH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography LevelLow  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 05/02/2022  
Sale Price 195,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 2 20 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
168 X 327	\$/FF -Road Frontage	325.00	62,488	100%		62,488	
037 X 115	\$/FF -Road Frontage	325.00	12,397	10%	Topography	1,240	
Total Acres 1.36						Land Total	63,728

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	840 Sqft	Grade C 105	Base	168,512
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,497
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1949	0	Modern	Modern	Above Average	Typical	177,514			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		70%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1949	45	C 105	3,872	Avq+	70%	100%	100%	2,710
Frame Garage	1952	528	C 100	17,424	Avq.	59%	100%	100%	10,280
<b>Outbuilding Total</b>						<b>12,990</b>			
<b>Acpt Land</b>		63,700		<b>Accepted Bldg</b>		137,300		<b>Total</b>	
								201,000	

Machias

**Valuation Report**

10/20/2024

Name: MACHIAS, TOWN OF

Page 776

MACHIAS CEMETARY ASSOCIATION

Map/Lot:

011-108-A

Account: 933 Card: 1 of 1

Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
025 X 150	\$/FF -Road Frontage	325.00	8,602	100%		8,602
Total Acres 0.09				Land Total		8,602

<b>Accpt Land</b>	8,600	<b>Accepted Bldg</b>	0	<b>Total</b>	8,600
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**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 02/18/2022  
Sale Price 165,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 2 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
084 X 327	\$/FF -Road Frontage	325.00	31,244 100%		31,244
Total Acres 0.63			Land Total		31,244

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	906 Sqft	Grade C 107	Base	132,632
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,789
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Typical	Typical	Good	Typical	137,421
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		79%	96% 100%	104,220
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
One Story Frame	1950	352	C 107	30,865	Good	24,383
Encl Frame Porch	1950	104	C 107	6,894	Good	5,446
Open Frame Porch	1950	72	C 107	2,930	Good	2,315
<b>Outbuilding Total</b>						<b>32,144</b>
<b>Acpt Land</b>		31,200	<b>Accepted Bldg</b>		136,400	<b>Total</b> 167,600

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 6 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
184 X 306	\$/FF -Road Frontage	325.00	67,987	100%		67,987
Total Acres 1.29						67,987

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,044 Sqft	Grade C 100	Base	201,865
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-3,275
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,097
Rooms	11				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Good	Typical	210,163
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		75%	100%	100%
						157,622

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2004	357	C 100	29,256	Good	75%	100%	100%	21,942
Unfin Basement	2004	357	C 100	14,101	Good	75%	100%	100%	10,576
Wood Deck	2004	252	C 100	4,100	Good	75%	100%	100%	3,075
Frame Garage	1998	896	C 100	29,568	Good	91%	100%	100%	26,907
<b>Outbuilding Total</b>									<b>62,500</b>

<b>Acpt Land</b>	68,000	<b>Accepted Bldg</b>	220,100	<b>Total</b>	288,100
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**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 09/06/2004  
Sale Price 94,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 3  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
129 X 090	\$/FF -Road Frontage	325.00	42,174 100%		42,174
Total Acres 0.27			Land Total		42,174

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,320 Sqft	Grade C 100	Base	250,622
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,133
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	13				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Fair	Typical	259,747			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	26%	96%	100%	64,833				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	504	D 100	13,283	Fair	26%	100%	100%	3,454
Frame Shed	1900	528	D 100	13,867	Fair	26%	100%	100%	3,605
Frame Garage	1900	440	C 100	14,520	Fair	26%	100%	100%	3,775
<b>Outbuilding Total</b>									<b>10,834</b>
<b>Acpt Land</b>		42,200	<b>Accepted Bldg</b>		75,700	<b>Total</b>		117,900	

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 71

1ST 0 2ND 0

Exemption(s) 41 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 225	\$/FF -Road Frontage	325.00	53,746	100%		53,746
090 X 100	\$/FF -Road Frontage	325.00	29,736	100%		29,736
Total Acres 0.98					Land Total	83,482

**Dwelling Description**

**Replacement Cost New**

Other	Two & 1/2 Story	4,362 Sqft	Grade C 100	Base	788,249
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	4000 Sqft, Grade C	Basement Gar	None	Fin Bsmt	60,016
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	4		
Baths	1	Half Baths	4	Plumbing	17,903
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Modern	Modern	Above Average	Typical	866,168			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	563,009				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2020	160	C 100	5,989	Avq+	65%	100%	100%	3,893
Outbuilding Total									3,893

**Acpt Land** 83,500 **Accepted Bldg** 566,900 **Total** 650,400

Machias  
 Name: MACHIAS VALLEY BAPTIST CHURCH

**Valuation Report**

10/20/2024

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Map/Lot: 011-113

Account: 32 Card: 1 of 1

Location: 12 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) 41 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
050 X 178	\$/FF -Road Frontage	325.00	17,500	100%		17,500	
033 X 110	\$/FF -Road Frontage	325.00	11,007	100%		11,007	
Total Acres 0.28					Land Total	28,507	
<b>Acpt Land</b>			28,500		<b>Accepted Bldg</b>	0	
						<b>Total</b>	28,500

Machias  
 Name: WEST FALLS HOLDINGS LLC

**Valuation Report**

10/20/2024

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Map/Lot: 011-114

Account: 621 Card: 1 of 1

Location: 108 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 02/08/2018  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2 ASKING \$375K

Tran/Land/Bldg 4 2 2

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
121 X 144	\$/FF -Road Frontage	325.00	41,462	100%		41,462
Total Acres 0.40						41,462
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	2020	3027	C 100	302,700	Avq.	95%	100%	100%	287,565
Outbuilding Total									287,565

<b>Acpt Land</b>	41,500	<b>Accepted Bldg</b>	287,600	<b>Total</b>	329,100
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**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 03/30/2018  
Sale Price 39,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
044 X 115	\$/FF -Road Frontage	325.00	14,742 100%		14,742
Total Acres 0.12			Land Total		14,742

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	824 Sqft	Grade C 100	Base	158,526
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-707
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,201
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,236	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Below Average	Typical	165,004
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		40%	96%	100%
						<b>Value(Rcnd)</b>
						63,362

**Acpt Land** 14,700 **Accepted Bldg** 63,400 **Total** 78,100

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 08/12/2005  
Sale Price 100,000  
Sale Type Land & Buildings  
Financing  
Verified  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
058 X 115	\$/FF -Road Frontage	325.00	19,433	100%		19,433
Total Acres 0.15			Land Total			19,433

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,096 Sqft	Grade C 110	Base	162,951
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,944
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	Modern	Modern	Good	Typical	160,007			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	134,406				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1980	244	C 110	21,996	Good	86%	100%	100%	18,917
Open Frame Porch	1980	110	E 100	1,938	Avq.	75%	100%	100%	1,454
Plumbing Fixture	1980	2	C 100	3,410	Avq.	75%	100%	100%	2,558
<b>Outbuilding Total</b>									<b>22,929</b>
<b>Acpt Land</b>		19,400	<b>Accepted Bldg</b>		157,300	<b>Total</b>		176,700	



Machias  
 Name: CHAUSSE, ROSEMARY A  
 JOHNSON, JOAN

**Valuation Report**

10/20/2024

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Account: 821 Card: 1 of 1

Map/Lot: 011-117  
 Location: 25 COLONIAL WAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
047 X 110	\$/FF -Road Frontage	325.00	15,677	100%		15,677
072 X 090	\$/FF -Road Frontage	325.00	23,539	100%		23,539
Total Acres 0.27			Land Total			39,216

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,420 Sqft	Grade C 100	Base	231,594
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,218
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,002
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,240
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Modern	Modern	Good	Typical	255,384
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		75%	100% 100%	191,538

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Frame Shed	1840	576	C 100	22,277	Avq-	40%	100%	100%	8,911
Encl Frame Porch	1840	96	C 100	6,127	Good	75%	100%	100%	4,595
Wood Deck	1990	80	B 100	1,749	Avq.	80%	100%	100%	1,399
Barn - GBA	1840	1536	C 100	41,266	Avq-	40%	100%	100%	16,506
<b>Outbuilding Total</b>									<b>31,411</b>

**Acpt Land** 39,200 **Accepted Bldg** 222,900 **Total** 262,100

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/13/2018  
 Sale Price 66,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 4 2 15  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
088 X 045	\$/FF -Road Frontage	325.00	26,843	100%		26,843
Total Acres 0.09				Land Total		26,843

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	748 Sqft	Grade C 100	Base	170,493
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-13,791
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,085
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only	SFLA	1,496	Insulation	-1,152
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Typical	Typical	Average	Typical	163,619	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		50%	96%	100%	78,537

**Acpt Land** 26,800 **Accepted Bldg** 78,500 **Total** 105,300

Machias  
 Name: ATWOOD, VALDINE C  
 ATWOOD, JOHN R

**Valuation Report**

10/20/2024

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Account: 354 Card: 1 of 1

Map/Lot: 011-120  
 Location: 17 COLONIAL WAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 2 20 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 110	\$/FF -Road Frontage	325.00	16,678	100%		16,678
Total Acres 0.13						16,678

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	990 Sqft	Grade C 100	Base	178,877
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-849
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1830	0	Modern	Typical	Good	Typical	178,028			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		75%	98% 100%	130,851			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1830	225	C 100	18,439	Good	75%	100%	100%	13,829
Unfin Basement	1830	225	C 100	11,753	Good	75%	100%	100%	8,815
Encl Frame Porch	1830	98	C 100	6,206	Good	75%	100%	100%	4,654
Frame Garage	1830	378	C 100	12,474	Avq.	50%	100%	100%	6,237
<b>Outbuilding Total</b>									<b>33,535</b>

**Acpt Land** 16,700 **Accepted Bldg** 164,400 **Total** 181,100

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2 VACANT 5/2018 & 7/2019  
 Tran/Land/Bldg 0 2 11  
 1ST 0 2ND 0  
 Exemption(s) 42 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
056 X 188	\$/FF -Road Frontage	325.00	19,708	100%		19,708	
Total Acres 0.24					Land Total	19,708	

		Dwelling Description				Replacement Cost New	
Conventional	One Story	768 Sqft	Grade C 113	Base		126,012	
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0	
						0	
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0	
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,950	
Rooms	4						
Bedrooms	0	Add Fixtures	0				
Baths	0	Half Baths	3	Plumbing		5,057	
Attic	None			Attic		0	
FirePlaces	0			Fireplace		0	
Insulation	Full			Insulation		0	
Unfin. Living Area	NONE			Unfinished		0	

		Dwelling Condition				Total		
Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1998	0	Modern	Modern	Good	Typical	134,019		
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>	
None		None		91%	100%	100%	121,957	
					Percent Good		Value	
<b>Outbuildings/ Additions/ Improvements</b>							Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
One Story Frame	1998	672	C 113	62,229	Good	91%	100%	100%
						Outbuilding Total		56,628
<b>Acpt Land</b>		19,700		<b>Accepted Bldg</b>		178,600		<b>Total</b>
								198,300

Machias  
 Name: OWENS, MOLLY K

**Valuation Report**

10/20/2024

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Map/Lot: 011-122

Account: 684 Card: 1 of 1

Location: 9 FREE ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 08/03/2018  
 Sale Price 45,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 ASKING 69900  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

Units		Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 185		\$/FF -Road Frontage	325.00	21,082	100%		21,082
Total Acres 0.25						Land Total	21,082

Dwelling Description				Replacement Cost New		
Conventional	One Story	936 Sqft	Grade C 100	Base		126,660
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-803
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,984
Attic	Full Finished			Attic		25,269
FirePlaces	1			Fireplace		4,290
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		Total
1780	0	Old Type	Old Type	Below Average	40%	92%	100%			158,400
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>								
None		None								58,291
<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
One Story Frame	1780	884	C 100	72,444	Avq-	40%	100%	100%		28,978
							Outbuilding Total			28,978

**Acpt Land** 21,100 **Accepted Bldg** 87,300 **Total** 108,400

Machias  
Name: LATIMER, MEGAN

**Valuation Report**

10/20/2024

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Map/Lot: 011-123

Account: 431 Card: 1 of 1

Location: 7 FREE ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 07/28/2005  
Sale Price 56,000  
Sale Type Land & Buildings  
Financing  
Verified  
Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
065 X 180	\$/FF -Road Frontage	325.00	22,776 100%		22,776
Total Acres 0.27			Land Total		22,776

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	768 Sqft	Grade C 100	Base	165,043
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-659
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,221
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	0	Modern	Typical	Below Average	Typical	172,589			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		40%	98%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1870	336	C 100	37,447	Avq-	40%	100%	100%	14,979
Unfin Basement	1870	336	C 100	13,727	Avq-	40%	100%	100%	5,491
Frame Shed	1870	428	C 100	13,943	Avq-	40%	100%	100%	5,577
<b>Outbuilding Total</b>									<b>26,047</b>
<b>Acpt Land</b>		22,800	<b>Accepted Bldg</b>		93,700	<b>Total</b>			116,500

Machias  
Name: NEVILLE, ANN

**Valuation Report**

10/20/2024

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Map/Lot:

011-124

Account: 805 Card: 1 of 1

Location:

5 FREE ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 06/04/2012  
Sale Price 78,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
087 X 099	\$/FF -Road Frontage	325.00	28,716	100%		28,716
Total Acres 0.20			Land Total			28,716

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	936 Sqft	Grade C 100	Base	172,257
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-803
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,772
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,951
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,700
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	192,877
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		50%	96% 100%	92,581

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	1005	C 100	82.360	Ava.	50%	100%	100%	41,180
One Story Frame	1900	216	C 100	17.701	Ava.	50%	100%	100%	8,850
One Story Frame	1900	32	C 100	2.622	Ava.	50%	100%	100%	1,311
Frame Shed	1900	144	C 100	5.514	Ava.	50%	100%	100%	2,757
Frame Shed	1900	264	C 100	9.076	Ava.	50%	100%	100%	4,538
<b>Outbuilding Total</b>									<b>58,636</b>

<b>Acpt Land</b>	28,700	<b>Accepted Bldg</b>	151,200	<b>Total</b>	179,900
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Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 05/17/2012  
Sale Price 29,900  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
060 X 106	\$/FF -Road Frontage	325.00	19,940 100%		19,940
Total Acres 0.15				Land Total	19,940

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	884 Sqft	Grade C 100	Base	180,519
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-758
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,009
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,700
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1987	Typical	Typical	Below Average	Typical	197,946			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		40%	96%	100%	76,011		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	480	C 100	53.496	Avq-	40%	100%	100%	21,398
One Story Frame	1900	270	C 100	22.126	Avq-	40%	100%	100%	8,850
One Story Frame	1900	836	D 100	56.178	Avq-	40%	100%	100%	22,471
Outbuilding Total									52,719

**Acpt Land** 19,900 **Accepted Bldg** 128,700 **Total** 148,600



**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 06/20/2006  
Sale Price 39,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 2  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 140	\$/FF -Road Frontage	325.00	17,085	100%		17,085
Total Acres 0.16						17,085

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One & 1/2 Story	672 Sqft	Grade C 100	Base		139,892
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-577
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1846	0	Typical	Typical	Average	Typical	139,315			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		50%	96% 100%	66,871			
<b>Outbuildings/Additions/Improvements</b>				<b>Percent Good</b>					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1846	320	C 100	26,224	Avg.	50%	100%	100%	13,112
Wood Deck	1985	98	C 100	1,713	Avg.	78%	100%	100%	1,336
<b>Outbuilding Total</b>									<b>14,448</b>
<b>Acpt Land</b>		17,100		<b>Accepted Bldg</b>		81,300		<b>Total</b>	98,400

Machias  
 Name: ROMAN CATHOLIC BISHOP/PORTLAND  
 CHURCH RECTORY/PARSONAGE  
 Account: 961 Card: 1 of 1

**Valuation Report**

10/20/2024  
 Page 794  
 Map/Lot: 011-127  
 Location: 4 FREE ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography  
 Utilities NoneNone  
 Street None

Reference 1 BUILDING ONLY  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 11 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	One & 1/2 Story	792 Sqft	Grade C 107	Base	165,425
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-727
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,321
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1870	0	Modern	Modern	Good	Typical			173,609		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		75%	100%	100%	130,207			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Two Story Frame	1870	240	C 107	31,148	Good	75%	100%	100%	23,361	
Unfin Basement	1870	240	C 107	12,861	Good	75%	100%	100%	9,646	
Open Frame Porch	1870	60	C 107	2,546	Good	75%	100%	100%	1,910	
Frame Garage	1870	528	C 100	17,424	Avg.	50%	100%	100%	8,712	
Outbuilding Total								43,629		
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			173,800	<b>Total</b>		173,800

Machias  
 Name: ROMAN CATHOLIC CHURCH  
 CHURCH BUILDING & LAND

**Valuation Report**

10/20/2024

Page 795

Account: 847 Card: 1 of 1

Map/Lot:  
 Location:

011-127-A  
 8 FREE ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 71  
 1ST 0 2ND 0  
 Exemption(s) 41 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
135 X 098	\$/FF -Road Frontage	325.00	44,513	100%		44,513
085 X 130	\$/FF -Road Frontage	325.00	28,830	100%		28,830
Total Acres 0.55						Land Total 73,343

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1870	912	C 103	76,981	Good	75%	100%	100%	57,736
Unfin Basement	1870	912	C 103	24,694	Good	75%	100%	100%	18,520
2 & 1/2 Story Fr	1870	2736	C 103	381,061	Good	75%	100%	100%	285,796
Unfin Basement	1870	2736	C 100	56,423	Good	75%	100%	100%	42,317
Outbuilding Total									404,369

<b>Acpt Land</b>	73,300	<b>Accepted Bldg</b>	404,400	<b>Total</b>	477,700
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Machias  
Name: STRUBLE, ELAN

**Valuation Report**

10/20/2024

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Map/Lot: 011-128

Account: 959 Card: 1 of 1

Location: 10 FREE ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 06/17/2021  
Sale Price 113,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
028 X 130	\$/FF -Road Frontage	325.00	9,497	100%		9,497
Total Acres 0.08				Land Total		9,497

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	720 Sqft	Grade C 103	Base	157,657
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-636
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,781
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,220
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	0	Typical	Typical	Good	Typical	170,022			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		75%	96%	100%	122,416		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1870	264	C 103	22,284	Good	75%	100%	100%	16,713
						Outbuilding Total			16,713

<b>Acpt Land</b>	9,500	<b>Accepted Bldg</b>	139,100	<b>Total</b>	148,600
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Machias

Valuation Report

10/20/2024

Name: LIGHTNER, HARRIET M

Page 797

CHARLES W LIGHTNER MARITAL TRUST

Map/Lot:

011-129

Account: 247 Card: 1 of 1

Location:

12 FREE ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 078 X 123 \$/FF -Road Frontage 325.00 26,310 100% 26,310. Row 2: Total Acres 0.22 Land Total 26,310.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Dwelling Description, Price/Unit, Condition, Replacement Cost New, Value. Rows include: Conventional Two Story 999 Sqft Grade C 100 Base 195,862; Exterior Wood Siding Masonry Trim None Trim 0; Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0; Foundation Brick &/or Stone Basement Dry Full Bmt Basement -857; Fin. Basement Area None Basement Gar None Fin Bsmt 0; Heating 100% Forced Warm Cooling 0% None Heat 0; Rooms 8; Bedrooms 4 Add Fixtures 1; Baths 2 Half Baths 0 Plumbing 5,968; Attic None Attic 0; FirePlaces 1 Fireplace 4,290; Insulation Full Insulation 0; Unfin. Living Area NONE Unfinished 0.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Value(Rcnld). Rows include: Built 1900, Renovated 0, Kitchens Modern, Baths Modern, Condition Good, Layout Typical, Total 205,263; Functional Obsolescence None, Economic Obsolescence None, Phys. % 75%, Func. % 100%, Econ. % 100%, Value(Rcnld) 153,947; Outbuildings/ Additions/ Improvements table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows: Two Story Frame 1997 1276 C 100 154,766 Good 75% 100% 100% 116,074; Unfin Basement 1997 1276 C 100 30,450 Good 75% 100% 100% 22,838; Frame Garage 1900 0 C 100 0 Good 75% 100% 100% 0; Outbuilding Total 138,912.

Acpt Land 26,300 Accepted Bldg 292,900 Total 319,200

Machias

**Valuation Report**

10/20/2024

Name: MSB LEASING INC.

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COLONIAL SQUARE PARKING

Map/Lot:

011-130

Account: 914 Card: 1 of 1

Location:

0

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
069 X 174	\$/FF -Road Frontage	325.00	24,096	100%		24,096
098 X 085	\$/FF -Road Frontage	325.00	31,857	100%		31,857
037 X 100	\$/FF -Road Frontage	325.00	12,225	100%		12,225
24.036	Pavin-Pavina/Parking Areas	1.00	26,440	100%		26,440
Total Acres 0.55					Land Total	94,618

**Acpt Land** 94,600 **Accepted Bldg** 0 **Total** 94,600

Machias  
 Name: ROMAN CATHOLIC BISHOP  
 OF PORTLAND

**Valuation Report**

10/20/2024

Page 799

Map/Lot:

011-131

Account: 613 Card: 1 of 1

Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities None  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) 41 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Commercial Site (Fract)	52,000.00	42,421	100%		42,421
Total Acres 0.55				Land Total		42,421
<b>Acpt Land</b>		42,400	<b>Accepted Bldg</b>		0	<b>Total</b>
						42,400

Machias

**Valuation Report**

10/20/2024

Name: MSB LEASING INC

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COLONIAL SQUARE PARKING

Map/Lot:

011-131-A

Account: 507 Card: 1 of 1

Location:

0

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Commercial Site (Fract)	52,000.00	21,402	100%		21,402
6.125	Pavin-Paving/Parking Areas	1.00	6,738	100%		6,738
Total Acres 0.14					Land Total	28,140

<b>Acpt Land</b>	28,100	<b>Accepted Bldg</b>	0	<b>Total</b>	28,100
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Machias

**Valuation Report**

10/20/2024

Name: MSB LEASING INC.

Page 801

"BAGLEY BUILDING"

Map/Lot:

011-133

Account: 993 Card: 1 of 1

Location:

5 COLONIAL WAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 17

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Commercial Site (Fract)	52,000.00	50,193	100%		50,193
Total Acres 0.77						50,193
						Land Total
						50,193

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Cmm1Bldg-SeeFile	1998									347,500
----- S O U N D V A L U E -----										347,500
Outbuilding Total										347,500

<b>Acpt Land</b>	50,200	<b>Accepted Bldg</b>	347,500	<b>Total</b>	397,700
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Machias  
 Name: MSB LEASING INC

**Valuation Report**

10/20/2024

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Map/Lot:

011-133-B

Account: 115 Card: 1 of 1

Location:

0

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
071 X 080	\$/FF -Road Frontage	325.00	22,940	100%		22,940
0.07	Acres-Commercial Site (Fract)	52,000.00	15,134	100%		15,134
8,700	Pavin-Paving/Parking Areas	1.00	9,570	100%		9,570
Total Acres 0.20					Land Total	47,644

**Acpt Land** 47,600 **Accepted Bldg** 0 **Total** 47,600

Machias

**Valuation Report**

10/20/2024

Name: MSB LEASING INC

Page 803

TIF DISTRICT - TRAINING BUILDING

Map/Lot:

011-134

Account: 332 Card: 1 of 1

Location:

1 COLONIAL WAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2 TIF DISTRICT

Tran/Land/Bldg 0 2 17

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Commercial Site (Fract)	52,000.00	22,153	100%		22,153
Total Acres 0.15					Land Total	22,153

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CmmIBldg-SeeFile	2006	21505	C 110	2,365,550	Exc.	94%	100%	100%	2,223,617
						Outbuilding Total			2,223,617

<b>Acpt Land</b>	22,200	<b>Accepted Bldg</b>	2,223,600	<b>Total</b>	2,245,800
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Machias  
 Name: MSB LEASING INC

**Valuation Report**

10/20/2024

Page 804

Map/Lot:

011-136

Account: 230 Card: 1 of 1

Location:

6 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities Public WaterNone  
 Street Paved

**Sale Data**  
 Sale Date 09/14/2007  
 Sale Price 300,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 3 2 17  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
108 X 115	\$/FF -Road Frontage	650.00	55,830	100%		55,830	
Total Acres 0.29				Land Total		55,830	
<b>Accpt Land</b>		55,800	<b>Accepted Bldg</b>		0	<b>Total</b>	55,800

Machias  
 Name: MSB LEASING INC.  
 (MACHIAS SAVINGS BANK)

**Valuation Report**

10/20/2024

Page 805

Map/Lot:

011-137

Account: 286 Card: 1 of 1

Location:

4 CENTER ST

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 30

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
161 X 100	\$/FF -Road Frontage	650.00	77,611	100%		77,611	
167 X 202	\$/FF -Road Frontage	650.00	114,416	100%		114,416	
5,000	Pavin-Paving/Parking Areas	1.00	5,500	100%		5,500	
Total Acres 1.14						Land Total	197,527

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
CmmBldg-SeeFile	1998									3,200,000
----- S O U N D V A L U E -----										
Outbuilding Total										3,200,000

<b>Acpt Land</b>	197,500	<b>Accepted Bldg</b>	3,200,000	<b>Total</b>	3,397,500
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Machias  
 Name: MACHIAS MASONIC CORPORATION

**Valuation Report**

10/20/2024

Page 806

Map/Lot: 011-146

Account: 704 Card: 1 of 1

Location: 10 CENTER ST

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 77  
 1ST 0 2ND 0  
 Exemption(s) 38 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
053 X 090	\$/FF -Road Frontage	650.00	24,238	100%		24,238	
Total Acres 0.11						Land Total	24,238

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1900	2500	C 120	300,000	Avq+	65%	100%	100%	195,000
<b>Outbuilding Total</b>									<b>195,000</b>

<b>Accpt Land</b>	24,200	<b>Accepted Bldg</b>	195,000	<b>Total</b>	219,200
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Machias  
 Name: DENTON, GEOFFREY H

**Valuation Report**

10/20/2024

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Map/Lot: 011-147

Account: 1014 Card: 1 of 1

Location: 12 CENTER ST

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 09/28/2022  
 Sale Price 0  
 Sale Type Buildings Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 1 2 17  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	520 Sqft	Grade C 100	Base	93,617
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-446
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,767
Rooms	4				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	520	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	None	Typical	Above Average	Typical	96,430
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	88%	100%	55,158	
<b>Acpt Land</b>		0	<b>Accepted Bldg</b>		55,200	<b>Total</b> 55,200

**Valuation Report**

Map/Lot: 011-148&147

Account: 1008 Card: 1 of 2

Location: 14 CENTER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 09/28/2022  
Sale Price 362,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
097 X 096	\$/FF -Road Frontage	325.00	31,918	100%		31,918
0.00	Acres-Intown Excess Land	650.00	114,416	100%		0
Total Acres 0.21			Land Total			31,918

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,344 Sqft	Grade C 100	Base	253,984
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,153
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,137
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Modern	Modern	Good	Typical	272,226
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	204,170	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1840	360	C 100	40,122	Good	75%	100%	100%	30,092
Encl Frame Porch	1840	195	C 100	10,047	Good	75%	100%	100%	7,535
Frame Shed	1840	108	C 100	4,445	Avq.	50%	100%	100%	2,222
Outbuilding Total									39,849

**Acpt Land** 31,900 **Accepted Bldg** 244,000 **Total** 275,900



Machias  
 Name: DENTON, GEOFFREY H

**Valuation Report**

10/20/2024

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Map/Lot:

011-148&147

Account: 1008 Card: 2 of 2

Location:

12 CENTER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 09/28/2022  
 Sale Price 362,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	One Story	988 Sqft	Grade D 100	Base	107,705
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-695
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,698
Rooms	4				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,223
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	988	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	None	Obsolete	Fair	Inadeq.	102,089
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None			None	26%	80%	100%
<b>Acpt Land</b>			<b>Accepted Bldg</b>			<b>Total</b>
			0		21,200	21,200

Machias  
Name: DENTON, GEOFFREY H

**Valuation Report**

10/20/2024  
Page 810  
011-148&147  
12 CENTER ST

Account: 1008  
Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	31,900	244,000	275,900	31,900	244,000	275,900
2	0	21,200	21,200	0	21,200	21,200
<b>TOTAL</b>	31,900	265,200	297,100	31,900	265,200	297,100

Machias  
 Name: WASHINGTON COUNTY

**Valuation Report**

10/20/2024

Page 811

Map/Lot:

011-149

Account: 275 Card: 1 of 1

Location:

82 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Sale Data	
Sale Date	11/06/2008
Sale Price	70,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1

Reference 2 NEW SHERIFF'S DEPT

Tran/Land/Bldg 3 2 17

1ST 0 2ND 0

Exemption(s) 47 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
118 X 130	\$/FF -Road Frontage	325.00	40,023	100%		40,023
Total Acres 0.35				Land Total		40,023

<b>Acpt Land</b>	40,000	<b>Accepted Bldg</b>	0	<b>Total</b>	40,000
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Machias  
 Name: WASHINGTON COUNTY

**Valuation Report**

10/20/2024

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Map/Lot:

011-150

Account: 1325 Card: 1 of 1

Location:

COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 01/07/2010  
 Sale Price 35,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 47 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
080 X 146	\$/FF -Road Frontage	325.00	27,451	100%		27,451
0.13	Acres-Intown Excess Land	13,000.00	1,859	100%		1,859
Total Acres 0.40						Land Total 29,310

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
Frame Garage	1970	264	C 100	8,712	Avg.	69%	100%	100%	6,011	
<b>Outbuilding Total</b>									<b>6,011</b>	

**Acpt Land** 29,300 **Accepted Bldg** 6,000 **Total** 35,300

Machias

Valuation Report

10/20/2024

Name: DAVIDSON, JEFFREY W

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DAVIDSON, CANDACE G

Map/Lot:

011-150-001

Account: 112 Card: 1 of 1

Location:

86 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 01/07/2010
Sale Price 135,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) Land Schedule 2

Land Description

Units Method - Description Price/Unit Total Fctr Influence Value
080 X 091 \$/FF -Road Frontage 325.00 26,184 100% 26,184
Total Acres 0.17 Land Total 26,184

Dwelling Description

Replacement Cost New

Conventional Two Story 1,120 Sqft Grade C 100 Base 212,005
Exterior Wood Siding Masonry Trim None Trim 0
Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Brick &/or Stone Basement Dry Full Bmt Basement -961
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Hot Water BB Cooling 0% None Heat 7,614
Rooms 9
Bedrooms 5 Add Fixtures 0
Baths 1 Half Baths 1 Plumbing 2,984
Attic None Attic 0
FirePlaces 1 Fireplace 4,290
Insulation Full Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built 1867 Renovated 0 Kitchens Modern Baths Modern Condition Above Average Layout Typical Total 225,932
Functional Obsolescence None Economic Obsolescence None Phys. % 65% Func. % 100% Econ. % 100% Value(Rcnld) 146,856
Outbuildings/Additions/Improvements
Description Year Units Grade RCN Cond Phy Func Econ Value Rcnld
1 & 1/2 Story Fr 1867 504 C 100 56,171 Avq+ 65% 100% 100% 36,511
Open Frame Porch 1867 144 C 100 4,895 Avq+ 65% 100% 100% 3,182
Outbuilding Total 39,693
Acpt Land 26,200 Accepted Bldg 186,500 Total 212,700

Machias  
 Name: PORTER MEMORIAL LIBRARY ASSN

**Valuation Report**

10/20/2024

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Map/Lot:

011-151

Account: 1063 Card: 1 of 1

Location:

92 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 57

1ST 0 2ND 0

Exemption(s) 40 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
101 X 138	\$/FF -Road Frontage	325.00	34,462	100%		34,462
Total Acres 0.32					Land Total	34,462

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
CmmBldg-SeeFile	1895	3134	B 100	382,348	Good	75%	100%	100%	286,761
Frame Shed	0								15,000
----- S O U N D V A L U E -----									
<b>Outbuilding Total</b>									<b>301,761</b>

<b>Acpt Land</b>	34,500	<b>Accepted Bldg</b>	301,800	<b>Total</b>	336,300
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Machias

**Valuation Report**

10/20/2024

Name: MACHIAS, TOWN OF

Page 815

CIVIL WAR MONUMENT

Map/Lot:

011-151-A

Account: 947 Card: 1 of 1

Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities None  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 81

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 030	\$/FF -Road Frontage	325.00	17,575	100%		17,575
Total Acres 0.04						Land Total
						17,575

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
CmmBldg-SeeFile	0									Rcnld
----- S O U N D V A L U E -----										25,000
Outbuilding Total										25,000

<b>Acpt Land</b>	17,600	<b>Accepted Bldg</b>	25,000	<b>Total</b>	42,600
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Machias  
 Name: CENTRE ST CONGREGATIONAL CHURCH  
 OLD HOTEL LOT  
 Account: 201 Card: 1 of 1

**Valuation Report**

10/20/2024  
 Page 816  
 011-152

Map/Lot:  
 Location:

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) 41 0 0 Land Schedule 2

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
088 X 105	\$/FF -Road Frontage	325.00	29,217	100%		29,217
Total Acres 0.21				Land Total		29,217
<b>Accpt Land</b>			29,200	<b>Accepted Bldg</b>	0	<b>Total</b>
						29,200



Machias  
 Name: CENTRE ST CONGREGATIONAL CHURCH

**Valuation Report**

10/20/2024

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Map/Lot:

011-153

Account: 1188 Card: 1 of 1

Location:

9 CENTER ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 71

1ST 0 2ND 0

Exemption(s) 41 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
132 X 102	\$/FF -Road Frontage	325.00	43,699	100%		43,699
Total Acres 0.31						Land Total 43,699

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CmmBldg-SeeFile	1836	24800	C 100	2,480,000	Avg.	50%	100%	100%	1,240,000
CmmBldg-SeeFile	2006	3689	C 100	368,900	V.G.	93%	100%	100%	343,077
Frame Shed	2018	336	B 100	13,679	Avg.	95%	100%	100%	12,995
<b>Outbuilding Total</b>									<b>1,596,072</b>

<b>Acpt Land</b>	43,700	<b>Accepted Bldg</b>	1,596,100	<b>Total</b>	1,639,800
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Machias  
 Name: BANGOR SAVINGS BANK

**Valuation Report**

10/20/2024

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Map/Lot:

011-155

Account: 631 Card: 1 of 1

Location:

1 CENTER ST

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 3 2 31

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
088 X 100	\$/FF -Road Frontage	650.00	42,421	100%		42,421
063 X 088	\$/FF -Road Frontage	650.00	28,489	100%		28,489
Total Acres 0.33					Land Total	70,910

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1916	5361	C 100	536,100	V.G.	80%	100%	100%	428,880
<b>Outbuilding Total</b>									<b>428,880</b>

<b>Acpt Land</b>	70,900	<b>Accepted Bldg</b>	428,900	<b>Total</b>	499,800
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Machias  
 Name: BOGGIA, ROBERT H JR

**Valuation Report**

10/20/2024

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Map/Lot:

011-156

Account: 426 Card: 1 of 1

Location:

28 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/29/2022  
 Sale Price 300,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2 POT SHOP

Tran/Land/Bldg 8 2 27

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 085	\$/FF -Road Frontage	650.00	39,999	100%		39,999
Total Acres 0.18						39,999
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1943	1372	C 110	150,920	Avq+	68%	100%	100%	102,626
Outbuilding Total									102,626

<b>Acpt Land</b>	40,000	<b>Accepted Bldg</b>	102,600	<b>Total</b>	142,600
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Machias  
 Name: BRYAND, SANDRA J

**Valuation Report**

10/20/2024

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Map/Lot:

011-157

Account: 722 Card: 1 of 1

Location:

15 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 2

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
049 X 135	\$/FF -Road Frontage	650.00	27,445	100%		27,445
Total Acres 0.15					Land Total	27,445

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1900	1969	C 120	236,280	Avg-	40%	100%	100%	94,512
<b>Outbuilding Total</b>									<b>94,512</b>

<b>Acpt Land</b>	27,400	<b>Accepted Bldg</b>	94,500	<b>Total</b>	121,900
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Neighborhood 11 Downtown Commercial

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 12/08/2015  
 Sale Price 35,000  
 Sale Type Land & Buildings  
 Financing Cash Sale  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 15  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
043 X 100	\$/FF -Road Frontage	650.00	20,728 100%		20,728
Total Acres 0.10				Land Total	20,728

**Dwelling Description**

**Replacement Cost New**

Other	Two Story	2,170 Sqft	Grade C 100	Base	369,695
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,862
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,459
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	4,340	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Fair	Typical	375,292
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Damage		None		26%	67%	100%
<b>Outbuildings/Additions/Improvements</b>						<b>Value(Rcnld)</b>
Description	Year	Units	Grade	RCN	Cond	Phy
MixedRetail	1930			----	SOUND	VALUE
Outbuilding Total						0

**Acpt Land** 20,700 **Accepted Bldg** 65,400 **Total** 86,100

Machias  
 Name: R H FOSTER ENERGY LLC

**Valuation Report**

10/20/2024

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Map/Lot:

011-158-A

Account: 586 Card: 1 of 1

Location:

11 MAIN ST

Neighborhood 11 Downtown Commercial

**Sale Data**

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Sale Date 12/03/2010  
 Sale Price 38,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 20

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
022 X 048	\$/FF -Road Frontage	650.00	7,347	100%		7,347	
Total Acres 0.02						Land Total	7,347

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
MixedRetail	1	3255	C 100	325,500	C Gr	70%	100%	100%	227,850
<b>Outbuilding Total</b>									<b>227,850</b>

<b>Acpt Land</b>	7,300	<b>Accepted Bldg</b>	227,900	<b>Total</b>	235,200
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Machias  
 Name: R H FOSTER ENERGY LLC

**Valuation Report**

10/20/2024

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Map/Lot:

011-159

Account: 1233 Card: 1 of 1

Location:

Neighborhood 11 Downtown Commercial

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
082 X 165	\$/FF -Road Frontage	650.00	50,775	100%		50,775	
13,000	Pavin-Paving/Parking Areas	1.00	14,300	100%		14,300	
Total Acres 0.31					Land Total	65,075	
<b>Acpt Land</b>		65,100	<b>Accepted Bldg</b>		0	<b>Total</b>	65,100

Machias  
 Name: R H FOSTER ENERGY LLC  
 MACHIAS ONE STOP

**Valuation Report**

10/20/2024  
 Page 824  
 011-160  
 7 MAIN ST

Account: 798 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 11 Downtown Commercial

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2

Tran/Land/Bldg 0 2 15  
 1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
061 X 165	\$/FF -Road Frontage	650.00	37,772	100%		37,772
Total Acres 0.23						37,772

<b>Outbuildings/Additions/Improvements</b>				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Cmm1Bldg-SeeFile	1998			----	S	O	U	N	D
							-----	VALU E	-----
							Outbuilding Total	735,000	

<b>Acpt Land</b>	37,800	<b>Accepted Bldg</b>	735,000	<b>Total</b>	772,800
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Machias  
Name: R H FOSTER ENERGY LLC

**Valuation Report**

10/20/2024

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Map/Lot:  
Location:

011-161

Account: 481 Card: 1 of 1

Neighborhood 11 Downtown Commercial

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 112	\$/FF -Road Frontage	650.00	45,914	100%		45,914
Total Acres 0.23				Land Total		45,914
<b>Acpt Land</b>		45,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						45,900

Machias

**Valuation Report**

10/20/2024

Name: MAINE, STATE OF

Page 826

MIDDLE ISLAND - BRIDGE

Map/Lot:

011-162

Account: 1129 Card: 1 of 1

Location:

Neighborhood 11 Downtown Commercial

Zoning/Use	Shore-GeneralDevelopment
Topography	Level
Utilities	All PublicNone
Street	Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 3 87

1ST 0 2ND 0

Exemption(s) 43 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
082 X 075	\$/FF -Road Frontage	650.00	34,233	100%		34,233
Total Acres 0.14				Land Total		34,233

<b>Accpt Land</b>	34,200	<b>Accepted Bldg</b>	0	<b>Total</b>	34,200
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Machias  
 Name: MACHIAS, TOWN OF

**Valuation Report**

10/20/2024

Page 827

Map/Lot:

011-163

Account: 867 Card: 1 of 1

Location:

2 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Sale Data	
Sale Date	02/10/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 5

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
099 X 152	\$/FF -Road Frontage	325.00	34,108	100%		34,108
Total Acres 0.35				Land Total		34,108
<b>Acpt Land</b>			34,100	<b>Accepted Bldg</b>	0	<b>Total</b> 34,100

Machias

Valuation Report

10/20/2024

Name: ATWOOD, ROBERT J

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ATWOOD, DEBORAH A

Map/Lot:

011-164

Account: 213 Card: 1 of 1

Location:

4 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 074 X 074, \$/FF -Road Frontage, 325.00, 23,724, 100%, 23,724. Row 2: Total Acres 0.13, Land Total, 23,724.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Condition, Replacement Cost New, Value. Rows include: Conventional One & 1/2 Story, Exterior Wood Siding, Dwelling Units 1 OTHER Units-0, Foundation Brick &/or Stone, Heating 100% Hot Water BB, Rooms 5, Bedrooms 2, Baths 1, Attic None, FirePlaces 0, Insulation Full, Unfin. Living Area NONE.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include: 1832, 0 Modern, Modern, Above Average, Typical, 173,942. Functional Obsolescence None, Economic Obsolescence None, Phys. % 65%, Func. % 100%, Econ. % 100%, Value(Rcnld) 113,062. Outbuildings/ Additions/ Improvements table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld.

Acpt Land

23,700

Accepted Bldg

142,500 Total

166,200

Machias  
 Name: CLEARY, JOHN P  
 CLEARY, SALLY A

**Valuation Report**

10/20/2024

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Map/Lot: 011-165

Account: 303 Card: 1 of 1

Location: 15 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 03/10/2021  
 Sale Price 305,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
112 X 083	\$/FF -Road Frontage	325.00	36,321 100%		36,321
Total Acres 0.21			Land Total		36,321

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,608 Sqft	Grade C 100	Base	277,111
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,380
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Modern	Above Average	Typical	283,005			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		65%	98%	100%			
						180,274			
<b>Outbuildings/Additions/Improvements</b>					Percent Good	Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1900	40	C 100	1,780	Avg+	65%	100%	100%	1,157
Barn - GBA	1900								0
				----- S O U N D V A L U E -----					0
									Outbuilding Total
									1,157
<b>Acpt Land</b>		36,300	<b>Accepted Bldg</b>			181,400	<b>Total</b>		217,700

Machias  
 Name: LEVINE, MICHAEL  
 LEVINE, CARMEN I

**Valuation Report**

10/20/2024

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Map/Lot: 011-166

Account: 107 Card: 1 of 1

Location: 7 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 11/01/2006  
 Sale Price 101,325  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
036 X 083	\$/FF -Road Frontage	325.00	11.675	100%		11,675
074 X 197	\$/FF -Road Frontage	325.00	26.164	100%		26,164
Total Acres 0.40						Land Total 37,839

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,140 Sqft	Grade C 100	Base	225,407
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-978
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,750
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,951
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Above Average	Typical	241,130			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		65%	96%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1980	288	C 100	4,658	Avq.	75%	100%	100%	3,494
<b>Outbuilding Total</b>									<b>3,494</b>

**Acpt Land** 37,800 **Accepted Bldg** 154,000 **Total** 191,800

Machias  
 Name: GRIER, KIMBERLY E

**Valuation Report**

10/20/2024

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Map/Lot: 011-167

Account: 148 Card: 1 of 1

Location: 1 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2 FORECLOSURE

Tran/Land/Bldg 4 2 77

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
134 X 086	\$/FF -Road Frontage	325.00	43,610	100%		43,610
Total Acres 0.26						
						Land Total
						43,610

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CmmBldg-SeeFile	1900	1691	B 100	206,302	Avq.	50%	80%	100%	82,521
						Outbuilding Total			82,521

<b>Acpt Land</b>	43,600	<b>Accepted Bldg</b>	82,500	<b>Total</b>	126,100
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**Valuation Report**

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 09/09/2016  
 Sale Price 162,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 40 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
231 X 147	\$/FF -Road Frontage	325.00	79,319	100%		79,319
Total Acres 0.78						79,319

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,452 Sqft	Grade C 100	Base	256,298
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,246
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,871
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	Typical	Typical	Average	Typical	267,907			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		50%	96% 100%	128,595			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	220	C 100	11,037	Ava.	50%	100%	100%	5,518
Frame Garage	1900	456	C 100	15,048	Ava.	50%	100%	100%	7,524
Frame Shed	1900	210	C 100	7,473	Ava.	50%	100%	100%	3,736
<b>Outbuilding Total</b>									<b>16,778</b>

**Acpt Land** 79,300 **Accepted Bldg** 145,400 **Total** 224,700



Machias  
Name: JONES, ALICE L

**Valuation Report**

10/20/2024

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Map/Lot: 011-169

Account: 924 Card: 1 of 1

Location: 8 SCHOOL ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 12/14/2016  
Sale Price 70,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
070 X 120	\$/FF -Road Frontage	325.00	23,553	100%		23,553
Total Acres 0.19						23,553

<b>Dwelling Description</b>				<b>Replacement Cost New</b>	
Conventional	One Story	576 Sqft	Grade C 100	Base	94,208
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-2,235
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	1/2 Finished			Attic	12,133
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Good	Typical	108,582			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		75%	96% 100%	78,179			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	64	C 100	4,859	Good	75%	100%	100%	3,644
One Story Frame	1900	320	C 100	26,224	Good	75%	100%	100%	19,668
<b>Outbuilding Total</b>									<b>23,312</b>
<b>Acpt Land</b>		23,600		<b>Accepted Bldg</b>		101,500		<b>Total</b>	125,100

Machias  
 Name: TINGLEY JR, MARK O

**Valuation Report**

10/20/2024

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Map/Lot: 011-170

Account: 759 Card: 1 of 1

Location: 12 SCHOOL ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/29/2021  
 Sale Price 75,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
129 X 216	\$/FF -Road Frontage	325.00	46,033 100%		46,033
Total Acres 0.64			Land Total		46,033

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	952 Sqft	Grade C 100	Base	174,219
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-817
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,428	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	176,386
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		40%	96%	100%
						<b>Value(Rcnd)</b>
						67,732

<b>Acpt Land</b>	46,000	<b>Accepted Bldg</b>	67,700	<b>Total</b>	113,700
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Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 11

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
079 X 154	\$/FF -Road Frontage	325.00	27,253 100%		27,253
Total Acres 0.28			Land Total		27,253

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	696 Sqft	Grade C 100	Base	142,834
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-4,497
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,549
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	149,160
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		65%	96%	100%
						93,076

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	200	C 100	16,390	Avq+	65%	100%	100%	10,654
Encl Frame Porch	1900	84	C 100	5,651	Avq+	65%	100%	100%	3,673
One Story Frame	1900	264	C 100	21,635	Avq+	65%	100%	100%	14,063
Encl Frame Porch	1900	48	C 100	4,226	Avq+	65%	100%	100%	2,747
Barn - GBA	1900	1056	C 100	30,792	Fair	26%	100%	100%	8,006
									<b>Outbuilding Total</b>
									39,143

<b>Acpt Land</b>	27,300	<b>Accepted Bldg</b>	132,200	<b>Total</b>	159,500
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Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 11/03/2016  
Sale Price 100,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
070 X 153	\$/FF -Road Frontage	325.00	24,132 100%		24,132
Total Acres 0.25			Land Total		24,132

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	896 Sqft	Grade C 117	Base	195,803
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-899
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,236
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	2008	Typical	Typical	Very Good	Typical	200,140			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		80%	96% 100%	153,708			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2009	98	C 117	9,396	Good	93%	100%	100%	8,738
Wood Deck	2009	36	B 100	917	Good	93%	100%	100%	853
<b>Outbuilding Total</b>									<b>9,591</b>
<b>Acpt Land</b>		24,100		<b>Accepted Bldg</b>		163,300		<b>Total</b>	187,400

Machias  
 Name: ROBERTS, VINCENT

**Valuation Report**

10/20/2024

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Map/Lot:

011-173

Account: 845 Card: 1 of 1

Location:

21 SCHOOL ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
044 X 117	\$/FF -Road Frontage	325.00	14,767	100%		14,767
Total Acres	0.12				Land Total	14,767

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2011	150	C 100	5,692	Avg.	92%	100%	100%	5,237
Wood Deck	2011	15	C 100	426	Avg.	92%	100%	100%	392
Frame Shed	2011	128	C 100	5,039	Avg.	92%	100%	100%	4,636
Wood Deck	2011	15	C 100	426	Avg.	92%	100%	100%	392
Wood Deck	2011	144	C 100	2,426	Avg.	92%	100%	100%	2,232
						Outbuilding Total			12,889

<b>Acpt Land</b>	14,800	<b>Accepted Bldg</b>	12,900	<b>Total</b>	27,700
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Machias  
 Name: INGALLS LIVING TRUST, JEAN M  
 INGALLS, JEAN M

**Valuation Report**

10/20/2024

Page 838

Account: 182 Card: 1 of 1

Map/Lot:

011-174

Location:

17 SCHOOL ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
082 X 264	\$/FF -Road Frontage	325.00	29,854	100%		29,854
Total Acres 0.50					Land Total	29,854

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,024 Sqft	Grade C 100	Base	183,046
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-879
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,221
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Modern	Modern	Above Average	Typical	190,372			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	123,742		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	186	C 100	6,154	Avg+	65%	100%	100%	4,000
1 & 1/2 Story Fr	1900	384	C 100	42,797	Avg+	65%	100%	100%	27,818
Frame Garage	1990	144	C 100	4,752	Avg.	80%	100%	100%	3,802
<b>Outbuilding Total</b>									<b>35,620</b>

**Acpt Land**

29,900

**Accepted Bldg**

159,400

**Total**

189,300

Machias  
 Name: CARLISLE, SUZANNE  
 GILKA, GREG

**Valuation Report**

10/20/2024

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Account: 294 Card: 1 of 1

Map/Lot: 011-175  
 Location: 11 SCHOOL ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 11/03/2015  
 Sale Price 89,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
082 X 260	\$/FF -Road Frontage	325.00	29,809	100%		29,809
029 X 260	\$/FF -Road Frontage	325.00	10,542	100%		10,542
Total Acres 0.66					Land Total	40,351

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,104 Sqft	Grade C 100	Base	192,854
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-947
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,629
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	204,810
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	96%	100%	98,309	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	30	C 100	3,513	Avq.	50%	100%	100%	1,756
Frame Bay Window	1900	56	C 100	9,902	Avq.	50%	100%	100%	4,951
Barn - GBA	1900	819	D 100	21,009	Poor	18%	100%	100%	3,782
Frame Garage	2019								12,000
----- S O U N D V A L U E -----									
Outbuilding Total									22,489

**Acpt Land** 40,400 **Accepted Bldg** 120,800 **Total** 161,200

**Valuation Report**

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 10/01/2009  
Sale Price 100,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
078 X 300	\$/FF -Road Frontage	325.00	28,763 100%		28,763
Total Acres 0.54			Land Total		28,763

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	667 Sqft	Grade C 100	Base	139,279
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-572
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Above Average	Typical	141,691
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	92,099	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	270	C 100	22,126	Avq+	65%	100%	100%	14,382
Unfin Basement	1900	270	C 100	12,553	Avq+	65%	100%	100%	8,159
One Story Frame	1900	15	C 100	1,229	Avq+	65%	100%	100%	799
Frame Shed	1900	180	D 100	5,397	Fair	26%	100%	100%	1,403
<b>Outbuilding Total</b>									<b>24,743</b>

**Acpt Land** 28,800 **Accepted Bldg** 116,800 **Total** 145,600



Machias  
 Name: WILSON, TIMOTHY W  
 ST CLAIR, LYNDA S.

**Valuation Report**

10/20/2024

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Account: 101 Card: 1 of 1

Map/Lot:  
 Location:

011-177  
 5 SCHOOL ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/17/2019  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
071 X 300	\$/FF -Road Frontage	325.00	26,182	100%		26,182
Total Acres 0.49						26,182

Dwelling Description				Replacement Cost New		
Conventional	Two Story	947 Sqft	Grade C 110	Base		207,816
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-894
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		7,081
Rooms	9					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		8,205
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,719
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	Modern	Modern	Very Good	Typical	226,927
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						
<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	181,542
None			80%	100%	100%	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	84	C 110	3,408	V.G.	80%	100%	100%	2,726
Open Frame Porch	1900	66	C 110	2,815	V.G.	80%	100%	100%	2,252
Encl Frame Porch	1900	66	C 110	5,433	V.G.	80%	100%	100%	4,346
Barn - GBA	1900	600	D 100	17,090	Avq+	65%	100%	100%	11,108
Outbuilding Total									20,432

<b>Acpt Land</b>	26,200	<b>Accepted Bldg</b>	202,000	<b>Total</b>	228,200
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Machias  
 Name: GRAY, ASHLEY J  
 TRICKETT, HILLERY

**Valuation Report**

10/20/2024

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Account: 349 Card: 1 of 1

Map/Lot:  
 Location:

011-178  
 3 SCHOOL ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/23/2018  
 Sale Price 21,715  
 Sale Type Land & Buildings  
 Financing Seller Financed  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 220	\$/FF -Road Frontage	325.00	21,450	100%		21,450
Total Acres 0.30				Land Total		21,450

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	720 Sqft	Grade C 100	Base	158,639
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-618
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Average	Typical	158,021			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		50%	96% 100%	75,850			
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 & 1/2 Story Fr	1900	336	C 100	37,447	Avq.	50%	85%	100%	15,915
One Story Frame	1900	400	C 100	32,780	Avq.	50%	90%	100%	14,751
Frame Garage	1989	360	C 100	11,880	Avq-	73%	100%	100%	8,672
<b>Outbuilding Total</b>									<b>39,338</b>
<b>Acpt Land</b>		21,500	<b>Accepted Bldg</b>		115,200	<b>Total</b>			136,700

Machias  
 Name: KEELY, MARY ANNE

**Valuation Report**

10/20/2024

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Map/Lot: 011-179

Account: 904 Card: 1 of 1

Location: 1 SCHOOL ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 11/06/2015  
 Sale Price 45,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 150	\$/FF -Road Frontage	325.00	34,407	100%		34,407
Total Acres 0.34						Land Total 34,407

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,404 Sqft	Grade C 100	Base	299,873
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,205
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,544
Rooms	12				
Bedrooms	4	Add Fixtures	1		
Baths	4	Half Baths	1	Plumbing	22,378
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Fair	Typical	334,880			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
Delapidation		None		26%	86%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	240	C 100	19,668	Fair	26%	100%	100%	5,114
Unfin Basement	1900	240	C 100	12,020	Fair	26%	100%	100%	3,125
One Story Frame	1900	226	C 100	18,521	Fair	26%	100%	100%	4,815
Frame Garage	1900	764	C 100	25,212	Avg.	50%	100%	100%	12,606
						<b>Outbuilding Total</b>			<b>25,660</b>

**Acpt Land** 34,400 **Accepted Bldg** 100,500 **Total** 134,900

Machias  
 Name: DOWNEAST QUADRANT ENTERPRISES LLC

**Valuation Report**

10/20/2024

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Map/Lot:

011-180-A

Account: 93 Card: 1 of 1

Location:

0

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 100	\$/FF -Road Frontage	325.00	33,040	100%		33,040
Total Acres 0.23				Land Total		33,040
<b>Accpt Land</b>		33,000	<b>Accepted Bldg</b>		0	<b>Total</b>
						33,000

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 5  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
160 X 193	\$/FF -Road Frontage	325.00	56,456	100%		56,456
Total Acres 0.71					Land Total	56,456

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,650 Sqft	Grade C 100	Base	339,257
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	5 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,416
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	12				
Bedrooms	8	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	23,870
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	3,300	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Typical	Typical	Average	Typical	361,711	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	96%	100%	173,621

**Acpt Land** 56,500 **Accepted Bldg** 173,600 **Total** 230,100

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 5  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
073 X 220	\$/FF -Road Frontage	325.00	26,098	100%		26,098
Total Acres 0.37						26,098

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,686 Sqft	Grade C 100	Base		330,645
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-1,447
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		11,461
Rooms	12					
Bedrooms	4	Add Fixtures	0			
Baths	4	Half Baths	0	Plumbing		17,903
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	3,372	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	358,562
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		50%	96%	100%
						<b>Value(Rcnd)</b>
						172,110

<b>Acpt Land</b>	26,100	<b>Accepted Bldg</b>	172,100	<b>Total</b>	198,200
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Machias  
Name: VERSANT POWER

**Valuation Report**

10/20/2024

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Map/Lot: 011-182

Account: 560 Card: 1 of 1

Location: ELECTRICITY DISTRIBUTION

Neighborhood 99

Zoning/Use  
Topography  
Utilities NoneNone  
Street None

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**Sale Data**  
Sale Date 04/01/2021  
Sale Price 0  
Sale Type Land Only  
Financing Unknown  
Verified Buyer  
Validity Other Non Valid

Reference 1 ELECTRICITY DISTRIBUTION

Reference 2

Tran/Land/Bldg 0 7 0

1ST 0 2ND 0

Exemption(s) Land Schedule 0

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<b>Land</b>	3,017,500	<b>Bldg Override</b>	0	<b>Total</b>	3,017,500
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Machias

**Valuation Report**

10/20/2024

Name: MAINE, STATE OF

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MAINE ATLANTIC SALMON COMMISSION

Map/Lot:

011-183

Account: 280 Card: 1 of 1

Location:

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use Shore-GeneralDevelopment  
 Topography Below Street  
 Utilities None  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) 43 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.95	Acres-Commercial Site (Fract)	52,000.00	55,752	100%		55,752
Total Acres 0.95				Land Total		55,752
<b>Acpt Land</b>		55,800	<b>Accepted Bldg</b>		0	<b>Total</b>
						55,800



Machias

**Valuation Report**

10/20/2024

Name: PRUSSKI, JEFFREY J

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PRUSSKI, CYNTHIA B

Map/Lot:

012-001

Account: 832 Card: 1 of 1

Location:

101 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 11/28/2008  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 11

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
066 X 165	\$/FF -Road Frontage	325.00	22,926	100%		22,926
Total Acres 0.25				Land Total		22,926

<b>Accpt Land</b>	22,900	<b>Accepted Bldg</b>	0	<b>Total</b>	22,900
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Machias  
 Name: CHERRYFIELD FOODS - LESSEE  
 MAINE WILD BLUEBERRY CO.

**Valuation Report**

10/20/2024

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Map/Lot:

012-002

Account: 1222 Card: 1 of 1

Location:

ELM ST

Neighborhood 2 Elm St - Rural

Zoning/Use None  
 Topography Rolling  
 Utilities None  
 Street Paved

Reference 1 B P

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fract)	16,250.00	17,875	100%		17,875
2.00	Acres-Rear Land 1 <= 50 Acs	650.00	1,430	100%		1,430
Total Acres 3.00					Land Total	19,305

**Acpt Land** 19,300 **Accepted Bldg** 0 **Total** 19,300

Machias  
 Name: ELLIS, DANIEL W III  
 WALSH, MEGAN

**Valuation Report**

10/20/2024

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Account: 956 Card: 1 of 1

Map/Lot:  
 Location:

012-003  
 59 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography LevelSwampy  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 12/22/2022  
 Sale Price 425,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
103 X 338	\$/FF -Road Frontage	325.00	38,438	70%	Topography	26,907
0.06	Acres-Intown Excess Land	13,000.00	858	100%		858
Total Acres 0.86						Land Total 27,765

**Dwelling Description**

**Replacement Cost New**

Conventional	Two & 1/2 Story	988 Sqft	Grade C 117	Base	278,154
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,823
Rooms	9				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,236
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,019
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	Modern	Modern	Very Good	Typical	298,232			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	238,586				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1920	168	C 117	16,108	V.G.	80%	100%	100%	12,886
Unfin Basement	1920	168	C 117	12,564	V.G.	80%	100%	100%	10,051
Encl Frame Porch	1920	48	C 117	4,944	V.G.	80%	100%	100%	3,955
One Story Frame	1920	33	C 117	3,164	V.G.	80%	100%	100%	2,531
Open Frame Porch	1920	44	C 117	2,222	V.G.	80%	100%	100%	1,778
Frame Garage	1996	800	C 100	26,400	V.G.	91%	100%	100%	24,024
						Outbuilding Total			55,225
<b>Acpt Land</b>		27,800		<b>Accepted Bldg</b>		293,800		<b>Total</b>	321,600

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 9 2  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
135 X 157	\$/FF -Road Frontage	325.00	46,661 100%		46,661
Total Acres 0.49			Land Total		46,661

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	936 Sqft	Grade C 100	Base	180,870
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-803
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,429
Rooms	9				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Typical	Typical	Average	Typical	186,896
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	96% 100%	89,710

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1850	315	C 100	25,814	Avq.	50%	100%	100%	12,907
Unfin Basement	1850	315	C 100	13,354	Avq.	50%	100%	100%	6,677
Finished Attic	1850	315	C 100	14,910	Avq.	50%	100%	100%	7,455
One Story Frame	1850	322	C 100	26,388	Avq.	50%	100%	100%	13,194
Open Frame Porch	1850	35	C 100	1,630	Avq.	50%	100%	100%	815
<b>Outbuilding Total</b>									<b>41,048</b>

<b>Acpt Land</b>	46,700	<b>Accepted Bldg</b>	130,800	<b>Total</b>	177,500
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Machias

Valuation Report

10/20/2024

Name: MATTOX, JAMES K

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MATTOX, NANCY M

Map/Lot:

012-005

Account: 410 Card: 1 of 1

Location:

41 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography LevelSwampy
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 05/09/2007
Sale Price 47,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include Acres-Homesite (Fract) and Acres-Rear Land 1 <= 50 Acs.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area. Includes replacement cost values.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional and Economic Obsolescence.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Includes Frame Garage and Outbuilding Total.

Acpt Land

41,000

Accepted Bldg

68,000

Total

109,000

Machias  
Name: BALCHEN, LAUREN

**Valuation Report**

10/20/2024

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Map/Lot: 012-006

Account: 175 Card: 1 of 1

Location: 31 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
Topography Level  
Utilities Public WaterSeptic System  
Street Paved

**Sale Data**  
Sale Date 11/09/2023  
Sale Price 59,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.97	Acres-Homesite (Fract)	52,000.00	56,335 100%		56,335
Total Acres 0.97				Land Total	56,335

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	0 Sqft	Grade C 100	Base	57,506
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,649
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1942	0	Typical	Typical	Above Average	Typical	50,857			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		67%	96%	100%			
						32,711			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	216	D 100	2,904	Avg.	80%	100%	100%	2,323
Outbuilding Total									2,323

<b>Acpt Land</b>	56,300	<b>Accepted Bldg</b>	35,000	<b>Total</b>	91,300
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**Valuation Report**

Account: 237 Card: 1 of 1

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities Public WaterNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
182 X 280	\$/FF -Road Frontage	325.00	66.653 100%		66,653
Total Acres 1.17				Land Total	66,653

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,373 Sqft	Grade C 107	Base	262,962
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-9,965
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,987
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,193
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	0	Typical	Typical	Below Average	Typical	270,767			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		40%	96%	100%	103,975		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	219	C 107	3,839	Avg-	40%	100%	100%	1,536
Encl Frame Porch	1990	240	B 100	14,431	Poor	56%	0%	100%	0
Outbuilding Total									1,536
<b>Acpt Land</b>		66,700		<b>Accepted Bldg</b>		105,500		<b>Total</b>	172,200

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
Topography Above Street  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 06/16/2017  
Sale Price 140,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
109 X 182	\$/FF -Road Frontage	325.00	38,236	100%		38,236
Total Acres 0.46						38,236

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,326 Sqft	Grade C 110	Base	237,093
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,251
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,916
Rooms	11				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	6,564
Attic	Floor & Stairs			Attic	3,800
FirePlaces	1			Fireplace	4,719
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1910	0	Modern	Typical	Good	Typical	260,841			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		75%	98%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1910	234	C 110	8,351	Good	75%	100%	100%	6,263
Frame Garage	1910	600	C 100	19,800	Fair	26%	100%	100%	5,148
<b>Outbuilding Total</b>						<b>11,411</b>			
<b>Acpt Land</b>		38,200		<b>Accepted Bldg</b>		203,100		<b>Total</b>	
								241,300	



Machias

Valuation Report

10/20/2024

Name: PRUSSKI, JEFFREY J

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PRUSSKI, CYNTHIA B

Map/Lot:

012-009

Account: 1015 Card: 1 of 1

Location:

6 BARTLETT ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Above Street
Utilities All PublicNone
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 103 X 240, \$/FF -Road Frontage, 325.00, 37,144, 100%, 37,144. Row 2: Total Acres 0.57, Land Total, 37,144.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include: Conventional Two Story 532 Sqft Grade C 107 Base 142,906; Exterior Wood Siding Masonry Trim None Trim 0; Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0; Foundation Brick &/or Stone Basement Dry Full Bmt Basement -488; Fin. Basement Area None Basement Gar None Fin Bsmt 0; Heating 100% Hot Water BB Cooling 0% None Heat 3,870; Rooms 5; Bedrooms 3 Add Fixtures 0; Baths 1 Half Baths 0 Plumbing 0; Attic None Attic 0; FirePlaces 1 Fireplace 4,590; Insulation Full Insulation 0; Unfin. Living Area NONE Unfinished 0.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Row 1: 1900, 0, Modern, Modern, Above Average, Typical, 150,878. Row 2: None, None, 65%, 100%, 100%, 98,071.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include: Encl Frame Porch (1900, 140, C 107, 8,420, Ava+, 65%, 100%, 100%, 5,473); One Story Frame (1997, 126, B 100, 12,598, Good, 90%, 100%, 100%, 11,338); Finished Attic (1997, 126, B 100, 12,382, Good, 90%, 100%, 100%, 11,144); Wood Deck (1997, 120, B 100, 2,506, Ava+, 88%, 100%, 100%, 2,205); Frame Garage (1920, 320, D 100, 8,659, Fair, 26%, 100%, 100%, 2,251).

Outbuilding Total 32,411

Acpt Land 37,100 Accepted Bldg 130,500 Total 167,600

Machias

Valuation Report

10/20/2024

Name: MENDELSON, EDWARD

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MENDELSON, CHERYL

Map/Lot:

012-010

Account: 602 Card: 1 of 1

Location:

16 BARTLETT ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Above Street
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 03/01/2007
Sale Price 225,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

Land Description

Units Method - Description Price/Unit Total Fctr Influence Value
102 X 251 \$/FF -Road Frontage 325.00 36,949 100% 36,949
Total Acres 0.59 Land Total 36,949

Dwelling Description

Replacement Cost New

Conventional Two Story 672 Sqft Grade C 107 Base 162,891
Exterior Wood Siding Masonry Trim None Trim 0
Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Brick &/or Stone Basement Dry Full Bmt Basement -617
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Hot Water BB Cooling 0% None Heat 4,888
Rooms 8
Bedrooms 4 Add Fixtures 0
Baths 1 Half Baths 1 Plumbing 3,193
Attic None Attic 0
FirePlaces 0 Fireplace 0
Insulation Full Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built 1890 Renovated 0 Kitchens Modern Baths Modern Condition Good Layout Typical Total 170,355
Functional Obsolescence None Economic Obsolescence None Phys. % 75% Func. % 100% Econ. % 100% Value(Rcnld) 127,766

Outbuildings/Additions/Improvements

Description Year Units Grade RCN Cond Phy Func Econ Value Rcnld
Two Story Frame 1890 324 C 107 42,049 Good 75% 100% 100% 31,537
One Story Frame 1994 324 B 100 32,393 Good 90% 100% 100% 29,154
Frame Garage 1994 529 B 100 21,298 Good 90% 100% 100% 19,168
Barn - GBA 1920 400 D 100 13,512 Fair 26% 100% 100% 3,513
One Story Frame 1890 60 C 107 5,261 Good 75% 100% 100% 3,946

Outbuilding Total 87,318

Acpt Land 36,900 Accepted Bldg 215,100 Total 252,000

Machias

Valuation Report

10/20/2024

Name: BRYCE, KATHY

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GROSSNICKLE, DARLENE; ET AL

Map/Lot:

012-011

Account: 316 Card: 1 of 1

Location:

15 BARTLETT ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 11

1ST 0 2ND 0

Exemption(s) Land Schedule 2

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 068 X 158 \$/FF -Road Frontage and 0.65 Acres-Intown Excess Land.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional One Story, Exterior Vinyl/Aluminum, Foundation Concrete Slab, etc.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 2005, 0 Modern, Good, Typical, 94,493.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Row includes Frame Garage 1996 576 D 100 15,587 Avq- 78% 100% 100% 12,158.

Acpt Land 32,800 Accepted Bldg 99,100 Total 131,900

Machias

Valuation Report

10/20/2024

Name: APPLEMAN, JAMES C

Page 860

BUNNER, WALLACE E

Map/Lot:

012-012

Account: 950 Card: 1 of 1

Location:

8 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 066 X 181, \$/FF -Road Frontage, 325.00, 23,139, 100%, 23,139. Row 2: Total Acres 0.27, Land Total, 23,139.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Spec, Condition, Replacement Item, Value. Rows include: Conventional One Story 1,304 Sqft Grade C 100 Base 159,833; Exterior Vinyl/Aluminum Masonry Trim None Trim 0; Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0; Foundation Brick &/or Stone Basement Dry Full Bmt Basement -1,119; Heating 100% Hot Water BB Cooling 0% None Heat 4,432; Rooms 6; Bedrooms 3 Add Fixtures 0; Baths 2 Half Baths 0 Plumbing 4,476; Attic Full Finished Attic 30,981; FirePlaces 0 Fireplace 0; Insulation Full Insulation 0; Unfin. Living Area NONE Unfinished 0.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include: 1840, 0 Typical, Typical, Average, Typical, 198,603; None, None, 50%, 96%, 100%, 95,329; Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld; Frame Garage, 1920, 792, C 100, 26,136, Fair, 26%, 100%, 100%, 6,795; Outbuilding Total, 6,795.

Acpt Land 23,100 Accepted Bldg 102,100 Total 125,200

**Valuation Report**

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 2 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
092 X 181	\$/FF -Road Frontage	325.00	32,254 100%		32,254
Total Acres 0.38			Land Total		32,254

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,540 Sqft	Grade C 100	Base	281,441
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,321
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,469
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,951
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Typical	Typical	Below Average	Typical	303,830
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	96%	100%	116,671	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1850	176	C 100	5,854	Avq+	65%	100%	100%	3,805
1 & 1/2 Story Fr	1850	198	C 100	22,067	Avq-	40%	100%	100%	8,827
Unfin Basement	1850	198	C 100	11,272	Avq-	40%	100%	100%	4,509
Open Frame Porch	1850	70	C 100	2,678	Avq-	40%	100%	100%	1,071
Open Frame Porch	1850	21	C 100	1,210	Avq-	40%	100%	100%	484
One Story Frame	1850	40	C 100	3,278	Avq-	40%	100%	100%	1,311
Open Frame Porch	1850	40	C 100	1,780	Avq-	40%	100%	100%	712
Frame Garage	2018	864	C 110	31,363	Avq+	95%	100%	100%	29,795
<b>Outbuilding Total</b>									<b>50,514</b>

<b>Acpt Land</b>	32,300	<b>Accepted Bldg</b>	167,200	<b>Total</b>	199,500
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Machias

Valuation Report

10/20/2024

Name: FULLER, DANIEL E & CHERYL A

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FULLER FAMILY REVOCABLE TRUST

Map/Lot:

012-014

Account: 24 Card: 1 of 1

Location:

16 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 07/18/2017
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

Land Description

Units Method - Description Price/Unit Total Fctr Influence Value
118 X 181 \$/FF -Road Frontage 325.00 41.370 100% 41,370
Total Acres 0.49 Land Total 41,370

Dwelling Description

Replacement Cost New

Conventional One & 1/2 Story 1,182 Sqft Grade C 100 Base 202,416
Exterior Vinyl/Aluminum Masonry Trim None Trim 0
Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Brick &/or Stone Basement Dry Full Bmt Basement -1,014
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Hot Water BB Cooling 0% None Heat 6,026
Rooms 8
Bedrooms 4 Add Fixtures 0
Baths 2 Half Baths 1 Plumbing 7,459
Attic None Attic 0
FirePlaces 0 Fireplace 0
Insulation Full Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built 1895 Renovated 0 Kitchens Typical Baths Typical Condition Good Layout Typical Total 214,887
Functional Obsolescence None Economic Obsolescence None Phys. % 75% Func. % 96% Econ. % 100% Value(Rcnld) 154,719
Outbuildings/Additions/Improvements
Description Year Units Grade RCN Cond Phy Func Econ Value Rcnld
Open Frame Porch 1895 240 C 100 7,772 Good 75% 100% 100% 5,829
One Story Frame 1895 33 C 100 2,704 Good 75% 100% 100% 2,028
Open Frame Porch 1895 40 C 100 1,780 Good 75% 100% 100% 1,335
Outbuilding Total 9,192
Acpt Land 41,400 Accepted Bldg 163,900 Total 205,300

Machias  
 Name: MACHIAS, TOWN OF  
 BAD LITTLE FALLS PARK

**Valuation Report**

10/20/2024

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Map/Lot:

012-015

Account: 137 Card: 1 of 1

Location:

7 STILLMAN ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use Shore-GeneralDevelopment  
 Topography Below Street  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 200	\$/FF -Shorefrontage	260.00	54,538	100%		54,538
200 X 200	\$/FF -Shorefrontage	260.00	54,538	70%	Excess Frt	38,177
300 X 200	\$/FF -Shorefrontage	260.00	81,807	50%	Excess Frt	40,904
Total Acres 3.22					Land Total	133,619

**Acpt Land** 133,600 **Accepted Bldg** 0 **Total** 133,600

**Valuation Report**

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/25/2019  
 Sale Price 11,400  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 42 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	52,000.00	47,514 100%		47,514
Total Acres 0.69				Land Total	47,514

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,159 Sqft	Grade C 100	Base	217,208
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-6,219
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,879
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,459
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1820	0	Typical	Typical	Above Average	Typical	226,327			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	96%	100%	141,228				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1820	342	C 100	28,027	Avq+	65%	100%	100%	18,218
1 & 1/2 Story Fr	1820	599	C 100	66,759	Avq+	65%	100%	100%	43,393
<b>Outbuilding Total</b>									<b>61,611</b>

**Acpt Land** 47,500 **Accepted Bldg** 202,800 **Total** 250,300



Machias  
 Name: HICKEY, JAMES A  
 HICKEY, CARLA C

**Valuation Report**

10/20/2024

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Account: 1225 Card: 1 of 1

Map/Lot:

012-017

Location:

32 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/01/2020  
 Sale Price 107,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
290 X 241	\$/FF -Road Frontage	325.00	104,625	100%		104,625
Total Acres 1.60						104,625

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,120 Sqft	Grade C 100	Base		143,246
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-961
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,807
Rooms	10					
Bedrooms	5	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,476
Attic	Full Finished			Attic		28,125
FirePlaces	1			Fireplace		4,290
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Modern	Modern	Average	Typical	182,983
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	100%	100%	91,492	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1800	640	C 100	77,626	Avq.	50%	100%	100%	38,813
Unfin Basement	1800	640	C 100	19,136	Avq.	50%	100%	100%	9,568
Open Frame Porch	1800	60	C 100	2,379	Avq.	50%	100%	100%	1,190
Encl Frame Porch	1800	54	C 100	4,463	Avq.	50%	100%	100%	2,232
Encl Frame Porch	1800	36	C 100	3,751	Avq.	50%	100%	100%	1,876
Wood Deck	1970	140	C 100	2,364	Avq.	50%	100%	100%	1,182
Barn - GBA	1800	0	C 100	7,750	Avq.	50%	100%	100%	3,875
Frame Shed	1800	0	C 100	1,240	Avq.	50%	100%	100%	620
Outbuilding Total									59,356

<b>Acpt Land</b>	104,600	<b>Accepted Bldg</b>	150,800	<b>Total</b>	255,400
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Machias

Valuation Report

10/20/2024

Name: STRACHAN, ANDREW F

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STRACHAN, DONNA D

Map/Lot:

012-018

Account: 1219 Card: 1 of 1

Location:

36 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Includes rows for 115 X 170 lot and Total Acres 0.45.

Dwelling Description

Replacement Cost New

Table listing dwelling details: Conventional Two Story, Exterior Wood Siding, Foundation Brick &/or Stone, etc. Includes replacement cost values.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes rows for Functional Obsolescence and Outbuildings/Improvements.

Acpt Land

40,100

Accepted Bldg

188,400

Total

228,500

**Valuation Report**

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 06/29/2021  
Sale Price 103,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
122 X 140	\$/FF -Road Frontage	325.00	41.688 100%		41,688
Total Acres 0.39			Land Total		41,688

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	736 Sqft	Grade C 100	Base	108,631
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-631
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,502
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	Full Finished			Attic	22,165
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Typical	Typical	Average	Typical	139,941
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	96%	100%	67,172	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1840	468	C 100	38,353	Avq.	50%	100%	100%	19,176
Unfin Basement	1840	468	C 100	16,076	Avq.	50%	100%	100%	8,038
One Story Frame	1840	60	C 100	4,917	Avq.	50%	100%	100%	2,458
Encl Frame Porch	1840	324	C 100	15,155	Avq.	50%	100%	100%	7,578
Encl Frame Porch	1840	160	C 100	8,661	Avq.	50%	100%	100%	4,330
<b>Outbuilding Total</b>									<b>41,580</b>

**Acpt Land**

41,700

**Accepted Bldg**

108,800 **Total**

150,500

Machias

Valuation Report

10/20/2024

Name: STEMAC, GEORGE D

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STEMAC, KATHRYN B

Map/Lot:

012-020

Account: 782 Card: 1 of 1

Location:

46 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 04/15/2022
Sale Price 130,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 4 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

Land Description

Units Method - Description Price/Unit Total Fctr Influence Value
099 X 103 \$/FF -Road Frontage 325.00 32.806 100% 32,806
Total Acres 0.23 Land Total 32,806

Dwelling Description

Replacement Cost New

Conventional One Story 576 Sqft Grade D 100 Base 77,250
Exterior Wood Siding Masonry Trim None Trim 0
Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Piers Basement None Basement -11,776
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Floor/Wall Cooling 0% None Heat -1,153
Rooms 4
Bedrooms 2 Add Fixtures 0
Baths 1 Half Baths 0 Plumbing 0
Attic None Attic 0
FirePlaces 0 Fireplace 0
Insulation Full Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built 1940 Renovated 0 Kitchens Typical Baths Typical Condition Average Layout Typical Total 64,321
Functional Obsolescence None Economic Obsolescence None Phys. % 52% Func. % 96% Econ. % 100% Value(Rcnld) 32,109
Outbuildings/Additions/Improvements
Description Year Units Grade RCN Cond Phy Func Econ Value Rcnld
Open Frame Porch 1940 20 D 100 968 Avq. 52% 100% 100% 503
Outbuilding Total 503
Acpt Land 32,800 Accepted Bldg 32,600 Total 65,400

Machias  
 Name: MARKLEY, TIMOTHY W.  
 LILLEY, PAUL E.

**Valuation Report**

10/20/2024

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Account: 463 Card: 1 of 1

Map/Lot:  
 Location:

012-021  
 3 ELLIOT ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use Shore-GeneralDevelopment  
 Topography Below Street  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 01/22/2020  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 SHED ART STUDIO PERMIT 11/22  
 Tran/Land/Bldg 8 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 250	\$/FF -Shorefrontage	260.00	60,975	100%		60,975
080 X 250	\$/FF -Shorefrontage	260.00	24,390	70%	Excess Frt	17,073
Total Acres 1.61					Land Total	78,048

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	768 Sqft	Grade C 100	Base	165,043
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-659
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,221
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,503
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	Modern	Modern	Above Average	Typical	176,398			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		65%	100%	100%	114,659		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	160	C 100	8,661	Avq+	65%	100%	100%	5,630
Frame Garaqe	1920	576	D 100	15,587	Poor	18%	100%	100%	2,806
Outbuilding Total									8,436

**Acpt Land** 78,000 **Accepted Bldg** 123,100 **Total** 201,100

Machias  
 Name: MACHIAS, TOWN OF

**Valuation Report**

10/20/2024

Page 870

Map/Lot:

012-022

Account: 1134 Card: 1 of 1

Location:

MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Sale Data	
Sale Date	09/25/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 1ST 0 2ND 0  
 Exemption(s) 45 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
177 X 075	\$/FF -Road Frontage	650.00	73,892	100%		73,892
Total Acres 0.30				Land Total		73,892
<b>Accpt Land</b>		73,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						73,900

Machias  
 Name: BAR HARBOR BANKING & TRUST

**Valuation Report**

10/20/2024

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Map/Lot:

012-022-A

Account: 1012 Card: 1 of 1

Location:

41 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 31

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
207 X 125	\$/FF -Road Frontage	650.00	111,563	100%		111,563
Total Acres 0.59						
						Land Total
						111,563

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1969	3210	B 100	391,620	Good	83%	100%	100%	325,045
<b>Outbuilding Total</b>									<b>325,045</b>

<b>Acpt Land</b>	111,600	<b>Accepted Bldg</b>	325,000	<b>Total</b>	436,600
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Machias  
 Name: MSB LEASING INC

**Valuation Report**

10/20/2024

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Map/Lot:

012-023

Account: 876 Card: 1 of 1

Location:

31 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 27

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 220	\$/FF -Road Frontage	650.00	107,250	100%		107,250
Total Acres 0.76					Land Total	107,250

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	2020	39000	C 100	3,900,000	Ava.	95%	100%	100%	3,705,000
<b>Outbuilding Total</b>									<b>3,705,000</b>

<b>Acpt Land</b>	107,300	<b>Accepted Bldg</b>	3,705,000	<b>Total</b>	3,812,300
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Machias

**Valuation Report**

10/20/2024

Name: MACHIAS, TOWN OF

Page 873

MAIN ST RIVERFRONT PARKING

Map/Lot:

012-023-A

Account: 744 Card: 1 of 1

Location:

Neighborhood 11 Downtown Commercial

Zoning/Use	Shore-GeneralDevelopment
Topography	Level
Utilities	NoneNone
Street	Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Homesite (Fract)	26,000.00	24,436	100%		24,436
Total Acres 0.73				Land Total		24,436

<b>Acpt Land</b>	24,400	<b>Accepted Bldg</b>	0	<b>Total</b>	24,400
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Machias  
 Name: MACHIAS RIVER INVESTMENTS, INC.

**Valuation Report**

10/20/2024

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Map/Lot:

012-024

Account: 187 Card: 1 of 1

Location:

25 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/31/2019  
 Sale Price 220,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 16

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
149 X 060	\$/FF -Road Frontage	650.00	55,636	100%		55,636
Total Acres 0.21						55,636
						Land Total
						55,636

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	Value Rcnld
Cmm1Bldg-SeeFile	1920	3434	C 100	343,400	Good	75%	100%	100%		257,550
<b>Outbuilding Total</b>										<b>257,550</b>

<b>Acpt Land</b>	55,600	<b>Accepted Bldg</b>	257,600	<b>Total</b>	313,200
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Machias  
 Name: BRYAND, SANDRA J

**Valuation Report**

10/20/2024

Page 875

Map/Lot:

012-025

Account: 299 Card: 1 of 1

Location:

23 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 2

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
033 X 104	\$/FF -Road Frontage	650.00	16,223	100%		16,223
Total Acres 0.08					Land Total	16,223

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1920	684	C 110	75,240	Ava.	50%	100%	100%	37,620
<b>Outbuilding Total</b>									<b>37,620</b>

<b>Acpt Land</b>	16,200	<b>Accepted Bldg</b>	37,600	<b>Total</b>	53,800
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Machias  
 Name: BRYAND, SANDRA J

**Valuation Report**

10/20/2024

Page 876

Map/Lot:

012-026

Account: 88 Card: 1 of 1

Location:

MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Below Street  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
056 X 110	\$/FF -Road Frontage	650.00	28,313	100%		28,313
Total Acres 0.14				Land Total		28,313
<b>Acpt Land</b>		28,300	<b>Accepted Bldg</b>	0	<b>Total</b>	28,300

**Valuation Report**

Map/Lot:

012-028

Account: 393 Card: 1 of 1

Location:

19 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 03/18/2020  
 Sale Price 97,200  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2 OFFICE BUILDING

Tran/Land/Bldg 3 2 17

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
048 X 122	\$/FF -Road Frontage	650.00	25,557	100%		25,557
Total Acres 0.13						25,557
						Land Total
						25,557

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
CmmIBldg-SeeFile	2021									200,000
----- S O U N D V A L U E -----										200,000
Outbuilding Total										200,000

**Acpt Land** 25,600 **Accepted Bldg** 200,000 **Total** 225,600

Machias

Valuation Report

10/20/2024

Name: GIBSON, TRUSTEE, JOHN L

Page 878

LINDA V GIBSON TEST'Y MARITAL TRUST

Map/Lot:

012-029

Account: 910 Card: 1 of 1

Location:

4 ELLIOT ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use Shore-GeneralDevelopment
Topography Below Street
Utilities Public WaterSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 200 X 115 and 155 X 115 units.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Condition, Replacement Cost New, Value. Rows include Conventional, Exterior, Dwelling Units, Foundation, etc.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1903, Functional Obsolescence, etc.

Outbuildings/ Additions/ Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include One Story Frame, Two Story Frame, etc.

Summary row: Acpt Land 63,800 Accepted Bldg 197,100 Total 260,900

Machias  
 Name: 50 ELM ST LLC

**Valuation Report**

10/20/2024

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Map/Lot:

012-030

Account: 335 Card: 1 of 1

Location:

50 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

<b>Sale Data</b>	
Sale Date	08/09/2022
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1  
 Reference 2 TAX ACQUIRED PROPERTY  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
116 X 102	\$/FF -Road Frontage	325.00	38,402	100%		38,402	
Total Acres 0.27				Land Total		38,402	
<b>Acpt Land</b>		38,400	<b>Accepted Bldg</b>		0	<b>Total</b>	38,400

Machias

Valuation Report

10/20/2024

Name: THURSTON, RUTH V (LIFE ESTATE)

Page 880

THURSTON, ELIZABETH C

Map/Lot:

012-031

Account: 41 Card: 1 of 1

Location:

54 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use Shore-GeneralDevelopment
Topography Below Street
Utilities All PublicNone
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) 7 20 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 107 X 485, \$/FF -Shorefrontage, 260.00, 45,437, 100%, 45,437. Row 2: Total Acres 1.19, Land Total, 45,437.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Measure, Condition, Replacement, Value. Rows include: Conventional Two Story (211,871), Exterior Wood Siding (0), Dwelling Units 1 OTHER Units-0 (0), Foundation Brick &/or Stone (0), Fin. Basement Area None (0), Heating 100% Hot Water BB (7,607), Rooms 7, Bedrooms 4, Baths 1, Attic None (0), FirePlaces 1 (4,290), Insulation Full (0), Unfin. Living Area NONE (0).

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Row 1: 1890, 0, Typical, Typical, Above Average, Typical, 227,284. Row 2: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), 141,825.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include: One Story Frame (1,598), Open Frame Porch (1,254), Encl Frame Porch (2,438), Frame Shed (8,296), Outbuilding Total (13,586).

Acpt Land 45,400 Accepted Bldg 155,400 Total 200,800



Neighborhood 8 SoRiver-SoRoute1

Zoning/Use Shore-GeneralDevelopment  
Topography Below Street  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 4 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
090 X 114	\$/FF -Road Frontage	325.00	30,128	100%		30,128	
135 X 466	\$/FF -Shorefrontage	260.00	56,193	100%		56,193	
Total Acres 1.68						Land Total	86,321

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,184 Sqft	Grade C 100	Base	231,570
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-1,016
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,951
Attic	Floor & Stairs			Attic	3,212
FirePlaces	1			Fireplace	4,290
Insulation	Minimal			Insulation	-1,902
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Typical	Typical	Average	Typical	245,105
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	96% 100%	117,650

**Outbuildings/ Additions/ Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1860	520	C 100	42,614	Avq.	50%	100%	100%	21,307
One Story Frame	1860	54	C 100	4,425	Avq.	50%	100%	100%	2,212
Wood Deck	1990	448	B 100	8,708	Avq-	74%	100%	100%	6,444
Barn - GBA	1890	1200	B 100	41,399	Avq.	50%	100%	100%	20,700
Finished Attic	1980	1200	D 100	30,506	Avq-	68%	100%	100%	20,744
Outbuilding Total									71,407

<b>Acpt Land</b>	86,300	<b>Accepted Bldg</b>	189,100	<b>Total</b>	275,400
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Machias

**Valuation Report**

10/20/2024

Name: CHERRYFIELD FOODS, LESSEE

Page 882

MAINE WILD BLUEBERRY CO

Map/Lot:

012-033

Account: 405 Card: 1 of 1

Location:

ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 10 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 513	\$/FF -Shorefrontage	260.00	87,346	100%		87,346
071 X 513	\$/FF -Shorefrontage	260.00	31,008	70%	Excess Frt	21,705
Total Acres 3.20					Land Total	109,051

<b>Acpt Land</b>	109,100	<b>Accepted Bldg</b>	0	<b>Total</b>	109,100
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Machias  
 Name: CHERRYFIELD FOODS, LESSEE  
 MAINE WILD BLUEBERRY

**Valuation Report**

10/20/2024

Page 883

Map/Lot:

012-034

Account: 765 Card: 1 of 1

Location:

78 ELM ST

Neighborhood 8 SoRiver-SoRoute1

Zoning/Use Shore-GeneralDevelopment  
 Topography Rolling  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 8 40

1ST 0 2ND 0

Exemption(s) 13 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.00	Acres-Commercial Site	48,000.00	158,400	100%		158,400	
17.00	Acres-Rear Land 1 <= 50 Acs	650.00	12,155	100%		12,155	
Total Acres 20.00						Land Total	170,555

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
CmmBldg-SeeFile	1950			----	SOUND	VALUE	----			0
Frame Shed	2011			----	SOUND	VALUE	----			0
Pollution Control	0			----	SOUND	VALUE	----			198,000
CmmBldg-SeeFile	2014			----	SOUND	VALUE	----			0
CmmBldg-SeeFile	2023			----	SOUND	VALUE	----			9,100,000
Outbuilding Total										9,298,000

<b>Acpt Land</b>	170,600	<b>Accepted Bldg</b>	9,298,000	<b>Total</b>	9,468,600
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Machias  
 Name: RANKE, TERRENCE  
 RANKE, MARTHA A

**Valuation Report**

10/20/2024

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Account: 838 Card: 1 of 1

Map/Lot: 013-001  
 Location: 3 HILL FARM RD

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 4 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	52,000.00	57,200	100%		57,200
0.05	Acres-Rear Land 1 <= 50 Acs	650.00	36	100%		36
Total Acres 1.05			Land Total			57,236

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	918 Sqft	Grade C 110	Base	187,056
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-866
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,282
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Typical	Typical	Good	Typical	189,472
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		86%	96% 100%	156,428

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2008	0	C 110	213	Good	86%	96%	100%	176
Barn - GBA	1940	1800	D 100	38,561	Fair	29%	100%	100%	11,183
Frame Shed	1940	391	D 100	10,533	Fair	29%	100%	100%	3,055
Outbuilding Total									14,414

**Acpt Land** 57,200 **Accepted Bldg** 170,800 **Total** 228,000

Machias  
Name: HILL, MARIE

**Valuation Report**

10/20/2024

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Map/Lot:

013-001-A&E

Location:

202 COURT ST

Account: 707 Card: 1 of 1

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Rolling  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	52,000.00	57,200	100%		57,200
4.00	Acres-Rear Land 1 <= 50 Acs	650.00	2,860	100%		2,860
Total Acres 5.00						Land Total 60,060

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	825 Sqft	Grade C 100	Base	116,654
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1948	0	Modern	Modern	Above Average	Typical	116,654	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		70%	100%	100%	81,658

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1948	352	D 100	9,525	Poor	27%	100%	100%	2,572
Outbuilding Total									2,572

**Acpt Land** 60,100 **Accepted Bldg** 84,200 **Total** 144,300

Machias

**Valuation Report**

10/20/2024

Name: MACKIE, WILLIAM A & LYNNE CHICK

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GADDIS, JOHN W

Map/Lot:

013-001-B

Account: 1200 Card: 1 of 1

Location:

0 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	32,500.00	35,750	100%		35,750
8.40	Acres-Rear Land 1 <= 50 Acs	650.00	6,006	100%		6,006
Total Acres 9.40					Land Total	41,756

<b>Acpt Land</b>	41,800	<b>Accepted Bldg</b>	0	<b>Total</b>	41,800
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**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 06/30/2016  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Exempt Property

Reference 1  
 Reference 2  
 Tran/Land/Bldg 7 2 19  
 1ST 0 2ND 0  
 Exemption(s) 42 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Commercial Site (Fract)	52,000.00	57,200	100%		57,200
1.00	Acres-Intown Excess Land	13,000.00	14,300	100%		14,300
Total Acres 2.00						71,500

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
CmmIBldg-SeeFile	1995	2424	C 110	266,640	V.G.	91%	100%	100%	242,642
<b>Outbuilding Total</b>									<b>242,642</b>

**Acpt Land** 71,500 **Accepted Bldg** 242,600 **Total** 314,100

Machias  
 Name: KELLEY SR, TRUSTEE WILLARD M  
 WMK TRUST F/B/O J L P KELLEY

**Valuation Report**

10/20/2024

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Account: 1167 Card: 1 of 1

Map/Lot:  
 Location:

013-001-D  
 220 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/07/1998  
 Sale Price 60,000  
 Sale Type Land Only  
 Financing  
 Verified  
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 2 19

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Commercial Site (Fract)	52,000.00	57,200	100%		57,200	
3.61	Acres-Intown Excess Land	13,000.00	51,623	100%		51,623	
Total Acres 4.61						Land Total	108,823

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
CmmBldg-SeeFile	2009									Rcnld
----- S O U N D V A L U E -----										670,000
<b>Outbuilding Total</b>										<b>670,000</b>
<b>Acpt Land</b>		108,800	<b>Accepted Bldg</b>		670,000	<b>Total</b>				778,800



Machias  
Name: ZAY, VIDAR

**Valuation Report**

10/20/2024

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POWELL, ANNA HARTLEY

Map/Lot:

013-002

Account: 243 Card: 1 of 1

Location:

30 PICO LN

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Rolling  
Utilities Drilled WellSeptic System  
Street Paved

**Sale Data**  
Sale Date 02/16/2016  
Sale Price 55,000  
Sale Type Land Only  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 1 1 0

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	32,500.00	35,750	100%		35,750
0.00	Acres-Commercial Site (Fract)	13,000.00	51,623	100%		0
16.46	Acres-Rear Land 1 <= 50 Acs	650.00	11,769	100%		11,769
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 17.46					Land Total	56,319

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	864 Sqft	Grade C 110	Base	195,636
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,065
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,461
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,923
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,728	Insulation	2,425
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2015	0	Modern	Modern	Average	Typical	190,380	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcld)</b>
None		None		94%	100%	100%	178,957

**Acpt Land**

56,300

**Accepted Bldg**

179,000

**Total**

235,300

Machias  
 Name: GODIN, ANDREA J  
 GODIN, JEFFREY L

**Valuation Report**

10/20/2024  
 Page 890  
 013-002-A  
 244 COURT ST

Account: 114 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	52,000.00	39,629	100%		39,629
Total Acres 0.48			Land Total			39,629

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,178 Sqft	Grade C 100	Base	148,475
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-21,214
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,004
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1958	0	Typical	Typical	Average	Typical	135,555			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		62%	96% 100%	80,682			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1958	445	C 100	14,685	Avg-	54%	100%	100%	7,930
Frame Shed	1958	198	E 100	3,558	Fair	42%	100%	100%	1,494
<b>Outbuilding Total</b>									<b>9,424</b>
<b>Acpt Land</b>		39,600		<b>Accepted Bldg</b>		90,100		<b>Total</b>	129,700

Machias  
Name: JOY, EDWIN H

**Valuation Report**

10/20/2024

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Map/Lot: 013-003

Account: 1220 Card: 1 of 1

Location: 252 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	52,000.00	57,200	100%		57,200	
10.50	Acres-Rear Land 1 <= 50 Acs	650.00	7,508	100%		7,508	
Total Acres 11.50						Land Total	64,708

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,040 Sqft	Grade C 107	Base	145,557
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,782
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	Modern	Modern	Average	Typical	149,339
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		68%	100% 100%	101,551
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	1968	624	C 107	22.033	Avq.	14,982
Outbuilding Total						14,982

**Acpt Land** 64,700 **Accepted Bldg** 116,500 **Total** 181,200

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 73

1ST 0 2ND 0

Exemption(s) 46 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Commercial Site (Fract)	52,000.00	127,903	100%		127,903
8.25	Acres-Intown Excess Land	13,000.00	117,975	100%		117,975
Total Acres 13.25					Land Total	245,878

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
CmmIBldg-SeeFile	0	38188	C 120	4,582,560	C Gr	80%	100%	100%		3,666,048
CmmIBldg-SeeFile	0						----- S O U N D V A L U E -----			1,000,000
<b>Outbuilding Total</b>										<b>4,666,048</b>

<b>Acpt Land</b>	245,900	<b>Accepted Bldg</b>	4,666,000	<b>Total</b>	4,911,900
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Machias  
 Name: COMMUNITY HEALTH & COUNSELING

**Valuation Report**

10/20/2024  
 Page 893  
 013-004-A  
 15 KIDS COR

Account: 212 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 19  
 1ST 0 2ND 0  
 Exemption(s) 42 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.24	Acres-Commercial Site (Fract)	52,000.00	63,695	100%		63,695
Total Acres 1.24						63,695

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1983	2500	C 110	275,000	C Gr	80%	100%	100%		220,000
<b>Outbuilding Total</b>										<b>220,000</b>

**Accpt Land** 63,700 **Accepted Bldg** 220,000 **Total** 283,700

Machias  
 Name: MACHIAS WATER CO.

**Valuation Report**

10/20/2024

Page 894

Map/Lot:

013-005

Account: 418 Card: 1 of 1

Location:

249 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 90  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.19	Acres-Commercial Site (Fract)	52,000.00	24,933	100%		24,933	
Total Acres 0.19						Land Total	24,933

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
CmmBldg-SeeFile	0									Rcnld
----- S O U N D V A L U E -----										700,000
Outbuilding Total										700,000

<b>Acpt Land</b>	24,900	<b>Accepted Bldg</b>	700,000	<b>Total</b>	724,900
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Machias

**Valuation Report**

10/20/2024

Name: BROWN, GLORIA E

Page 895

BROWN, RONALD W

Map/Lot:

013-006

Account: 218 Card: 1 of 1

Location:

237 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	52,000.00	28,022	100%		28,022
Total Acres 0.24						Land Total
						28,022

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Liberty M/H	1984	14X70	C 100	53.186	Ava+	45%	100%	100%	23.934
Wood Deck	1996	160	B 100	3.262	Ava.	84%	100%	100%	2.740
Frame Shed	1991	160	B 100	7.307	Ava.	81%	100%	100%	5.919
Frame Garage	1996	480	C 100	15.840	Ava+	88%	100%	100%	13.939
<b>Outbuilding Total</b>									<b>46.532</b>

<b>Acpt Land</b>	28,000	<b>Accepted Bldg</b>	46,500	<b>Total</b>	74,500
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Machias  
 Name: CLEMONS, PATTI L  
 CLEMONS, KEVIN D

**Valuation Report**

10/20/2024

Page 896

Account: 502 Card: 1 of 1

Map/Lot: 013-007  
 Location: 231 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Sale Data	
Sale Date	05/07/2009
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	52,000.00	32,357	100%		32,357
Total Acres 0.32			Land Total			32,357

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	512 Sqft	Grade D 100	Base	107,329
Exterior	Wood Siding	Masonry Trim	1Sqft	Trim	7
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-11,073
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,024	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1940	0	Typical	Typical	Average	Typical	96,263	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcld)</b>
None		None		52%	96%	100%	48,054

**Acpt Land** 32,400 **Accepted Bldg** 48,100 **Total** 80,500



Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 12/15/2015  
Sale Price 90,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	52,000.00	27,432 100%		27,432
Total Acres 0.23				Land Total	27,432

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	504 Sqft	Grade C 100	Base	119,295
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,846
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Typical	Typical	Above Average	Typical	117,449			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		70%	96%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1967	1232	C 100	40,656	Avg.	67%	100%	100%	27,240
Wood Deck	2012	182	C 100	3,015	Avq+	70%	100%	100%	2,110
Wood Deck	2012	64	C 100	1,186	Avq+	70%	100%	100%	830
<b>Outbuilding Total</b>									<b>30,180</b>
<b>Acpt Land</b>		27,400		<b>Accepted Bldg</b>		109,100		<b>Total</b>	136,500

**Valuation Report**

Account: 1021 Card: 1 of 1

Location: 225 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 04/21/2017  
Sale Price 60,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Homesite (Fract)	52,000.00	45,039	100%		45,039
Total Acres 0.62			Land Total			45,039

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	624 Sqft	Grade C 100	Base	98,534
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	12,591
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Modern	Modern	Below Average	Typical	111,125
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		40%	100%	100%
<b>Value(Rcnld)</b>						44,450

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1950	384	C 100	42,797	Avq-	40%	100%	100%	17,119
Unfin Basement	1950	384	C 100	14,581	Avq-	40%	100%	100%	5,832
Encl Frame Porch	1950	72	C 100	5,176	Avq-	40%	100%	100%	2,070
2S Frame Garage	1996	576	C 100	29,272	Good	90%	100%	100%	26,345
Finished Attic	1996	576	C 100	23,809	Good	90%	100%	100%	21,428
<b>Outbuilding Total</b>									72,794

**Acpt Land** 45,000 **Accepted Bldg** 117,200 **Total** 162,200

Machias  
 Name: MCCLURE, JONATHAN A  
 MCCLURE, JANELLE B  
 Account: 630 Card: 1 of 1

**Valuation Report**

10/20/2024  
 Page 899  
 Map/Lot: 013-010  
 Location: 2 HEAVENS WAY

Neighborhood 5 NoRiver-WestCenterSt  
 Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 03/18/2009  
 Sale Price 32,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	52,000.00	25,581	100%		25,581
Total Acres 0.20			Land Total			25,581

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	504 Sqft	Grade D 100	Base	106,453
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,985
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	Typical	Typical	Below Average	Typical	95,468			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		40%	96%	100%	36,660		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	144	D 100	9,677	Avq-	40%	100%	100%	3,871
One Story Frame	1950	160	D 100	10,752	Avq-	40%	100%	100%	4,301
Outbuilding Total									8,172
<b>Acpt Land</b>		25,600		<b>Accepted Bldg</b>		44,800		<b>Total</b>	70,400

**Valuation Report**

Map/Lot:

013-010-B

Account: 1236 Card: 1 of 1

Location:

4 HEAVENS WAY

Neighborhood 3 Court St - Rural

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Right-Of-Way

**Sale Data**  
 Sale Date 01/30/2023  
 Sale Price 40,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	39,000.00	37,152 70%	Access	26,007
Total Acres 0.75				Land Total	26,007

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	2,240 Sqft	Grade D 100	Base	200,251
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-30,042
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,670
Attic	1/2 Finished			Attic	22,977
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	Typical	Typical	Average	Inadeq.	196,856			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
Overbuilt		None		75%	73% 100%	107,779			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2001	864	D 100	22,045	Avq.	87%	100%	100%	19,179
Canopy	2001	140	D 100	3,163	Avq-	81%	100%	100%	2,562
Frame Shed	2001	49	E 100	1,347	Avq-	81%	100%	100%	1,091
<b>Outbuilding Total</b>									<b>22,832</b>
<b>Acpt Land</b>		26,000	<b>Accepted Bldg</b>		130,600	<b>Total</b>		156,600	

Machias  
 Name: MEGNO, KRIS J  
 FOSS, DARLENE

**Valuation Report**

10/20/2024

Page 901

Account: 585 Card: 1 of 1

Map/Lot: 013-011  
 Location: 217 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 11/05/2009  
 Sale Price 62,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	52,000.00	28,600	100%		28,600
Total Acres 0.25			Land Total			28,600

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	572 Sqft	Grade C 100	Base	138,893
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-491
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	Typical	Typical	Average	Typical	138,402			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	52%	96%	100%	69,090				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2009	750	B 100	30,195	Good	93%	100%	100%	28,081
Outbuilding Total									28,081

**Acpt Land** 28,600 **Accepted Bldg** 97,200 **Total** 125,800

Machias  
Name: NORMAN, DEBORAH F

**Valuation Report**

10/20/2024

Page 902

Map/Lot:

013-012-A

Account: 909 Card: 1 of 1

Location:

209 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 6 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Homesite (Fract)	52,000.00	49,205	100%		49,205
0.12	Acres-Intown Excess Land	13,000.00	1,716	100%		1,716
Total Acres 0.86						Land Total 50,921

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	935 Sqft	Grade C 100	Base	187,323
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-802
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Modern	Modern	Average	Typical	189,505
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		52%	100% 100%	98,543

**Outbuildings/ Additions/ Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2005	210	C 100	17,210	V.G.	93%	100%	100%	16,005
Encl Frame Porch	1940	210	C 100	10,641	Avg.	52%	100%	100%	5,533
Barn - GBA	1940	600	C 100	20,842	Avg.	52%	100%	100%	10,838
Frame Garage	1940	440	C 100	14,520	Fair	29%	100%	100%	4,211
<b>Outbuilding Total</b>									<b>36,587</b>

**Acpt Land** 50,900 **Accepted Bldg** 135,100 **Total** 186,000

Machias  
 Name: BEAL, DAVID P

**Valuation Report**

10/20/2024

Page 903

Map/Lot:

013-012-B

Account: 992 Card: 1 of 1

Location:

207 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/19/2021  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	52,000.00	57,200	90%	Topoogrphv	51,480
0.12	Acres-Intown Excess Land	13,000.00	1,716	100%		1,716
Total Acres 1.12					Land Total	53,196

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	2005	16X76	B 100	73,872	Avg.	65%	100%	100%	47,832
Frame Garage	2005	624	C 100	20,592	Avg.	89%	100%	100%	18,327
Wood Deck	2005	25	C 100	581	Avg.	89%	100%	100%	517
Wood Deck	2005	96	C 100	1,682	Avg.	89%	100%	100%	1,497
						<b>Outbuilding Total</b>			<b>68,173</b>

**Acpt Land**

53,200

**Accepted Bldg**

68,200

**Total**

121,400

**Valuation Report**

Map/Lot:

013-012-C&D

Location:

9 EMERY LN

Account: 861 Card: 1 of 1

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 05/30/2017  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2 MBHM ON SITE  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	52,000.00	57,200	100%		57,200
8.24	Acres-Rear Land 1 <= 50 Acs	650.00	5,892	100%		5,892
1.00	Sites-Mobile Home Site	8,000.00	8,800	100%		8,800
Total Acres 9.24			Land Total			71,892

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	768 Sqft	Grade D 100	Base	135,335
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,239
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	50%			Unfinished	-11,811

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1981	0	Typical	Typical	Average	Inadeq.	110,285			
<b>Functional Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		75%	91%	100%	75,270		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2008	504	C 100	16,632	Good	93%	100%	100%	15,468
						<b>Outbuilding Total</b>		<b>15,468</b>	

**Acpt Land** 71,900 **Accepted Bldg** 90,700 **Total** 162,600



Machias  
 Name: MERCHANT, HELEN

**Valuation Report**

10/20/2024  
 Page 905  
 013-012-C&D  
 1 EMERY LN

Account: 1373 Card: 1 of 1  
 Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2 MBHM ON SITE 1986 56'  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14Mobile Home	1986	14X56	D 100	38,017	Fair	28%	100%	100%	10,645
<b>Outbuilding Total</b>									<b>10,645</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		10,600	<b>Total</b>		10,600

Machias  
 Name: WOOD, HEATHER A  
 FAGONDE, RICKEY E II

**Valuation Report**

10/20/2024

Page 906

Account: 752 Card: 1 of 1

Map/Lot: 013-013  
 Location: 195 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 09/20/2011  
 Sale Price 73,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	52,000.00	38,795	100%		38,795
Total Acres 0.46						38,795

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	672 Sqft	Grade C 100	Base	139,892
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,426
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Typical	Typical	Above Average	Typical	143,318			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		70%	96%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1960	336	C 100	27,535	Avq+	70%	100%	100%	19,274
Unfin Basement	1960	336	C 100	13,727	Avq+	70%	100%	100%	9,609
Frame Garage	1989	672	C 100	22,176	Avq.	80%	100%	100%	17,741
<b>Outbuilding Total</b>									<b>46,624</b>
<b>Acpt Land</b>		38,800	<b>Accepted Bldg</b>		142,900	<b>Total</b>		181,700	

Machias  
 Name: MACHIAS, TOWN OF  
 SCHOOLS

**Valuation Report**

10/20/2024  
 Page 907  
 013-014  
 BULLDOG LN

Account: 53 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2 RMG ADDITION  
 Tran/Land/Bldg 4 2 83  
 1ST 0 2ND 0  
 Exemption(s) 45 0 0 Land Schedule 2

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
4.00	Acres-Commercial Site (Fract)	52,000.00	114,400	100%		114,400	
9.00	Acres-Intown Excess Land	13,000.00	128,700	100%		128,700	
Total Acres 13.00						Land Total	243,100

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
CmmBldg-SeeFile	0	48000	C 110	5,280,000	C Gr	75%	100%	100%	3,960,000	
One Story Frame	2020								80,000	
----- S O U N D V A L U E -----										
Outbuilding Total									4,040,000	
<b>Acpt Land</b>		243,100	<b>Accepted Bldg</b>		4,040,000	<b>Total</b>			4,283,100	

Machias

Valuation Report

10/20/2024

Name: BARRETT, DONNA E JR

Page 908

BARRETT, DAVID JR

Map/Lot:

013-015

Account: 183 Card: 1 of 1

Location:

55 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 11/05/2013
Sale Price 95,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Acres-Homesite (Fract) and Acres-Rear Land 1 <= 50 Acs.

Dwelling Description

Replacement Cost New

Table with 7 columns: Description, Material/Type, Area/Quantity, Condition, Base, Replacement Cost. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1961, 0 Modern, Average, Typical, 239,598.

Table with 7 columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, 64%, 100%, 100%, 153,343.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Garage, 1961, 587, C 100, 19.371, Avq., 64%, 100%, 100%, 12.397.

Acpt Land 29,200 Accepted Bldg 165,700 Total 194,900

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 7

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
5.60	Acres-Commercial Site (Fract)	52,000.00	135,360 100%		135,360
Total Acres 5.60				Land Total	135,360

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	16,224 Sqft	Grade C 110	Base	3,062,261
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-4	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-227,967
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	121,320
Rooms	72				
Bedrooms	48	Add Fixtures	24		
Baths	24	Half Baths	0	Plumbing	154,260
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	Modern	Modern	Good	Typical	3,109,874	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		87%	100%	100%	2,705,590

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2004	240	C 110	21,635	Good	92%	100%	100%	19,904
One Story Frame	2004	240	C 110	21,635	Good	92%	100%	100%	19,904
One Story Frame	2004	240	C 110	21,635	Good	92%	100%	100%	19,904
One Story Frame	1985	360	B 100	35,992	Avq.	78%	100%	100%	28,074
One Story Frame	1985	360	C 100	29,502	Avq.	78%	100%	100%	23,012
Plumbinq Fixture	1985	24	C 110	45,012	Good	87%	100%	100%	39,160
<b>Outbuilding Total</b>									<b>149,958</b>

**Acpt Land**

135,400

**Accepted Bldg**

2,855,500

**Total**

2,990,900

Machias  
 Name: SPRAGUE, EARL E

**Valuation Report**

10/20/2024

Page 910

Map/Lot:

013-015-B

Account: 538 Card: 1 of 1

Location:

34 SUNRISE VILLAGE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Rolling  
 Utilities None  
 Street None

**Sale Data**  
 Sale Date 11/25/2015  
 Sale Price 2,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 4 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Intown Excess Land	13,000.00	14,300	100%		14,300
4.92	Acres-Rear Land 1 <= 50 Acs	650.00	3,518	100%		3,518
Total Acres 5.92					Land Total	17,818

**Acpt Land** 17,800 **Accepted Bldg** 0 **Total** 17,800

Machias  
 Name: MACHIAS, TOWN OF

**Valuation Report**

10/20/2024

Page 911

Map/Lot:

013-015-C

Location:

0

Account: 746 Card: 1 of 1

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Rolling  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 09/09/2011  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) 14 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.96	Acres-Intown Excess Land	13,000.00	13,728	100%		13,728	
Total Acres 0.96				Land Total		13,728	
<b>Acpt Land</b>		13,700	<b>Accepted Bldg</b>		0	<b>Total</b>	13,700

Machias  
 Name: DAVIS, STEVEN P  
 DAVIS, STEPHANIE

**Valuation Report**

10/20/2024

Page 912

Map/Lot: 014-001

Account: 181 Card: 1 of 1

Location: 139 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/05/2001  
 Sale Price 74,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
177 X 094	\$/FF -Road Frontage	325.00	58,119	100%		58,119
0.12	Acres-Intown Excess Land	13,000.00	1,716	100%		1,716
1.00	Sites-Mobile Home Site	8,000.00	8,800	100%		8,800
Total Acres 0.50						68,635

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	999 Sqft	Grade C 100	Base	197,979
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Full Bmt	Basement	-857
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	11,935
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,498	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	209,057
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		50%	96%	100%

**Value(Rcnd)**  
100,347

**Acpt Land** 68,600 **Accepted Bldg** 100,300 **Total** 168,900



Machias  
 Name: NORMAN, PAUL M

**Valuation Report**

10/20/2024

Page 913

Map/Lot:

014-001-T1

Location:

141 COURT ST

Account: 23 Card: 1 of 1

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 09/15/2022  
 Sale Price 0  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Seller  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Skyline M/H	1977	14X70	C 100	53.186	Avq-	35%	100%	100%	18.615
Wood Deck	1990	120	C 100	2.054	Avq-	74%	100%	100%	1.520
<b>Outbuilding Total</b>									<b>20,135</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		20,100	<b>Total</b>		20,100

Machias  
 Name: VAZQUEZ-MANDUJANO, GOSAFAT  
 VAZQUES-LARA, ROMANA

**Valuation Report**

10/20/2024

Page 914

Account: 844 Card: 1 of 1

Map/Lot:  
 Location:

014-002  
 135 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/25/2019  
 Sale Price 4,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
053 X 150	\$/FF -Road Frontage	325.00	18,236	100%		18,236	
0.03	Acres-Intown Excess Land	13,000.00	429	100%		429	
Total Acres 0.21						Land Total	18,665

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
14Mobile Home	1995			----	SOUND	VALUE	----	8,500
Wood Deck	0			----	SOUND	VALUE	----	1,500
<b>Outbuilding Total</b>								<b>10,000</b>
<b>Acpt Land</b>		18,700	<b>Accepted Bldg</b>		10,000	<b>Total</b>		28,700

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 11/02/2020  
 Sale Price 135,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 1 2 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 150	\$/FF -Road Frontage	325.00	30,966	100%		30,966
Total Acres 0.31						30,966

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One & 1/2 Story	1,160 Sqft	Grade C 100	Base		219,691
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-995
Fin. Basement Area	300 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt		6,481
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		11,935
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Average	Typical	237,112			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		50%	96% 100%	113,814			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	128	C 100	7,394	Avg.	50%	100%	100%	3,697
Outbuilding Total									3,697
<b>Acpt Land</b>		31,000	<b>Accepted Bldg</b>		117,500	<b>Total</b>		148,500	

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 04/30/2014  
Sale Price 300,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 7  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
120 X 194	\$/FF -Road Frontage	325.00	42.364 100%		42,364
Total Acres 0.53			Land Total		42,364

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,084 Sqft	Grade C 100	Base	290,082
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	9 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-930
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,369
Rooms	24				
Bedrooms	15	Add Fixtures	0		
Baths	9	Half Baths	0	Plumbing	47,740
Attic	1/2 Finished			Attic	16,983
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2009	Modern	Modern	Good	Typical	361,244
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		75%	100%	100%
						270,933

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1990	924	C 100	75,722	Avq+	85%	66%	100%	42,480
Finished Attic	1990	462	C 100	20,938	Avq+	85%	66%	100%	11,746
One Story Frame	1990	891	C 100	73,017	Avq+	85%	100%	100%	62,064
One Story Frame	1990	144	C 100	11,801	Avq+	85%	100%	100%	10,031
Wood Deck	2008	106	B 100	2,241	Avq+	92%	100%	100%	2,062
<b>Outbuilding Total</b>									<b>128,383</b>

<b>Acpt Land</b>	42,400	<b>Accepted Bldg</b>	399,300	<b>Total</b>	441,700
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Machias  
Name: ALLEY, KENDALL

**Valuation Report**

10/20/2024

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Map/Lot: 014-005

Account: 998 Card: 1 of 1

Location: 14 CHARLES ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 11/16/2020  
Sale Price 40,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
075 X 115	\$/FF -Road Frontage	325.00	25,128	100%		25,128
Total Acres 0.20				Land Total		25,128

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,200 Sqft	Grade C 107	Base	160,990
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,364
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	Modern	Modern	Good	Typical	169,944			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		84%	100%	100%	142,753		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1972	504	C 107	17,796	Good	84%	100%	100%	14,949
						Outbuilding Total			14,949
<b>Acpt Land</b>		25,100	<b>Accepted Bldg</b>		157,700	<b>Total</b>		182,800	

Machias  
Name: HUNTLEY, ALLAN W

**Valuation Report**

10/20/2024

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Map/Lot:

014-005-A

Account: 903 Card: 1 of 1

Location:

123 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 04/30/2014  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
065 X 202	\$/FF -Road Frontage	325.00	23,040	100%		23,040
Total Acres 0.30						23,040

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,200 Sqft	Grade C 107	Base		160,990
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,364
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Typical	Typical	Above Average	Typical	165,354			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		70%	96%	100%	111,118		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1950	105	C 107	3,988	Avg+	70%	100%	100%	2,792
Frame Garage	1950	380	C 100	12,540	Avg.	58%	100%	100%	7,273
<b>Outbuilding Total</b>									<b>10,065</b>
<b>Acpt Land</b>		23,000		<b>Accepted Bldg</b>		121,200		<b>Total</b>	144,200

Machias

Valuation Report

10/20/2024

Name: HUNTLEY, JEFFREY L

Page 919

HUNTLEY, DEBORAH F

Map/Lot:

014-006

Account: 1064 Card: 1 of 1

Location:

121 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1
Reference 2 ENCLOSED FIRE ESCAPE
Tran/Land/Bldg 1 2 7
1ST 0 2ND 0
Exemption(s) Land Schedule 2

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Includes rows for 087 X 204 and Land Total.

Table with columns: Dwelling Description, Replacement Cost New. Includes rows for Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Built, Renovated, Kitchens, Baths, Dwelling Condition, Condition, Layout, Total. Includes rows for Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld).

Table with columns: Outbuildings/Additions/Improvements, Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Includes rows for One Story Frame, 1 & 1/2 Story Fr, Open Frame Porch.

Acpt Land 30,900 Accepted Bldg 157,500 Total 188,400

Machias

**Valuation Report**

10/20/2024

Name: NORTHERN NEW ENGLAND TELEPHONE OPS

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FAIRPOINT COMMUNICATIONS INC

Map/Lot:

014-007

Account: 1113 Card: 1 of 1

Location:

22 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Sale Data	
Sale Date	03/31/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 40

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
185 X 120	\$/FF -Road Frontage	325.00	62,248	100%		62,248
Total Acres 0.51						62,248
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1980	3466	C 100	346.600	V.G.	88%	100%	100%	305,008
<b>Outbuilding Total</b>									<b>305,008</b>

<b>Acpt Land</b>	62,200	<b>Accepted Bldg</b>	305,000	<b>Total</b>	367,200
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Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 02/06/2022  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 4 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
112 X 185	\$/FF -Road Frontage	325.00	39,352	100%		39,352
Total Acres 0.48				Land Total		39,352

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,544 Sqft	Grade C 112	Base	276,412
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,484
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	9,131
Rooms	11				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,013
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	2000	Modern	Modern	Fair	Typical	289,072			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		26%	100%	100%	75,159		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	276	C 112	9,912	Fair	26%	100%	100%	2,577
Frame Garage	1900	806	C 112	29,790	Fair	26%	100%	100%	7,745
Canopy	2005	999	C 112	20,176	Avq.	89%	100%	100%	17,957
<b>Outbuilding Total</b>									<b>28,279</b>
<b>Acpt Land</b>		39,400	<b>Accepted Bldg</b>		103,400	<b>Total</b>		142,800	

Machias

Valuation Report

10/20/2024

Name: JOHNSON, CAROLE ANNE (L/E)

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JOHNSON, KENNETH WILLIAM

Map/Lot:

014-009

Account: 619 Card: 1 of 1

Location:

26 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Row 1: 065 X 070, \$/FF -Road Frontage, 325.00, 20,723, 100%, 20,723. Row 2: Total Acres 0.10, Land Total, 20,723.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Material/Type, Value. Rows include: Conventional One Story 840 Sqft Grade C 105 Base 123,906; Exterior Wood Siding Masonry Trim None Trim 0; Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0; Foundation Concrete Basement Dry Full Bmt Basement 0; Fin. Basement Area None Basement Gar None Fin Bsmt 0; Heating 100% Forced Warm Cooling 0% None Heat 0; Rooms 4; Bedrooms 2 Add Fixtures 0; Baths 1 Half Baths 0 Plumbing 0; Attic None Attic 0; FirePlaces 0 Fireplace 0; Insulation Full Insulation 0; Unfin. Living Area NONE Unfinished 0.

Dwelling Condition

Table with 8 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include: 1963, 0 Modern, Modern, Good, Typical, 123,906; None, None, 82%, 100%, 100%, 101,603; Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld; Frame Garage, 1963, 252, C 100, 8,316, Good, 82%, 100%, 100%, 6,819; Outbuilding Total, 6,819.

Acpt Land 20,700 Accepted Bldg 108,400 Total 129,100

**Valuation Report**

Account: 209 Card: 1 of 1

Location: 4 CHARLES ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 07/18/2019  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
112 X 069	\$/FF -Road Frontage	325.00	35,656	100%		35,656
Total Acres 0.18						35,656

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,064 Sqft	Grade C 105	Base	145,108
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,797
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1966	0	Modern	Modern	Average	Typical	148,905			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		67%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2007	552	C 105	19,127	Avq.	67%	100%	100%	12,815
Wood Deck	2007	176	C 105	3,068	Avq.	67%	100%	100%	2,056
<b>Outbuilding Total</b>						<b>14,871</b>			

**Acpt Land** 35,700 **Accepted Bldg** 114,600 **Total** 150,300

Machias  
 Name: LARSON, RICHARD  
 LARSON, ELSIE

**Valuation Report**

10/20/2024

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Account: 1178 Card: 1 of 1

Map/Lot:  
 Location:

014-011  
 8 CHARLES ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 4 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
154 X 102	\$/FF -Road Frontage	325.00	50,982 100%		50,982
Total Acres 0.36			Land Total		50,982

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	980 Sqft	Grade C 105	Base	186,534
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,079
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,133
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,188
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	Modern	Modern	Very Good	Typical	190,558
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		82%	100% 100%	156,258
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Frame Garage	1987	336	C 100	11,088 V.G.	90% 100% 100%	9,979
Open Frame Porch	1960	56	C 105	2,372 V.G.	82% 100% 100%	1,945
Wood Deck	1960	265	C 105	4,516 V.G.	82% 100% 100%	3,703
<b>Outbuilding Total</b>						<b>15,627</b>
<b>Acpt Land</b>		51,000	<b>Accepted Bldg</b>		171,900 <b>Total</b>	222,900

Machias  
 Name: PACE, RAYMOND A  
 PACE, NOREEN C

**Valuation Report**

10/20/2024

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Account: 570 Card: 1 of 1

Map/Lot:

014-012

Location:

16 CHARLES ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 11/29/2005  
 Sale Price 135,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
060 X 155	\$/FF -Road Frontage	325.00	20,712 80%	Restrictio	16,569
Total Acres 0.21			Land Total		16,569

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	696 Sqft	Grade C 100	Base	155,437
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-597
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	3,170
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1970	Modern	Modern	Good	Typical	165,284			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		75%	100% 100%	123,963			
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1900	324	C 100	26,552	Good	75%	100%	100%	19,914
Unfin Basement	1900	194	C 100	11,201	Good	75%	100%	100%	8,401
Barn - GBA	1900	1040	C 100	30,443	Fair	26%	100%	100%	7,915
<b>Outbuilding Total</b>									<b>36,230</b>
<b>Acpt Land</b>		16,600	<b>Accepted Bldg</b>		160,200	<b>Total</b>			176,800

Machias  
 Name: GADDIS, THOMAS D  
 GADDIS, BENITA F

**Valuation Report**

10/20/2024

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Account: 57 Card: 1 of 1

Map/Lot: 014-013  
 Location: 18 CHARLES ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 01/24/2017  
 Sale Price 9,400  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2 CONDITION - INTERIOR - ASKING \$69,000  
 Tran/Land/Bldg 4 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
099 X 155	\$/FF -Road Frontage	325.00	34,175	80%	Restrictio	27,340	
Total Acres 0.35						Land Total	27,340

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,001 Sqft	Grade C 100	Base	196,128
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-859
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,805
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,900
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,202
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Obsolete	Obsolete	Below Average	Typical	202,772			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
Delapidation		None		40%	61%	100%	49,476		
<b>Outbuildings/Additions/Improvements</b>						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1900	91	C 100	3,308	Avq-	40%	100%	100%	1,323
Encl Frame Porch	1900	140	C 100	7,869	Avq-	40%	100%	100%	3,148
						Outbuilding Total			4,471
<b>Acpt Land</b>		27,300		<b>Accepted Bldg</b>		53,900		<b>Total</b>	81,200

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/21/2022  
 Sale Price 151,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
128 X 179	\$/FF -Road Frontage	325.00	44,826 100%		44,826
Total Acres 0.53			Land Total		44,826

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	1,100 Sqft	Grade C 100	Base	200,850
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-944
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0%	Heat	6,543
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1893	0	Typical	Typical	Below Average	Typical	209,433			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	40%	91%	100%	76,234				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	54	C 100	4,463	Avq-	40%	100%	100%	1,785
Two Story Frame	1900	60	C 100	7,277	Avq-	40%	100%	100%	2,911
Unfin Basement	1900	60	C 100	8,817	Avq-	40%	100%	100%	3,527
Barn - GBA	1900	672	C 100	22,413	Avq-	40%	100%	100%	8,965
Wood Deck	1900	140	C 100	2,364	Avq-	40%	100%	100%	946
Wood Deck	2009	156	C 100	2,612	Avq.	91%	100%	100%	2,377
<b>Outbuilding Total</b>									<b>20,511</b>
<b>Acpt Land</b>		44,800		<b>Accepted Bldg</b>		96,700		<b>Total</b>	141,500

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 09/14/2015  
Sale Price 48,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
083 X 098	\$/FF -Road Frontage	325.00	27,367	100%		27,367
Total Acres 0.19						27,367

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	832 Sqft	Grade C 100	Base	173,581
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-714
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	Floor & Stairs			Attic	2,612
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,336
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1914	0	Typical	Typical	Below Average	Typical	177,127
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	40%	96%	100%	68,017	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1914	168	C 100	5,615	Avq-	40%	100%	100%	2,246
Frame Shed	1914	135	C 100	5,247	Avq-	40%	100%	100%	2,099
One Story Frame	1914	120	D 100	8,064	Avq.	50%	100%	100%	4,032
Wood Deck	2000	51	D 100	807	Avq-	80%	100%	100%	646
Frame Shed	2000								100

----- SOUND VALUE -----

Outbuilding Total 9,123

**Acpt Land** 27,400 **Accepted Bldg** 77,100 **Total** 104,500



Machias  
 Name: WALSTON, GREGORY  
 WALSTON, DAWN L

**Valuation Report**

10/20/2024

Page 929

Account: 543 Card: 1 of 1

Map/Lot: 014-016  
 Location: 171 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 2 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
128 X 145	\$/FF -Road Frontage	325.00	43,892 100%		43,892
Total Acres 0.43			Land Total		43,892

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	629 Sqft	Grade C 100	Base	146,498
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-540
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,276
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Typical	Typical	Above Average	Typical	154,710	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		65%	96%	100%	96,539

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	256	C 100	28,531	Avq+	65%	100%	100%	18,545
Open Frame Porch	1900	283	C 100	9,060	Avq+	65%	100%	100%	5,889
Frame Shed	1990	324	D 100	8,902	Avq.	80%	100%	100%	7,122
Wood Deck	1990	128	D 100	1,786	Avq.	80%	100%	100%	1,429
<b>Outbuilding Total</b>									<b>32,985</b>

**Acpt Land** 43,900 **Accepted Bldg** 129,500 **Total** 173,400

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All Public  
 Street Paved

**Sale Data**  
 Sale Date 08/21/2020  
 Sale Price 124,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 156	\$/FF -Road Frontage	325.00	34,542	100%		34,542
Total Acres 0.36				Land Total		34,542

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	840 Sqft	Grade C 107	Base	171,722
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-771
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,583
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1927	0	Modern	Modern	Very Good	Typical	180,124			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	144,099				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1927	162	C 107	5,815	V.G.	80%	100%	100%	4,652
Frame Garage	1927	660	C 100	21,780	Good	75%	100%	100%	16,335
<b>Outbuilding Total</b>									<b>20,987</b>

**Acpt Land** 34,500 **Accepted Bldg** 165,100 **Total** 199,600

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
165 X 135	\$/FF -Road Frontage	325.00	56,176	100%		56,176
Total Acres 0.51				Land Total		56,176

**Dwelling Description**

**Replacement Cost New**

Raised Ranch	One & 1/2 Story	864 Sqft	Grade C 105	Base	180,182
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,001
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,625
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,133
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1947	0	Modern	Typical	Above Average	Typical	190,941			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		69%	93%	100%	122,527		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1947	170	C 105	14,629	Avq+	69%	100%	100%	10,094
Unfin Basement	1947	170	C 105	11,313	Avq+	69%	100%	100%	7,806
One Story Frame	1947	30	C 105	2,581	Avq+	69%	100%	100%	1,781
Frame Garaqe	1984	252	C 100	8,316	V.G.	89%	100%	100%	7,401
<b>Outbuilding Total</b>									<b>27,082</b>

**Acpt Land** 56,200 **Accepted Bldg** 149,600 **Total** 205,800

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 06/01/2020  
 Sale Price 35,200  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
095 X 317	\$/FF -Road Frontage	325.00	35,226	100%		35,226
Total Acres 0.69				Land Total		35,226

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,216 Sqft	Grade C 110	Base	175,445
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,148
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,547
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,564
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	2020	Modern	Modern	Excellent	Typical	185,408			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		85%	100%	100%	157,597		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1999	576	D 100	15,587	Avg.	85%	100%	100%	13,249
						Outbuilding Total			13,249

**Acpt Land** 35,200 **Accepted Bldg** 170,800 **Total** 206,000

Machias  
 Name: MARSHALL, MARY

**Valuation Report**

10/20/2024

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Map/Lot:

014-019-A

Account: 1242 Card: 1 of 1

Location:

32-56 LOUISE DR

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 7

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.70	Acres-Homesite (Fract)	52,000.00	154,440	100%		154,440
Total Acres 2.70						154,440

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1996	280	B 100	27,994	Good	90%	100%	100%	25,195
CmmBldg-SeeFile	1975	8519	B 100	1,039,318	Avq+	80%	100%	100%	831,454
<b>Outbuilding Total</b>									<b>856,649</b>

<b>Acpt Land</b>	154,400	<b>Accepted Bldg</b>	856,600	<b>Total</b>	1,011,000
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Machias  
Name: MARSHALL, MARY

**Valuation Report**

10/20/2024

Page 934

Map/Lot:

014-019-B

Account: 459 Card: 1 of 1

Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
017 X 137	\$/FF -Road Frontage	325.00	5,796	100%		5,796
Total Acres 0.05				Land Total		5,796
<b>Accpt Land</b>		5,800	<b>Accepted Bldg</b>	0	<b>Total</b>	5,800

Machias  
 Name: HASKINS, SHAUN M  
 HASKINS, MISTY

**Valuation Report**

10/20/2024

Page 935

Account: 245 Card: 1 of 1

Map/Lot:  
 Location:

014-020  
 2 DRISKO ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/27/2022  
 Sale Price 25,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
096 X 150	\$/FF -Road Frontage	325.00	33,030	90%	View/Envir	29,727
Total Acres 0.33				Land Total		29,727
<b>Acpt Land</b>		29,700	<b>Accepted Bldg</b>	0	<b>Total</b>	29,700

**Valuation Report**

Map/Lot:

014-020-A

Location:

149 COURT ST

Account: 381 Card: 1 of 1

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 01/12/2021  
Sale Price 115,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
091 X 150	\$/FF -Road Frontage	325.00	31.310 100%		31,310
Total Acres 0.31				Land Total	31,310

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	720 Sqft	Grade C 100	Base	158,639
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-618
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,895
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	Full Finished			Attic	21,917
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Modern	Modern	Above Average	Typical	187,817			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	122,081				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2017	80	C 100	6,556	Avq+	95%	100%	100%	6,228
Encl Frame Porch	2017	20	C 100	3,117	Avq.	95%	100%	100%	2,961
Frame Shed	2018	64	C 100	3,140	Avq.	95%	100%	100%	2,983
Outbuilding Total									12,172
<b>Acpt Land</b>		31,300	<b>Accepted Bldg</b>		134,300	<b>Total</b>		165,600	



Machias  
 Name: HASKINS, SHAUN M  
 HASKINS, MISTY

**Valuation Report**

10/20/2024

Page 937

Account: 92 Card: 1 of 1

Map/Lot:  
 Location:

014-021  
 6 DRISKO ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/27/2022  
 Sale Price 295,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
085 X 132	\$/FF -Road Frontage	325.00	28,874	100%		28,874
Total Acres 0.26				Land Total		28,874

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	765 Sqft	Grade C 100	Base	164,642
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-656
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,200
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	9,798
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Modern	Modern	Above Average	Typical	178,984	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		65%	100%	100%	116,340

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	77	C 100	2,888	Avq+	65%	100%	100%	1,877
Open Frame Porch	1900	25	C 100	1,330	Avq+	65%	100%	100%	865
2S Frame Garage	2016	1008	C 100	51,227	Avq+	65%	100%	100%	33,298
1 & 1/2 Story Fr	2016	357	C 100	39,788	Avq+	65%	100%	100%	25,862
Frame Shed	2005	120	D 100	3,938	Avq.	89%	100%	100%	3,505
<b>Outbuilding Total</b>									<b>65,407</b>

<b>Acpt Land</b>	28,900	<b>Accepted Bldg</b>	181,700	<b>Total</b>	210,600
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Machias  
 Name: ECKART JR., WILLIAM  
 ECKART, DEBRA J

**Valuation Report**

10/20/2024

Page 938

Account: 739 Card: 1 of 1

Map/Lot:  
 Location:

014-022  
 8 DRISKO ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
082 X 199	\$/FF -Road Frontage	325.00	29,022	100%		29,022	
0.38	Acres-Intown Excess Land	13,000.00	5,434	50%	View/Envir	2,717	
Total Acres 0.75						Land Total	31,739

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	761 Sqft	Grade C 100	Base	164,109
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-653
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,173
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	3/4 Finished			Attic	18,128
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Very Good	Typical	191,233
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		80%	100% 100%	152,986

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	168	C 100	5,615	V.G.	80%	100%	100%	4,492
One Story Frame	1900	42	C 100	3,442	V.G.	80%	100%	100%	2,754
Two Story Frame	1900	42	C 100	5,094	V.G.	80%	100%	100%	4,075
Barn - GBA	1900	432	C 100	17,176	Avg.	50%	100%	100%	8,588
<b>Outbuilding Total</b>									<b>19,909</b>

**Acpt Land** 31,700 **Accepted Bldg** 172,900 **Total** 204,600

Machias

Valuation Report

10/20/2024

Name: DERICKSON, GARY E

Page 939

DERICKSON, SUSAN E

Map/Lot:

014-023

Account: 465 Card: 1 of 1

Location:

12 DRISKO ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1
Reference 2 "MOTIVATED SELLERS"
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) 20 4 0 Land Schedule 2

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Row 1: 112 X 300, \$/FF -Road Frontage, 325.00, 41,301, 100%, 41,301. Row 2: Total Acres 0.77, Land Total, 41,301.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include: Conventional (Two Story, 744 Sqft, Grade C 100, Base 169,933), Exterior (Wood Siding, Masonry Trim, None, Trim 0), Dwelling Units (2 OTHER Units-0, Roof Cover, Asphalt Shingles, Roof 0), Foundation (Brick &/or Stone, Basement, Dry Full Bmt, Basement -638), Fin. Basement Area (None, Basement Gar, None, Fin Bsmt 0), Heating (100% Hot Water BB, Cooling, 0% None, Heat 5,058), Rooms (0), Bedrooms (3, Add Fixtures, 0), Baths (3, Half Baths, 0, Plumbing 10,443), Attic (None, Attic 0), FirePlaces (0, Fireplace 0), Insulation (Full, Insulation 0), Unfin. Living Area (NONE, Unfinished 0).

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Row 1: 1900, 0, Modern, Modern, Very Good, Typical, 184,796. Row 2: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Row 3: None, None, 80%, 100%, 100%, 147,837.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include: One Story Frame (1900, 360, C 100, 29,502, V.G., 80%, 100%, 100%, 23,602), Unfin Basement (1900, 360, C 100, 14,154, V.G., 80%, 100%, 100%, 11,323), 2S Frame Shed (1997, 784, B 100, 36,186, V.G., 91%, 100%, 100%, 32,929), Finished Attic (1997, 784, B 100, 32,603, V.G., 91%, 100%, 100%, 29,669). Row 5: Outbuilding Total, 97,523.

Summary row: Acpt Land 41,300 Accepted Bldg 245,400 Total 286,700

Machias  
 Name: MURPHY, ROBERT K  
 MURPHY, CATHY

**Valuation Report**

10/20/2024

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Account: 820 Card: 1 of 1

Map/Lot: 014-024  
 Location: 32 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
137 X 165	\$/FF -Road Frontage	325.00	47,589	100%		47,589
Total Acres 0.52						Land Total 47,589

**Dwelling Description**

**Replacement Cost New**

Conventional	Three Story	616 Sqft	Grade C 100	Base	188,780
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-529
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	6,505
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1904	0	Typical	Typical	Above Average	Typical	194,756			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		65%	96%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1904	104	C 100	8,523	Avg+	65%	100%	100%	5,540
Open Frame Porch	1904	230	C 100	7,472	Avg+	65%	100%	100%	4,857
Frame Shed	1904	40	C 100	2,427	Avg+	65%	100%	100%	1,578
Barn - GBA	1904	374	D 100	13,047	Avg-	40%	100%	100%	5,219
<b>Outbuilding Total</b>						<b>17,194</b>			

**Acpt Land** 47,600 **Accepted Bldg** 138,700 **Total** 186,300

Machias

Valuation Report

10/20/2024

Name: MAKER, JOSHUA C

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MAKER, COLLEEN C

Map/Lot:

014-025

Account: 917 Card: 1 of 1

Location:

36 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 08/03/2012
Sale Price 81,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

Land Description

Units Method - Description Price/Unit Total Fctr Influence Value
082 X 137 \$/FF -Road Frontage 325.00 27,959 100% 27,959
Total Acres 0.26 Land Total 27,959

Dwelling Description

Replacement Cost New

Conventional Two Story 653 Sqft Grade C 100 Base 149,700
Exterior Wood Siding Masonry Trim None Trim 0
Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Brick &/or Stone Basement Dry Full Bmt Basement -560
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Hot Water BB Cooling 0% None Heat 4,439
Rooms 6
Bedrooms 3 Add Fixtures 0
Baths 1 Half Baths 1 Plumbing 2,984
Attic None Attic 0
FirePlaces 0 Fireplace 0
Insulation Full Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built 1898 Renovated 0 Kitchens Modern Baths Modern Condition Above Average Layout Typical Total 156,563
Functional Obsolescence None Economic Obsolescence None Phys. % 65% Func. % 100% Econ. % 100% Value(Rcnld) 101,766
Outbuildings/Additions/Improvements
Description Year Units Grade RCN Cond Phy Func Econ Value Rcnld
Open Frame Porch 1898 174 C 100 5,794 Avq+ 65% 100% 100% 3,766
One Story Frame 1898 414 C 100 33,927 Avq+ 65% 100% 100% 22,053
Frame Garage 1988 672 C 100 22,176 Avq. 79% 100% 100% 17,519
Outbuilding Total 43,338

Acpt Land 28,000 Accepted Bldg 145,100 Total 173,100

Machias  
 Name: SPRAGUE, GAYLE A

**Valuation Report**

10/20/2024

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Map/Lot: 014-026

Account: 712 Card: 1 of 1

Location: 38 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
099 X 137	\$/FF -Road Frontage	325.00	33,755	100%		33,755
Total Acres 0.31				Land Total		33,755

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,066 Sqft	Grade C 105	Base	145,297
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,805
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	0	Modern	Modern	Very Good	Typical	149,102			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		88%	100%	100%	131,210		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1978	96	C 100	1,682	Good	86%	100%	100%	1,447
						Outbuilding Total	1,447		

**Acpt Land** 33,800 **Accepted Bldg** 132,700 **Total** 166,500

Machias  
Name: CLARK, NELSON

**Valuation Report**

10/20/2024

Page 943

Map/Lot:

014-027

Account: 994 Card: 1 of 1

Location:

42 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
155 X 137	\$/FF -Road Frontage	325.00	52,849 100%		52,849
Total Acres 0.49			Land Total		52,849

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	908 Sqft	Grade C 100	Base	124,136
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-779
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>			
1955	0	Typical	Typical	Above Average	Typical	123,357			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		72%	96%	100%			
						85,264			
<b>Outbuildings/ Additions/ Improvements</b>					Percent Good	Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1995	108	C 100	4,445	Avq.	83%	100%	100%	3,689
Wood Deck	1995	192	C 100	3,170	Avq.	83%	100%	100%	2,631
Frame Garage	2018	956	C 100	31,548	Avq.	95%	100%	100%	29,971
									Outbuilding Total
									36,291

<b>Acpt Land</b>	52,800	<b>Accepted Bldg</b>	121,600	<b>Total</b>	174,400
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Machias  
 Name: CLAY, BROOKE T  
 PROUT, TYLER M

**Valuation Report**

10/20/2024

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Map/Lot: 014-028

Account: 1009 Card: 1 of 1

Location: 44 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities Dug WellPublic Sewer  
 Street Paved

**Sale Data**  
 Sale Date 09/06/2019  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	52,000.00	47,857	100%		47,857
1.00	# -Lot Improvements	4,000.00	4,400	50%	Unimproved	2,200
Total Acres 0.70						50,057

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,272 Sqft	Grade C 100	Base	156,948
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,324
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1955	0	Typical	Typical	Good	Typical	165,562			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		80%	91%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1955	576	C 100	19,008	Good	80%	100%	100%	15,206
<b>Outbuilding Total</b>									<b>15,206</b>

**Acpt Land** 50,100 **Accepted Bldg** 135,700 **Total** 185,800



**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
143 X 100	\$/FF -Road Frontage	325.00	47,247	100%		47,247
Total Acres 0.33						Land Total 47,247

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	960 Sqft	Grade C 100	Base	175,200
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-824
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,895
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Average	Typical	180,763			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		50%	96% 100%	86,766			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	96	C 100	3,457	Avg.	50%	100%	100%	1,728
Frame Garage	1900	480	C 100	15,840	Avg.	50%	100%	100%	7,920
<b>Outbuilding Total</b>									<b>9,648</b>

**Acpt Land** 47,200 **Accepted Bldg** 96,400 **Total** 143,600

Machias

Valuation Report

10/20/2024

Name: MERCER, ROBERT B

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MERCER, KATHRYN T

Map/Lot:

014-030

Account: 927 Card: 1 of 1

Location:

17 CHARLES ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 08/14/2009
Sale Price 55,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

Land Description

Units Method - Description Price/Unit Total Fctr Influence Value
100 X 100 \$/FF -Road Frontage 325.00 33,040 100% 33,040
Total Acres 0.23 Land Total 33,040

Dwelling Description

Replacement Cost New

Conventional One & 1/2 Story 776 Sqft Grade C 100 Base 152,642
Exterior Wood Siding Masonry Trim None Trim 0
Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Brick &/or Stone Basement Dry Full Bmt Basement -666
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Hot Water BB Cooling 0% None Heat 3,956
Rooms 5
Bedrooms 3 Add Fixtures 0
Baths 1 Half Baths 0 Plumbing 0
Attic None Attic 0
FirePlaces 0 Fireplace 0
Insulation Full Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built 1883 Renovated 0 Kitchens Typical Baths Typical Condition Average Layout Typical Total 155,932
Functional Obsolescence None Economic Obsolescence None Phys. % 50% Func. % 96% Econ. % 100% Value(Rcnld) 74,847

Outbuildings/Additions/Improvements

Description Year Units Grade RCN Cond Phy Func Econ Value Rcnld
One Story Frame 1883 378 C 100 30,977 Avq. 50% 100% 100% 15,488
Unfin Basement 1883 378 C 100 14,475 Avq. 50% 100% 100% 7,238
Barn - GBA 1883 1188 C 100 33,672 Avq- 40% 100% 100% 13,469
Frame Shed 1883 176 C 100 6,464 Avq- 40% 100% 100% 2,586
Outbuilding Total 38,781

Acpt Land 33,000 Accepted Bldg 113,600 Total 146,600

Machias  
 Name: PICKENS, WINNIE M  
 TOWN OF MACHIAS

**Valuation Report**

10/20/2024

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Map/Lot: 014-031

Account: 629 Card: 1 of 1

Location: 15 CHARLES ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street None

**Sale Data**  
 Sale Date 12/28/2017  
 Sale Price 80,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 TAX ACQUIRED  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
116 X 098	\$/FF -Road Frontage	325.00	38,249	100%		38,248
Total Acres 0.26						38,248

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,008 Sqft	Grade C 100	Base	197,062
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-865
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	4,590
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	Floor & Stairs			Attic	2,912
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Typical	Typical	Average	Typical	206,683
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		50%	91%	100%
						94,041

**Outbuildings/ Additions/ Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Two Story Frame	1870	164	C 100	19,892	Avq.	50%	100%	100%	9,946
Unfin Basement	1870	164	C 100	10,668	Avq.	50%	100%	100%	5,334
Open Frame Porch	1870	72	C 100	2,738	Avq.	50%	100%	100%	1,369
Barn - GBA	1870	910	D 100	22,637	Avq-	40%	100%	100%	9,055
<b>Outbuilding Total</b>									<b>25,704</b>

**Acpt Land** 38,200 **Accepted Bldg** 119,700 **Total** 157,900

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2 FORECLOSED 3/2018  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
089 X 095	\$/FF -Road Frontage	325.00	29,255	100%		29,255
Total Acres 0.19			Land Total			29,255

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	856 Sqft	Grade C 100	Base	176,783
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-734
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,819
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	14,806
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Very Good	Typical	196,674
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	157,339	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	148	C 100	12,129	V.G.	80%	100%	100%	9,703
One Story Frame	1900	44	C 100	3,606	V.G.	80%	100%	100%	2,885
Open Frame Porch	1900	200	C 100	6,573	V.G.	80%	100%	100%	5,258
Two Story Frame	1900	78	C 100	9,461	V.G.	80%	100%	100%	7,569
Barn - GBA	1900	1120	D 100	26,394	Avq-	40%	100%	100%	10,558
<b>Outbuilding Total</b>									<b>35,973</b>

**Acpt Land**

29,300

**Accepted Bldg**

193,300

**Total**

222,600

Machias  
 Name: BOLLES, MARK W  
 BOLLES, SUSAN G

**Valuation Report**

10/20/2024

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Account: 1174 Card: 1 of 1

Map/Lot:  
 Location:

014-032-A  
 7 CHARLES ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 09/29/2014  
 Sale Price 114,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 098	\$/FF -Road Frontage	325.00	32,973	100%		32,973
Total Acres 0.22						32,973

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,728 Sqft	Grade C 115	Base	239,151
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-7,879
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,754
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,863
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,728	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Modern	Modern	Very Good	Typical	244,889
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		90%	100%	100%

<b>Acpt Land</b>	33,000	<b>Accepted Bldg</b>	220,400	<b>Total</b>	253,400
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Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 10/10/2017  
Sale Price 104,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
095 X 190	\$/FF -Road Frontage	325.00	33,468	100%		33,468
Total Acres 0.41						33,468

**Dwelling Description**

**Replacement Cost New**

Dwelling Description				Replacement Cost New		
Conventional	Two Story	675 Sqft	Grade C 100	Base		152,635
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-579
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,589
Rooms	7					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,290
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Good	Typical	160,935			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		75%	96%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1900	270	C 100	8,670	Good	75%	100%	100%	6,502
Barn - GBA	1900	600	C 100	20,842	Avq-	40%	100%	100%	8,337
<b>Outbuilding Total</b>						<b>14,839</b>			
<b>Acpt Land</b>		33,500		<b>Accepted Bldg</b>		130,700		<b>Total</b>	
								164,200	

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 10/12/2015  
Sale Price 43,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 1 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
130 X 297	\$/FF -Road Frontage	325.00	47,891 100%		47,891
Total Acres 0.89			Land Total		47,891

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	600 Sqft	Grade C 100	Base	142,629
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-515
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,079
Rooms	10				
Bedrooms	5	Add Fixtures	1		
Baths	1	Half Baths	2	Plumbing	7,459
Attic	Floor & Stairs			Attic	2,217
FirePlaces	1			Fireplace	4,290
Insulation	Minimal			Insulation	-964
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	None	Modern	Average	Typical	159,195	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	90%	100%	71,638

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	850	C 100	94,732	Avq.	50%	100%	100%	47,366
Unfin Basement	1900	850	C 100	22,872	Avq.	50%	100%	100%	11,436
2S Frame Garage	1900	336	C 100	17,076	Avq.	50%	100%	100%	8,538
2S Frame Shed	1900	896	C 100	33,637	Avq.	50%	100%	100%	16,818
Open Frame Porch	2018	24	C 100	1,300	Avq.	50%	100%	100%	650
<b>Outbuilding Total</b>									<b>84,808</b>

<b>Acpt Land</b>	47,900	<b>Accepted Bldg</b>	156,400	<b>Total</b>	204,300
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Machias  
 Name: NADEAU, JOHN MICHAEL  
 NADEAU, CAROLYN P

**Valuation Report**

10/20/2024

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Account: 457 Card: 1 of 1

Map/Lot: 014-035  
 Location: 14 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 11/16/2012  
 Sale Price 110,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 133	\$/FF -Road Frontage	325.00	33,995	100%		33,995
098 X 133	\$/FF -Road Frontage	325.00	33,315	70%	Excess Frt	23,321
Total Acres 0.61						Land Total 57,316

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,360 Sqft	Grade C 105	Base	173,125
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,854
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	Modern	Modern	Above Average	Typical	182,484			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		78%	100%	100%	142,338		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1970	36	C 105	3,939	Avq+	78%	100%	100%	3,072
Frame Garage	1970	700	C 105	24,255	Avq+	78%	100%	100%	18,919
Outbuilding Total									21,991

**Acpt Land** 57,300 **Accepted Bldg** 164,300 **Total** 221,600



Machias  
Name: YI YU HE

**Valuation Report**

10/20/2024

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Map/Lot:

014-036

Account: 263 Card: 1 of 1

Location:

22 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 06/02/2017  
Sale Price 5,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 4 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 133	\$/FF -Road Frontage	325.00	33,995	80%	View/Envir	27,196
Total Acres 0.31						27,196

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	Two Story	768 Sqft	Grade C 90	Base		148,538
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		-593
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	20% Hot Water C	Cooling	0% None	Heat		-4,419
Rooms	9					
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,685
Attic	Floor & Stairs			Attic		2,253
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-1,064
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1875	0	None	None	Poor	Typical	147,400			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
Delapidation		None		18%	46% 100%	12,205			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	448	C 90	33,043	Poor	18%	46%	100%	2,736
Unfin Basement	1900	448	C 90	14,148	Poor	18%	46%	100%	1,172
Encl Frame Porch	1900	160	C 90	7,795	Poor	18%	46%	100%	645
Barn - GBA	1900	572	D 100	16,589	Poor	18%	46%	100%	1,374
<b>Outbuilding Total</b>									<b>5,927</b>
<b>Acpt Land</b>		27,200		<b>Accepted Bldg</b>		18,100		<b>Total</b>	45,300

Machias  
 Name: STEVENS, SHANE  
 GRINNELL, CARLY

**Valuation Report**

10/20/2024

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Account: 313 Card: 1 of 1

Map/Lot:  
 Location:

014-037  
 24 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/20/2022  
 Sale Price 50,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
143 X 133	\$/FF -Road Frontage	325.00	48,613	100%		48,613
Total Acres 0.44						
						Land Total
						48,613

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	Value Rcnld
14Mobile Home	1977	14X66	D 100	43.248	Fair	28%	100%	100%		12,109
Outbuilding Total										12,109

<b>Acpt Land</b>	48,600	<b>Accepted Bldg</b>	12,100	<b>Total</b>	60,700
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Machias  
 Name: COLE, JONATHAN  
 PHIPPS, ANGLEANA

**Valuation Report**

10/20/2024

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Account: 318 Card: 1 of 1

Map/Lot: 014-038  
 Location: 39 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/15/2019  
 Sale Price 27,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 X 245	\$/FF -Road Frontage	325.00	39,751	100%		39,751
Total Acres 0.62				Land Total		39,751

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	864 Sqft	Grade C 100	Base	120,169
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,937
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1963	0	Typical	Typical	Below Average	Typical	123,106			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		46%	96%	100%	54,364		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1963	264	C 100	8,712	Avq-	57%	100%	100%	4,966
Canopy	1963	144	C 100	3,923	Avq-	57%	100%	100%	2,236
<b>Outbuilding Total</b>									<b>7,202</b>

**Acpt Land** 39,800 **Accepted Bldg** 61,600 **Total** 101,400

Machias  
 Name: UPTON, CONY L  
 UPTON, JOANN C

**Valuation Report**

10/20/2024  
 Page 956  
 Map/Lot: 014-039  
 Location: 35 GARDNER AVE

Account: 1073 Card: 1 of 1

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
160 X 255	\$/FF -Road Frontage	325.00	58,051	100%		58,051
Total Acres 0.94					Land Total	58,051

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	780 Sqft	Grade C 107	Base	163,851
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,255
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1955	0	Modern	Modern	Very Good	Typical	168,106			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		84%	100% 100%	141,209			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1955	160	C 107	14,030	V.G.	84%	100%	100%	11,785
Wood Deck	1955	240	C 100	3,914	Good	80%	100%	100%	3,131
Frame Garage	1998	884	C 100	29,172	V.G.	92%	100%	100%	26,838
<b>Outbuilding Total</b>									<b>41,754</b>

**Acpt Land** 58,100 **Accepted Bldg** 183,000 **Total** 241,100

Machias  
Name: WALLS, VIVIAN

**Valuation Report**

10/20/2024

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Map/Lot:

014-040

Account: 1068 Card: 1 of 1

Location:

31 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
136 X 255	\$/FF -Road Frontage	325.00	49,343	100%		49,343
0.80	Acres-Intown Excess Land	13,000.00	11,440	100%		11,440
Total Acres 1.60			Land Total			60,783

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,470 Sqft	Grade C 107	Base	187,033
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,346
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1977	0	Modern	Modern	Very Good	Typical	192,379			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	88%	100%	100%	169,294				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1989	1056	C 100	34,848	V.G.	90%	100%	100%	31,363
Outbuilding Total									31,363

**Acpt Land**

60,800

**Accepted Bldg**

200,700

**Total**

261,500

Machias  
 Name: WALLS REALTY LLC

**Valuation Report**

10/20/2024

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Map/Lot:

014-040-T0

Account: 1312 Card: 1 of 1

Location:

GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2 MOBIL HOMES SITES ENDED  
 Tran/Land/Bldg 1 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 150	\$/FF -Road Frontage	325.00	34,407	70%	Excess Frt	24,085	
Total Acres 0.34					Land Total	24,085	
<b>Acpt Land</b>		24,100	<b>Accepted Bldg</b>		0	<b>Total</b>	24,100

Machias  
 Name: JOYCE, TIMOTHY  
 NOVIKOVA, NIKOLE

**Valuation Report**

10/20/2024

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Account: 113 Card: 1 of 1

Map/Lot: 014-041  
 Location: 25 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 11/28/2023  
 Sale Price 299,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
178 X 256	\$/FF -Road Frontage	325.00	64,607 100%		64,607
Total Acres 1.05			Land Total		64,607

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	925 Sqft	Grade C 105	Base	187,371
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	3,871
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,133
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	Typical	Typical	Good	Typical	198,880	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		79%	96%	100%	150,831

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	340	C 105	16,578	Good	79%	100%	100%	13,097
Frame Garage	2007	900	C 100	29,700	V.G.	93%	100%	100%	27,621
Open Frame Porch	2008	455	C 100	14,213	Good	93%	100%	100%	13,218
Frame Shed	2014								800
----- S O U N D V A L U E -----									
<b>Outbuilding Total</b>									<b>54,736</b>

<b>Acpt Land</b>	64,600	<b>Accepted Bldg</b>	205,600	<b>Total</b>	270,200
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Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 01/07/2010  
Sale Price 115,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
119 X 118	\$/FF -Road Frontage	325.00	39,973	100%		39,973
Total Acres 0.32						39,973

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	736 Sqft	Grade C 105	Base	168,812
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,501
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,253
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,832
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Modern	Modern	Good	Typical	190,903			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	79%	100%	100%	150,813				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	96	C 105	8,260	Good	79%	100%	100%	6,525
One Story Frame	1950	120	C 105	10,326	Good	79%	100%	100%	8,158
Encl Frame Porch	1950	48	C 105	4,437	Good	79%	100%	100%	3,505
Frame Garage	1950	432	C 100	14,256	Good	79%	100%	100%	11,262
						<b>Outbuilding Total</b>			<b>29,450</b>

**Acpt Land** 40,000 **Accepted Bldg** 180,300 **Total** 220,300



Machias  
 Name: STUART, PHILIP  
 STUART, LANCE P

**Valuation Report**

10/20/2024

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Account: 489 Card: 1 of 1

Map/Lot: 014-043

Location: 13 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
055 X 085	\$/FF -Road Frontage	325.00	17,879	100%		17,879
Total Acres 0.11						Land Total 17,879

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	128,823
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,263
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	Modern	Modern	Good	Typical	132,086			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		81%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value(Rcnld)</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	288	C 100	4,658	Good	86%	100%	100%	4,006
						Outbuilding Total			4,006

**Acpt Land** 17,900 **Accepted Bldg** 111,000 **Total** 128,900

**Valuation Report**

Account: 385 Card: 1 of 1

Location: 11 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/24/2013  
 Sale Price 75,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
124 X 135	\$/FF -Road Frontage	325.00	42,217	100%		42,217
Total Acres 0.38				Land Total		42,217

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	672 Sqft	Grade C 105	Base	183,824
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-605
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,797
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	18,798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Above Average	Typical	206,814			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		65%	96%	100%	129,052		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Two Story Frame	1900	540	C 105	68,772	Avq+	65%	100%	100%	44,702
						Outbuilding Total			44,702

**Acpt Land** 42,200 **Accepted Bldg** 173,800 **Total** 216,000

Machias  
 Name: ZEGERS, GERARD P  
 HOSTERT, ELLEN E

**Valuation Report**

10/20/2024

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Account: 843 Card: 1 of 1

Map/Lot:  
 Location:

014-044  
 5 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 03/16/2017  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 GARAGE W/ WORKSHOP 6/18  
 Tran/Land/Bldg 1 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

		Land Description								
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value				
065 X 134	\$/FF -Road Frontage	325.00	22,114	100%		22,114				
Total Acres 0.20					Land Total	22,114				
<b>Outbuildings/Additions/Improvements</b>							Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
2S Frame Garage	2019	1008	C 105	53,788	Avq.	95%	65%	100%	33,214	
							Outbuilding Total		33,214	
<b>Acpt Land</b>		22,100	<b>Accepted Bldg</b>		33,200	<b>Total</b>		55,300		

Machias  
 Name: HOSTERT, ELLEN E  
 ZEGERS, GERARD P

**Valuation Report**

10/20/2024

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Account: 954 Card: 1 of 1

Map/Lot:  
 Location:

014-045  
 3 GARDNER AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 2  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 X 148	\$/FF -Road Frontage	325.00	39,515	100%		39,515
Total Acres 0.39						39,515

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,168 Sqft	Grade C 100	Base		210,735
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-1,002
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,955
Rooms	8					
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		4,476
Attic	None			Attic		0
FirePlaces	1			Fireplace		4,290
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1900	0	Typical	Typical	Above Average	Typical	224,454				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		65%	96%	100%	140,059			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	
One Story Frame	1900	320	B 100	31,993	Good	75%	100%	100%	23,995	
Wood Deck	1900	80	C 100	1,434	Avq+	65%	100%	100%	932	
Outbuilding Total									24,927	
<b>Acpt Land</b>		39,500		<b>Accepted Bldg</b>		165,000		<b>Total</b>		204,500

Machias  
 Name: DOWLING, ANGELA  
 DOWLING, ERIC

**Valuation Report**

10/20/2024

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Account: 729 Card: 1 of 1

Map/Lot: 014-046  
 Location: 38 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 09/24/2021  
 Sale Price 85,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 X 148	\$/FF -Road Frontage	325.00	39,515	100%		39,515
Total Acres 0.39				Land Total		39,515

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	672 Sqft	Grade C 100	Base	139,892
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	3,548
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Above Average	Typical	143,440			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		65%	96%	100%	89,507		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1900	336	C 100	27,535	Avq+	65%	100%	100%	17,898
						Outbuilding Total	17,898		
<b>Acpt Land</b>		39,500	<b>Accepted Bldg</b>		107,400	<b>Total</b>		146,900	

Machias  
Name: WHITMAN, CYNTHIA

**Valuation Report**

10/20/2024

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Map/Lot: 014-047

Account: 1046 Card: 1 of 1

Location: 8 ALLEN AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 100	\$/FF -Road Frontage	325.00	29,736	100%		29,736
Total Acres 0.21					Land Total	29,736

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	840 Sqft	Grade C 100	Base	118,006
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	2,957
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	Modern	Modern	Good	Typical	120,963			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		86%	100%	100%	104,028		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1998	160	C 100	2,674	Good	91%	100%	100%	2,433
Wood Deck	1998	144	C 100	2,426	Good	91%	100%	100%	2,208
Frame Garage	1998	480	C 100	15,840	Good	91%	100%	100%	14,414
Outbuilding Total									19,055

**Acpt Land** 29,700 **Accepted Bldg** 123,100 **Total** 152,800

Machias  
 Name: MARSHALL, MATTHEW P  
 MARSHALL, HANNAH M  
 Account: 1040 Card: 1 of 1

**Valuation Report**

10/20/2024  
 Page 967  
 Map/Lot: 014-048  
 Location: 12 ALLEN AVE

Neighborhood 5	NoRiver-WestCenterSt			<b>Sale Data</b>
Zoning/Use	None	Sale Date	08/18/2022	
Topography	Level	Sale Price	67,200	
Utilities	All PublicNone	Sale Type	Land & Buildings	
Street	Paved	Financing	Unknown	
		Verified	Public Record	
		Validity	Arms Length Sale	

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 095	\$/FF -Road Frontage	325.00	32,870	100%		32,870
Total Acres 0.22				Land Total		32,870

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One Story	1,040 Sqft	Grade C 100	Base		136,035
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,535
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

<b>Dwelling Condition</b>									
<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>			
1969	0	Typical	Typical	Below Average	Typical	139,570			
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>				
None	None	51%	96%	100%	68,333				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1969	112	C 100	9,178	Avq-	51%	100%	100%	4,681
Wood Deck	1995	80	C 100	1,434	Avq-	51%	100%	100%	731
Encl Frame Porch	1990	35	C 100	3,711	Avq-	51%	100%	100%	1,893
<b>Outbuilding Total</b>									<b>7,305</b>

<b>Acpt Land</b>	32,900	<b>Accepted Bldg</b>	75,600	<b>Total</b>	108,500
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Machias  
 Name: SEELYE, ROBERT A

**Valuation Report**

10/20/2024

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Map/Lot: 014-049

Account: 315 Card: 1 of 1

Location: 14 ALLEN AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 11/18/2009  
 Sale Price 80,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
124 X 163	\$/FF -Road Frontage	325.00	43,020	100%		43,020
025 X 085	\$/FF -Road Frontage	325.00	8,127	100%		8,127
Total Acres 0.51						51,147

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	548 Sqft	Grade C 100	Base	124,690
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-470
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,794
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Good	Typical	129,998			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	96%	100%	93,599				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1930	468	D 100	12,664	Avq-	40%	100%	100%	5,066
<b>Outbuilding Total</b>									<b>5,066</b>

**Acpt Land** 51,100 **Accepted Bldg** 98,700 **Total** 149,800



Machias  
 Name: SEELYE, ROBERT A

**Valuation Report**

10/20/2024

Page 969

Map/Lot: 014-050

Account: 147 Card: 1 of 1

Location: 13 ALLEN AVE

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 06/01/2017  
 Sale Price 63,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
107 X 165	\$/FF -Road Frontage	325.00	37,168	100%		37,168
1.25	Acres-Intown Excess Land	13,000.00	17,875	100%		17,875
Total Acres 1.66					Land Total	55,043

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	720 Sqft	Grade C 100	Base	145,776
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-618
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,671
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	153,305
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		40%	96%	100%
						58,869

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	384	C 100	12,637	Avq-	40%	100%	100%	5,055
Wood Deck	1997	120	C 100	2,054	Avq+	88%	100%	100%	1,808
Outbuilding Total									6,863

**Acpt Land** 55,000 **Accepted Bldg** 65,700 **Total** 120,700

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 165	\$/FF -Road Frontage	325.00	20,842	100%		20,842
050 X 133	\$/FF -Road Frontage	325.00	16,998	100%		16,998
Total Acres 0.38					Land Total	37,840

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	744 Sqft	Grade C 100	Base	148,719
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	148,719
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	96%	100%	71,385	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	340	C 100	27,863	Avq.	50%	100%	100%	13,932
Unfin Basement	1900	340	C 100	13,799	Avq.	50%	100%	100%	6,900
Barn - GBA	1900	600	D 100	17,090	Fair	26%	100%	100%	4,443
Outbuilding Total									25,275

<b>Acpt Land</b>	37,800	<b>Accepted Bldg</b>	96,700	<b>Total</b>	134,500
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Machias  
 Name: CATHOLIC CHURCH, HOLY NAME  
 PARISH HALL

**Valuation Report**

10/20/2024

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Account: 1213 Card: 1 of 1

Map/Lot: 014-053  
 Location: 42 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 77

1ST 0 2ND 0

Exemption(s) 41 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
133 X 165	\$/FF -Road Frontage	325.00	46,199	100%		46,199
Total Acres 0.50						46,199
						Land Total
						46,199

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1960	902	B 100	110.044	Ava+	74%	100%	100%	81,433
<b>Outbuilding Total</b>									<b>81,433</b>

<b>Acpt Land</b>	46,200	<b>Accepted Bldg</b>	81,400	<b>Total</b>	127,600
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Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/09/2015  
 Sale Price 90,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
135 X 218	\$/FF -Road Frontage	325.00	48,218	100%		48,218
065 X 190	\$/FF -Road Frontage	325.00	22,899	70%	Excess Frt	16,030
Total Acres 0.96					Land Total	64,248

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,264 Sqft	Grade C 100	Base	231,216
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,085
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,593
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	11,935
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,030
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Modern	Modern	Average	Typical	248,629
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	100% 100%	124,314

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	690	C 100	56,546	Avq.	50%	100%	100%	28,273
Open Frame Porch	1900	84	C 100	3,098	Avq.	50%	100%	100%	1,549
Frame Garage	1900	576	C 100	19,008	Avq.	50%	100%	100%	9,504
Outbuilding Total									39,326

**Acpt Land** 64,200 **Accepted Bldg** 163,600 **Total** 227,800

Account: 669 Card: 1 of 1

Map/Lot: 014-055  
Location: 52 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 10/13/2021  
Sale Price 44,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
100 X 180	\$/FF -Road Frontage	325.00	35,040 100%		35,040
Total Acres 0.41			Land Total		35,040

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	742 Sqft	Grade D 110	Base	133,923
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-574
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,691
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Old Type	Old Type	Fair	Typical	136,040			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		26%	92%	100%	32,541		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	312	D 110	23,063	Fair	26%	100%	100%	5,996
Open Frame Porch	1900	124	D 110	3,875	Fair	26%	100%	100%	1,008
Frame Shed	1900	234	D 110	7,383	Fair	26%	100%	100%	1,920
<b>Outbuilding Total</b>									
<b>8,924</b>									
<b>Acpt Land</b>		35,000	<b>Accepted Bldg</b>		41,500	<b>Total</b>		76,500	

Machias  
 Name: RIDGEVIEW APARTMENTS

**Valuation Report**

10/20/2024

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Map/Lot:

014-055-A

Account: 541 Card: 1 of 1

Location:

45 RIDGE VIEW CIR

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 7

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.74	Acres-Homesite (Fract)	52,000.00	271,128	100%		271,128
Total Acres 4.74						Land Total
						271,128

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Cmm1Bldg-SeeFile	1989	9323	B 100	1,137,406	Good	88%	100%	100%	1,000,917
<b>Outbuilding Total</b>									<b>1,000,917</b>

<b>Acpt Land</b>	271,100	<b>Accepted Bldg</b>	1,000,900	<b>Total</b>	1,272,000
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Machias

**Valuation Report**

10/20/2024

Name: MACHIAS, TOWN OF

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POLICE - FIRE STATION

Map/Lot:

014-055-B

Account: 1024 Card: 1 of 1

Location:

25 MCDONALD DR

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 89

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
290 X 300	\$/FF -Road Frontage	325.00	106,941	100%		106,941
Total Acres 2.00						Land Total
						106,941

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	Value
CmmBldg-SeeFile	1983	3240	B 100	395,280	Avq+	83%	100%	100%		328,082
Frame Garage	2018									25,000
----- S O U N D V A L U E -----										
Outbuilding Total										353,082

<b>Acpt Land</b>	106,900	<b>Accepted Bldg</b>	353,100	<b>Total</b>	460,000
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Machias  
 Name: SHIRETOWN ASSOCIATES

**Valuation Report**

10/20/2024

DBA SHIRETOWN ASSOCIATES

Map/Lot:

Page 976

Account: 1001 Card: 1 of 1

Location:

014-055-D

11-17 SHIRETOWN CIR

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 7

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.80	Acres-Homesite (Fract)	52,000.00	217,360	100%		217,360
Total Acres 3.80						Land Total
						217,360

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Cmm1Bldg-SeeFile	1987	6567	B 100	801,174	Good	88%	100%	100%	705,033
<b>Outbuilding Total</b>									<b>705,033</b>

<b>Acpt Land</b>	217,400	<b>Accepted Bldg</b>	705,000	<b>Total</b>	922,400
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Machias  
 Name: VALLEY VIEW ASSOCIATES  
 DBA VALLEY VIEW ASSOCIATES

**Valuation Report**

10/20/2024

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Account: 643 Card: 1 of 1

Map/Lot: 014-055-E  
 Location: 24-65 VALLEY VIEW DR

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 7

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Homesite (Fract)	52,000.00	200,200	100%		200,200
Total Acres 3.50						Land Total
						200,200

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Cmm1Bldg-SeeFile	1987	6926	B 100	844.972	Good	88%	100%	100%	743,575
<b>Outbuilding Total</b>									<b>743,575</b>

<b>Acpt Land</b>	200,200	<b>Accepted Bldg</b>	743,600	<b>Total</b>	943,800
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Machias  
 Name: MACHIAS HOUSING ASSOC LMTD PRTS

**Valuation Report**

10/20/2024

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Map/Lot:

014-057

Account: 762 Card: 1 of 1

Location:

JERRODS PL

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 7

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.96	Acres-Homesite (Fract)	52,000.00	112,112	100%		112,112
Total Acres 1.96						Land Total
						112,112

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Cmm1Bldg-SeeFile	1999	9048	C 100	904.800	Good	91%	100%	100%	823,368
Outbuilding Total									823,368

<b>Acpt Land</b>	112,100	<b>Accepted Bldg</b>	823,400	<b>Total</b>	935,500
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Machias  
 Name: HANSCOM, DONALD L

**Valuation Report**

10/20/2024

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Map/Lot:

014-058

Account: 767 Card: 1 of 1

Location:

57 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/30/1995  
 Sale Price 75,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified  
 Validity

Reference 1

Reference 2

Tran/Land/Bldg 0 2 97

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	52,000.00	57,200	100%		57,200
0.47	Acres-Rear Land 1 <= 50 Acs	650.00	336	100%		336
Total Acres 1.47			Land Total			57,536

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
CmmIBldg-SeeFile	1989	1040	B 100	126,880	Good	88%	100%	100%	111,654
CmmIBldg-SeeFile	0			----- S O U N D V A L U E -----					10,000
<b>Outbuilding Total</b>									<b>121,654</b>

**Acpt Land** 57,500 **Accepted Bldg** 121,700 **Total** 179,200

Machias  
 Name: OTTO, WILLIAM H  
 OTTO, SHELLEY J

**Valuation Report**

10/20/2024

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Map/Lot: 014-059

Account: 45 Card: 1 of 1

Location: 51 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 164	\$/FF -Road Frontage	325.00	52,073	100%		52,073
1.25	Acres-Intown Excess Land	13,000.00	17,875	100%		17,875
115 X 164	\$/FF -Road Frontage	325.00	39,922	70%	Excess Frt	27,946
Total Acres 2.24					Land Total	97,894

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	720 Sqft	Grade C 100	Base	158,639
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-618
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,109
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Below Average	Typical	159,896
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		40%	96%	100%
						61,400

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	384	C 100	42,797	Avg-	40%	100%	100%	17,119
Encl Frame Porch	1900	128	C 100	7,394	Avg-	40%	100%	100%	2,958
Wood Deck	1900	48	C 100	938	Avg-	40%	100%	100%	375
Encl Frame Porch	1900	24	C 100	3,275	Avg-	40%	100%	100%	1,310
Outbuilding Total									21,762

<b>Acpt Land</b>	97,900	<b>Accepted Bldg</b>	83,200	<b>Total</b>	181,100
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Machias  
 Name: MURDICK, JADE A

**Valuation Report**

10/20/2024

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Map/Lot: 014-060

Account: 1259 Card: 1 of 1

Location: 45 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All Public  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
052 X 288	\$/FF -Road Frontage	325.00	19,097	100%		19,097
020 X 268	\$/FF -Road Frontage	325.00	7,293	100%		7,293
Total Acres 0.46					Land Total	26,390

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	964 Sqft	Grade D 100	Base	105,931
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-16,035
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,930
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1970	0	Typical	Typical	Average	Typical	87,966	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		69%	96%	100%	58,269

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1970	320	C 100	10,560	Avq-	61%	100%	100%	6,442
Frame Shed	1970								200

----- S O U N D V A L U E -----  
 Outbuilding Total 6,642

**Acpt Land** 26,400 **Accepted Bldg** 64,900 **Total** 91,300

Machias

Valuation Report

10/20/2024

Name: BROWN, HAROLD

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BROWN, BETHANY

Map/Lot:

014-060-A

Account: 693 Card: 1 of 1

Location:

43 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street None

Sale Data
Sale Date 01/23/2019
Sale Price 120,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 PRICE
Tran/Land/Bldg 1 1 1
1ST 0 2ND 0
Exemption(s) 20 2 0 Land Schedule 2

Land Description

Units Method - Description Price/Unit Total Fctr Influence Value
103 X 343 \$/FF -Road Frontage 325.00 38,495 100% 38,495
Total Acres 0.81 Land Total 38,495

Dwelling Description

Replacement Cost New

Conventional One & 1/2 Story 960 Sqft Grade C 100 Base 175,200
Exterior Wood Siding Masonry Trim None Trim 0
Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Brick &/or Stone Basement Dry Full Bmt Basement -824
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Radiant Floor Cooling 0% None Heat 5,069
Rooms 8
Bedrooms 4 Add Fixtures 0
Baths 1 Half Baths 0 Plumbing 0
Attic None Attic 0
FirePlaces 0 Fireplace 0
Insulation Full Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built Renovated Kitchens Baths Condition Layout Total
1820 0 Typical Typical Above Average Typical 179,445
Functional Obsolescence Economic Obsolescence Phys. % Func. % Econ. % Value(Rcnld)
None None 65% 96% 100% 111,974

Outbuildings/Additions/Improvements

Description Year Units Grade RCN Cond Phy Func Econ Value Rcnld
Encl Frame Porch 1820 308 C 100 14,522 Avq+ 65% 100% 100% 9,439
Frame Garage 1964 384 C 100 12,672 Avq+ 76% 100% 100% 9,631
Outbuilding Total 19,070

Acpt Land 38,500 Accepted Bldg 131,000 Total 169,500

Machias  
 Name: THE CALAIS ADVERTISER INC

**Valuation Report**

10/20/2024

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Map/Lot: 014-061

Account: 531 Card: 1 of 1

Location: 41 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/19/2014  
 Sale Price 60,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 40

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
065 X 148	\$/FF -Road Frontage	325.00	22,334	100%		22,334
Total Acres 0.22						22,334
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1957	1736	B 100	173,563	Avg-	53%	100%	100%	91,988
<b>Outbuilding Total</b>									<b>91,988</b>

<b>Acpt Land</b>	22,300	<b>Accepted Bldg</b>	92,000	<b>Total</b>	114,300
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Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
148 X 118	\$/FF -Road Frontage	325.00	49,715 100%		49,715
Total Acres 0.40			Land Total		49,715

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	720 Sqft	Grade C 115	Base	167,643
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-4,564
Fin. Basement Area	300 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,501
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,222
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,431
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Modern	Modern	Very Good	Typical	175,233
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	143,691	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1960	160	C 115	15,079	V.G.	82%	100%	100%	12,365
One Story Frame	1960	64	C 115	6,032	V.G.	82%	100%	100%	4,946
Encl Frame Porch	1960	32	C 115	4,131	V.G.	82%	100%	100%	3,387
Wood Deck	1990	312	C 115	5,784	V.G.	82%	100%	100%	4,743
Frame Garage	1990	280	C 110	10,164	Good	89%	100%	100%	9,046
<b>Outbuilding Total</b>									<b>34,487</b>

**Acpt Land**

49,700

**Accepted Bldg**

178,200

**Total**

227,900



Machias  
 Name: LENKE, JAMES H  
 BEEFTINK, KAREN A

**Valuation Report**

10/20/2024

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Account: 913 Card: 1 of 1

Map/Lot:

014-063

Location:

59 NORTH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 12/23/2021  
 Sale Price 114,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 184	\$/FF -Road Frontage	325.00	35,117	100%		35,117
Total Acres 0.42						35,117

**Dwelling Description**

**Replacement Cost New**

Raised Ranch	One & 1/2 Story	768 Sqft	Grade C 110	Base	175,168
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,307
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Modern	Modern	Good	Typical	179,475
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		75%	100%	100%
						134,606

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	108	C 110	4,199	Good	75%	100%	100%	3,149
Encl Frame Porch	1900	98	C 110	6,827	Good	75%	100%	100%	5,120
One Story Frame	1900	32	C 110	2,884	Good	75%	100%	100%	2,163
Frame Garaqe	1950	480	D 100	12,989	Avq.	58%	100%	100%	7,534
<b>Outbuilding Total</b>									<b>17,966</b>

<b>Acpt Land</b>	35,100	<b>Accepted Bldg</b>	152,600	<b>Total</b>	187,700
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Machias  
 Name: PIERSON-BACON, SUSAN C  
 BACON, BRUCE A

**Valuation Report**

10/20/2024

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Account: 241 Card: 1 of 1

Map/Lot:  
 Location:

014-064  
 57 NORTH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 01/08/2021  
 Sale Price 139,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
100 X 188	\$/FF -Road Frontage	325.00	35,192 100%		35,192
Total Acres 0.43			Land Total		35,192

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	875 Sqft	Grade C 103	Base	169,722
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	4,757
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,419
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1925	0	Modern	Modern	Good	Typical	178,898			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		75%	100% 100%	134,174			
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1925	200	C 103	6,770	Good	75%	100%	100%	5,078
Encl Frame Porch	1925	160	C 103	8,921	Good	75%	100%	100%	6,691
Frame Garage	1925	720	C 100	23,760	Avq+	65%	100%	100%	15,444
<b>Outbuilding Total</b>									<b>27,213</b>
<b>Acpt Land</b>		35,200	<b>Accepted Bldg</b>		161,400	<b>Total</b>		196,600	

Machias  
 Name: TOPPAN, KATHRYN  
 ESAU, VIRGINIA M

**Valuation Report**

10/20/2024

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Account: 357 Card: 1 of 1

Map/Lot: 014-065  
 Location: 49 NORTH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 09/14/2023  
 Sale Price 295,900  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 1 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
178 X 108	\$/FF -Road Frontage	325.00	59,265 100%		59,265
Total Acres 0.44			Land Total		59,265

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,208 Sqft	Grade C 110	Base	246,120
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,140
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,033
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,282
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,719
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	0	Modern	Modern	Good	Typical	262,014			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		75%	100%	100%	196,510		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1900	594	C 110	21,562	Good	75%	100%	100%	16,172
						Outbuilding Total	16,172		

<b>Acpt Land</b>	59,300	<b>Accepted Bldg</b>	212,700	<b>Total</b>	272,000
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Machias  
 Name: STACKPOLE, PETER L  
 STACKPOLE, SHARON

**Valuation Report**

10/20/2024

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Map/Lot: 014-066

Account: 133 Card: 1 of 1

Location: 38 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 06/14/2019  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
092 X 176	\$/FF -Road Frontage	325.00	32,164	100%		32,164
Total Acres 0.37				Land Total		32,164

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,170 Sqft	Grade C 115	Base	169,917
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,573
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	Modern	Modern	Good	Typical	174,490			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		81%	100%	100%	141,337		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1960	225	B 100	4,491	Avg.	64%	100%	100%	2,874
Open Frame Porch	1960	108	C 115	4,390	Good	81%	100%	100%	3,556
Encl Frame Porch	1960	16	C 115	3,403	Good	81%	100%	100%	2,756
Frame Garage	1991	576	B 100	23,190	Good	89%	100%	100%	20,639
<b>Outbuilding Total</b>									<b>29,825</b>

<b>Acpt Land</b>	32,200	<b>Accepted Bldg</b>	171,200	<b>Total</b>	203,400
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Machias  
Name: DORR, SUSAN K

**Valuation Report**

10/20/2024

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Map/Lot:

014-067

Account: 173 Card: 1 of 1

Location:

40 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
090 X 176	\$/FF -Road Frontage	325.00	31,465 100%		31,465
Total Acres 0.36			Land Total		31,465

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	912 Sqft	Grade C 113	Base	140,681
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>			
1959	0	Typical	Typical	Very Good	Typical	140,681			
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>				
None	None	84%	96%	100%	113,445				
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1959	56	C 113	5,134	V.G.	84%	100%	100%	4,313
Wood Deck	1959	328	C 113	5,964	V.G.	84%	100%	100%	5,010
Frame Garage	2021	784	C 113	29,235	V.G.	84%	100%	100%	24,557
<b>Outbuilding Total</b>									<b>33,880</b>

<b>Acpt Land</b>	31,500	<b>Accepted Bldg</b>	147,300	<b>Total</b>	178,800
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Machias  
 Name: LENFESTEY, MICHAEL J  
 LENFESTEY, LEHANN H

**Valuation Report**

10/20/2024

Page 990

Account: 184 Card: 1 of 1

Map/Lot:

014-068

Location:

44 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/31/2018  
 Sale Price 140,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
078 X 227	\$/FF -Road Frontage	325.00	27,972	100%		27,972
012 X 152	\$/FF -Road Frontage	325.00	4,134	100%		4,134
Total Acres 0.45			Land Total			32,106

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,094 Sqft	Grade C 105	Base	201,209
Exterior	Wood Siding	Masonry Trim	200Sqft	Trim	1,790
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,857
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,699
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full	SFLA	1,641	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1966	0	Modern	Modern	Very Good	Typical	218,060	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		86%	100%	100%	187,532

**Acpt Land** 32,100 **Accepted Bldg** 187,500 **Total** 219,600

Machias  
 Name: WOLFE, SHARON  
 ROSBERG, DIANA

**Valuation Report**

10/20/2024

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Account: 951 Card: 1 of 1

Map/Lot: 014-069  
 Location: 48 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 03/22/2019  
 Sale Price 127,500  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
091 X 175	\$/FF -Road Frontage	325.00	31,796	100%		31,796
Total Acres 0.37				Land Total		31,796

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,240 Sqft	Grade D 105	Base	132,649
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,629
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1959	0	Modern	Modern	Good	Typical	136,278			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		81%	100%	100%	110,385		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2018	576	C 100	19,008	Good	81%	100%	100%	15,396
						Outbuilding Total			15,396

**Acpt Land** 31,800 **Accepted Bldg** 125,800 **Total** 157,600

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
150 X 175	\$/FF -Road Frontage	325.00	52,412	100%		52,412
Total Acres 0.60				Land Total		52,412

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,008 Sqft	Grade C 107	Base	142,471
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,666
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1959	0	Modern	Modern	Above Average	Typical	146,137			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		74%	100%	100%	108,141		
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
One Story Frame	1959	288	C 107	25,254	Avq+	74%	100%	100%	18,688
Frame Garage	1989	624	C 100	20,592	Avq+	74%	100%	100%	15,238
<b>Outbuilding Total</b>									<b>33,926</b>

**Acpt Land**

52,400

**Accepted Bldg**

142,100

**Total**

194,500



Machias  
Name: EMERSON, KIM

**Valuation Report**

10/20/2024

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Map/Lot: 014-071

Account: 735 Card: 1 of 1

Location: 55 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 11/19/2012  
Sale Price 0  
Sale Type Land & Buildings  
Financing Conventional  
Verified Public Record  
Validity Related Parties

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
067 X 144	\$/FF -Road Frontage	325.00	22,959	100%		22,959
Total Acres 0.22						22,959

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 107	Base	145,557
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,782
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1961	0	Modern	Modern	Very Good	Typical	149,339			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		85%	100% 100%	126,938			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Garage	1961	312	C 107	11,017	V.G.	85%	100%	100%	9,364
<b>Outbuilding Total</b>									<b>9,364</b>

<b>Acpt Land</b>	23,000	<b>Accepted Bldg</b>	136,300	<b>Total</b>	159,300
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Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 03/23/2015  
Sale Price 94,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
095 X 147	\$/FF -Road Frontage	325.00	32,620	100%		32,620
Total Acres 0.32						32,620

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	952 Sqft	Grade C 105	Base	182,930
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1959	0	Modern	Modern	Good	Typical	187,435			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		81%	100%	151,822			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Encl Frame Porch	1959	48	C 105	4,437	Good	81%	100%	100%	3,594
<b>Outbuilding Total</b>									<b>3,594</b>
<b>Acpt Land</b>			32,600	<b>Accepted Bldg</b>		155,400	<b>Total</b>		188,000

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 08/20/2023  
Sale Price 85,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 X 139	\$/FF -Road Frontage	325.00	39,267	100%		39,267
Total Acres 0.37				Land Total		39,267

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,048 Sqft	Grade C 110	Base	150,432
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1959	0	Modern	Modern	Average	Typical	150,432			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		63%	100%	100%	94,772		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1959	352	C 100	11,616	Avg.	63%	100%	100%	7,318
Open Frame Porch	1959	18	C 110	1,233	Avg.	63%	100%	100%	777
<b>Outbuilding Total</b>						<b>8,095</b>			

<b>Acpt Land</b>	39,300	<b>Accepted Bldg</b>	102,900	<b>Total</b>	142,200
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Machias  
 Name: WHITNEY, VIRGINIA W  
 (HOUSE)

**Valuation Report**

10/20/2024

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Map/Lot:

014-074

Account: 219 Card: 1 of 1

Location:

43 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 138	\$/FF -Road Frontage	325.00	30,709	100%		30,709
Total Acres 0.29					Land Total	30,709

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,757 Sqft	Grade C 115	Base	230,769
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	312 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,681
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,868
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,147
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,757	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	Modern	Modern	Very Good	Typical	247,465
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		84%	100%	100%
						207,871

**Acpt Land** 30,700 **Accepted Bldg** 207,900 **Total** 238,600

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Street Surface

**Sale Data**  
Sale Date 05/18/2007  
Sale Price 210,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
133 X 135	\$/FF -Road Frontage	325.00	45,281	100%		45,281
Total Acres 0.41						45,281

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	900 Sqft	Grade C 115	Base	193,020
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,277
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,147
Attic	Full Finished			Attic	28,417
FirePlaces	1			Fireplace	4,934
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1959	0	Modern	Modern	Good	Typical	236,795			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		81%	100% 100%	191,804			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1974	91	C 115	8,576	Good	81%	100%	100%	6,947
One Story Frame	1974	864	C 115	81,426	Good	81%	100%	100%	65,955
Open Frame Porch	1974	144	C 115	5,629	Good	81%	100%	100%	4,559
Frame Garage	2004	432	C 100	14,256	V.G.	93%	100%	100%	13,258
<b>Outbuilding Total</b>									<b>90,719</b>

**Acpt Land** 45,300 **Accepted Bldg** 282,500 **Total** 327,800

Machias  
 Name: INGALLS, DUANE M  
 MOSER, CLIFTON L

**Valuation Report**

10/20/2024

Page 998

Account: 117 Card: 1 of 1

Map/Lot:  
 Location:

014-076  
 43 NORTH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/04/2021  
 Sale Price 114,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
130 X 118	\$/FF -Road Frontage	325.00	43,668 100%		43,668
Total Acres 0.35			Land Total		43,668

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	672 Sqft	Grade C 100	Base	152,235
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-577
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	13,049
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Above Average	Typical	164,707			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		65%	96%	100%	102,777		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	225	C 100	3,681	Avq+	85%	100%	100%	3,129
Barn - GBA	1900	450	C 100	17,569	Avq-	40%	100%	100%	7,028
Encl Frame Porch	1900	25	C 100	3,315	Avq+	65%	100%	100%	2,155
<b>Outbuilding Total</b>									<b>12,312</b>
<b>Acpt Land</b>		43,700	<b>Accepted Bldg</b>		115,100	<b>Total</b>		158,800	

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
083 X 240	\$/FF -Road Frontage	325.00	29,932 100%		29,932
Total Acres 0.46			Land Total		29,932

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	904 Sqft	Grade C 100	Base	183,187
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-776
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Old Type	Typical	Below Average	Typical	186,887			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	40%	94%	100%	70,270				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	228	C 100	7,412	Avq-	40%	100%	100%	2,965
Encl Frame Porch	1900	120	C 100	7,077	Avq-	40%	100%	100%	2,831
Barn - GBA	1900	880	D 100	22,101	Poor	18%	100%	100%	3,978
						<b>Outbuilding Total</b>			<b>9,774</b>

**Acpt Land** 29,900 **Accepted Bldg** 80,000 **Total** 109,900

Machias

Valuation Report

10/20/2024

Name: CAMPESINO, JOSEPH A

Page 1000

CAMPESINO, DEBRA L

Map/Lot:

014-078

Account: 412 Card: 1 of 1

Location:

52 CENTER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 09/02/2021
Sale Price 215,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 7 20 0 Land Schedule 2

Land Description

Units Method - Description Price/Unit Total Fctr Influence Value
140 X 227 \$/FF -Road Frontage 325.00 50,207 100% 50,207
Total Acres 0.73 Land Total 50,207

Dwelling Description

Replacement Cost New

Conventional One & 1/2 Story 928 Sqft Grade C 105 Base 179,840
Exterior Wood Siding Masonry Trim None Trim 0
Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Brick &/or Stone Basement Dry Full Bmt Basement -836
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Hot Water BB Cooling 0% None Heat 4,968
Rooms 7
Bedrooms 4 Add Fixtures 0
Baths 1 Half Baths 1 Plumbing 3,133
Attic None Attic 0
FirePlaces 0 Fireplace 0
Insulation Full Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built Renovated Kitchens Baths Condition Layout Total
1820 0 Modern Modern Very Good Typical 187,105
Functional Obsolescence Economic Obsolescence Phys. % Func. % Econ. % Value(Rcnld)
None None 80% 100% 100% 149,684

Outbuildings/Additions/Improvements

Description Year Units Grade RCN Cond Phy Func Econ Value Rcnld
Open Frame Porch 1820 161 C 105 5,675 V.G. 80% 100% 100% 4,540
Frame Garage 1950 288 C 100 9,504 V.G. 80% 100% 100% 7,603
One Story Frame 1950 450 C 105 38,722 V.G. 80% 100% 100% 30,978
Open Frame Porch 1950 50 C 105 2,183 V.G. 80% 100% 100% 1,746
Frame Garage 2017 440 B 100 17,714 Avq. 95% 100% 100% 16,828
Outbuilding Total 61,695

Acpt Land

50,200

Accepted Bldg

211,400 Total

261,600



Machias

**Valuation Report**

10/20/2024

Name: WHITNEY, DALE

Page 1001

WHITNEY, VIRGINIA

Map/Lot:

014-079

Account: 926 Card: 1 of 1

Location:

0 CENTER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Gravel

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.39	Acres-Baselot (Fract)	32,500.00	42,149	100%		42,149	
Total Acres 1.39						Land Total	42,149

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1870	240	D 100	6,858	Fair	26%	50%	100%	892
<b>Outbuilding Total</b>									<b>892</b>

<b>Acpt Land</b>	42,100	<b>Accepted Bldg</b>	900	<b>Total</b>	43,000
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Machias  
 Name: ANDERSON, AMANDA L

**Valuation Report**

10/20/2024

Page 1002

Map/Lot:

014-079-A

Account: 827 Card: 1 of 1

Location:

60 CENTER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 4 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
169 X 107	\$/FF -Road Frontage	325.00	56,216	100%		56,216
Total Acres 0.42				Land Total		56,216

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	998 Sqft	Grade C 100	Base	179,858
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-856
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	0	Typical	Typical	Above Average	Typical	187,768			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Damage	None	65%	%	100%	0				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1870			----	SOUND	VALU	----		9,000
Wood Deck	1990	208	C 100	3,418	Avq+	65%	0%	100%	0
Frame Garage	1900			----	SOUND	VALU	----		4,000
<b>Outbuilding Total</b>									<b>13,000</b>

<b>Acpt Land</b>	56,200	<b>Accepted Bldg</b>	13,000	<b>Total</b>	69,200
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Machias  
 Name: MACHIAS COMMUNITY OF CHRIST  
 LOVERNE STRASSBURG, CSC

**Valuation Report**

10/20/2024  
 Page 1003  
 014-080  
 54 NORTH ST

Account: 484 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2 CELL TOWER LOT  
 Tran/Land/Bldg 9 2 71  
 1ST 0 2ND 0  
 Exemption(s) 41 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 550	\$/FF -Road Frontage	325.00	35,262	100%		35,262
Total Acres 1.14						35,262

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1970	2112	A 100	259.617	V.G.	86%	100%	100%	223,271
Unfin Basement	1970	2112	A 100	70,308	V.G.	86%	100%	100%	60,465
<b>Outbuilding Total</b>									<b>283,736</b>
<b>Acpt Land</b>		35,300	<b>Accepted Bldg</b>		283,700	<b>Total</b>		319,000	

Machias  
 Name: SLOCUM, AMELIA  
 SLOCUM, EVERETTE

**Valuation Report**

10/20/2024  
 Page 1004  
 014-081  
 60 NORTH ST

Account: 174 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/27/2017  
 Sale Price 35,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2 RENOVIATIONS  
 Tran/Land/Bldg 1 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 140	\$/FF -Road Frontage	325.00	30,753	100%		30,753
Total Acres 0.29						30,753

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,164 Sqft	Grade C 100	Base	147,213
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,956
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	17,747
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Typical	Typical	Fair	Typical	168,916
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
Damage		None		26%	86% 100%	37,770

**Outbuildings/ Additions/ Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1969	440	C 100	14,520	Fair	50%	100%	100%	7,260
Wood Deck	1990	216	C 100	3,542	Fair	66%	100%	100%	2,338
Outbuilding Total									9,598

**Acpt Land**

30,800

**Accepted Bldg**

47,400

**Total**

78,200

Machias  
 Name: MCCLELLAN, STEVEN G  
 MCCLELLAN, LORETTA D

**Valuation Report**

10/20/2024

Page 1005

Account: 855 Card: 1 of 1

Map/Lot: 014-082  
 Location: 37 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 08/26/2003  
 Sale Price 165,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
099 X 165	\$/FF -Road Frontage	325.00	34,389	100%		34,389
Total Acres 0.38						34,389

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,037 Sqft	Grade C 103	Base	217,307
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-916
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,261
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,220
Attic	1/2 Finished			Attic	17,030
FirePlaces	1			Fireplace	4,419
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Modern	Modern	Good	Typical	254,321
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						
<b>Economic Obsolescence</b>						190,741
None						

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1920	648	C 103	80,954	Good	75%	100%	100%	60,716
Open Frame Porch	1920	349	C 103	11,368	Good	75%	100%	100%	8,526
Open Frame Porch	1920	20	C 103	1,215	Good	75%	100%	100%	911
Encl Frame Porch	1920	108	C 103	6,800	Good	75%	100%	100%	5,100
Frame Garage	1920	720	C 100	23,760	Avq.	50%	100%	100%	11,880
<b>Outbuilding Total</b>									<b>87,133</b>

<b>Acpt Land</b>	34,400	<b>Accepted Bldg</b>	277,900	<b>Total</b>	312,300
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**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 06/20/2016  
Sale Price 72,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
087 X 115	\$/FF -Road Frontage	325.00	29,149	100%		29,149
Total Acres 0.23				Land Total		29,149

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,088 Sqft	Grade C 103	Base	144,573
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-962
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,809
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	17,532
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1920	0	Typical	Typical	Good	Typical	164,952		
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		75%	96% 100%	118,765		
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Frame Garage	1920	300	D 100	8,118	Avg.	50%	100%	100%
Barn - GBA	1920	504	D 100	15,373	Fair	26%	100%	100%
<b>Outbuilding Total</b>						<b>8,056</b>		

**Acpt Land** 29,100 **Accepted Bldg** 126,800 **Total** 155,900

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 05/11/2023  
Sale Price 265,700  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2 EXEMPT?  
Tran/Land/Bldg 4 0 17  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
085 X 250	\$/FF -Road Frontage	325.00	30,778	100%		30,778
Total Acres 0.49						Land Total 30,778

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	945 Sqft	Grade C 100	Base	173,361
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-811
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,820
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,139
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Typical	Typical	Above Average	Typical	180,707
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						
<b>Economic Obsolescence</b>			<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	112,761
None			65%	96%	100%	

**Outbuildings/ Additions/ Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1920	550	C 100	45,072	Avq+	65%	100%	100%	29,297
Finished Attic	1920	550	C 100	20,830	Avq+	65%	100%	100%	13,540
Open Frame Porch	1920	165	C 100	5,525	Avq+	65%	100%	100%	3,591
One Story Frame	1920	64	C 100	5,245	Avq+	65%	100%	100%	3,409
Frame Garage	2002	768	C 100	25,344	V.G.	92%	100%	100%	23,316
Outbuilding Total									73,153

<b>Acpt Land</b>	30,800	<b>Accepted Bldg</b>	185,900	<b>Total</b>	216,700
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Machias  
 Name: JONES, BRANDON A  
 JONES, MEGAN

**Valuation Report**

10/20/2024

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Account: 11 Card: 1 of 1

Map/Lot: 014-084-B  
 Location: 31 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 09/01/2015  
 Sale Price 100,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
072 X 253	\$/FF -Road Frontage	325.00	26,102	100%		26,102
Total Acres 0.42						26,102

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,152 Sqft	Grade C 100	Base	146,131
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-988
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,916
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1968	0	Modern	Modern	Above Average	Typical	149,059			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		77%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1968	42	C 100	1,840	Ava+	77%	100%	100%	1,417
<b>Outbuilding Total</b>									<b>1,417</b>

<b>Acpt Land</b>	26,100	<b>Accepted Bldg</b>	116,200	<b>Total</b>	142,300
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**Valuation Report**

Account: 1020 Card: 1 of 1

Location: 29 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 9 1 1

1ST 0 2ND 0

Exemption(s) 20 6 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 115	\$/FF -Road Frontage	325.00	30,154	100%		30,154
Total Acres 0.24				Land Total		30,154

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	672 Sqft	Grade D 141	Base	161,743
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-667
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,450
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Average	Typical	164,526			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		50%	96% 100%	78,972			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	288	D 141	27,289	Avq.	50%	100%	100%	13,644
Unfin Basement	1900	288	D 141	14,885	Avq.	50%	100%	100%	7,442
Encl Frame Porch	1900	144	D 141	9,281	Avq.	50%	100%	100%	4,640
<b>Outbuilding Total</b>									<b>25,726</b>
<b>Acpt Land</b>		30,200		<b>Accepted Bldg</b>		104,700		<b>Total</b>	134,900

Machias  
 Name: PARADIS, DONYA  
 PARADIS, THOMAS R

**Valuation Report**

10/20/2024

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Account: 826 Card: 1 of 1

Map/Lot: 014-086  
 Location: 27 BROADWAY

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Sale Data	
Sale Date	07/28/2017
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
065 X 115	\$/FF -Road Frontage	325.00	21,778	100%		21,778
Total Acres 0.17						21,778

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	886 Sqft	Grade C 100	Base	122,152
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,002
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	Modern	Modern	Above Average	Typical	131,138			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	70%	100%	100%	91,797				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	84	C 100	5,651	Avq+	70%	100%	100%	3,956
Frame Garage	1950	360	C 100	11,880	Avq+	70%	100%	100%	8,316
Outbuilding Total									12,272

**Acpt Land** 21,800 **Accepted Bldg** 104,100 **Total** 125,900

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 11/30/2011  
 Sale Price 165,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 19  
 1ST 0 2ND 0  
 Exemption(s) 42 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
118 X 255	\$/FF -Road Frontage	325.00	42.812 100%		42,812
Total Acres 0.69			Land Total		42,812

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,487 Sqft	Grade C 105	Base	274,016
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,340
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,832
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,505
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Typical	Typical	Average	Typical	285,013
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	96% 100%	136,806
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Rcnld
One Story Frame	1890	463	C 105	39,840	Avg.	19,920
Open Frame Porch	1890	132	C 105	4,763	Avg.	2,382
Encl Frame Porch	1890	44	C 105	4,270	Avg.	2,135
One Story Frame	2000	660	B 100	65,986	V.G.	60,707
<b>Outbuilding Total</b>						<b>85,144</b>

**Acpt Land** 42,800 **Accepted Bldg** 222,000 **Total** 264,800

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 04/22/2021  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2 PUB & BREWERY TIF  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
135 X 410	\$/FF -Road Frontage	325.00	51,362	100%		51,362
Total Acres 1.27						51,362

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,014 Sqft	Grade C 105	Base	207,756
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Std Seam Metal	Roof	4,544
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-914
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-9,721
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,699
Attic	Floor & Stairs			Attic	3,068
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1868	2021	None	None	Below Average	Typical	200,034	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	81%	100%	64,811

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1890	560	C 105	65,533	Avq-	40%	100%	100%	26,213
Unfin Basement	1890	560	C 105	18,598	Avq-	40%	100%	100%	7,439
Two Story Frame	2021	720	B 100	106,541	Avq.	95%	100%	100%	101,214
1 & 1/2 Story Fr	1890	594	B 100	80,765	Avq.	50%	100%	100%	40,382
One Story Frame	2021	224	B 100	22,396	Avq.	95%	100%	100%	21,276
Open Frame Porch	1890	30	C 105	1,554	Avq-	40%	100%	100%	622
Wood Deck	2021	821	C 100	12,919	Avq.	95%	100%	100%	12,273
Plumbinq Fixture	2021	10	B 100	20,801	Avq.	95%	100%	100%	19,761
<b>Outbuilding Total</b>									<b>229,180</b>

**Acpt Land** 51,400 **Accepted Bldg** 294,000 **Total** 345,400

**Valuation Report**

Account: 982 Card: 1 of 1

Location: 97 COURT ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 11/10/2022  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 3 1 7  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
095 X 186	\$/FF -Road Frontage	325.00	33,397 100%		33,397
Total Acres 0.41			Land Total		33,397

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,746 Sqft	Grade C 100	Base	339,851
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,498
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	11,869
Rooms	6				
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	17,903
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	0	Typical	Typical	Poor	Typical	368,125			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
Damage		None		18%	48% 100%	31,806			
<b>Outbuildings/Additions/Improvements</b>					Percent Good	Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Finished Attic	1890	535	C 100	20,452	Poor	18%	10%	100%	368
Encl Frame Porch	1890	40	C 100	3,909	Poor	18%	10%	100%	70
Barn - GBA	1890	1176	C 100	33,410	Avq.	50%	100%	100%	16,705
						<b>Outbuilding Total</b>			<b>17,143</b>
<b>Acpt Land</b>		33,400	<b>Accepted Bldg</b>		48,900	<b>Total</b>			<b>82,300</b>

Machias  
 Name: GENERAL SERVICES ADMINISTRATION  
 UNITED STATES OF AMERICA

**Valuation Report**

10/20/2024  
 Page 1014  
 014-089  
 89 COURT ST

Account: 376 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 88

1ST 0 2ND 0

Exemption(s) 44 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
186 X 202	\$/FF -Road Frontage	325.00	65,930	100%		65,930
Total Acres 0.86						65,930
						Land Total
						65,930

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1960	7655	AA100	1,722,375	V.G.	85%	100%	100%	1,464,019
<b>Outbuilding Total</b>									<b>1,464,019</b>

<b>Acpt Land</b>	65,900	<b>Accepted Bldg</b>	1,464,000	<b>Total</b>	1,529,900
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Machias  
 Name: IMK PROPERTIES LLC

**Valuation Report**

10/20/2024

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Map/Lot: 014-090

Account: 1035 Card: 1 of 1

Location: 10 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/27/2022  
 Sale Price 30,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 NEW APTS  
 Tran/Land/Bldg 3 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
085 X 180	\$/FF -Road Frontage	325.00	29,784	100%		29,784
Total Acres 0.35						29,784

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	Two Story	3,400 Sqft	Grade B 100	Base		787,190
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	6 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-59,398
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		28,198
Rooms	18					
Bedrooms	12	Add Fixtures	0			
Baths	6	Half Baths	0	Plumbing		36,402
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	6,800	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2023	0	Modern	Modern	Average	Typical	792,392	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
Incomplete		None		95%	70%	100%	526,941

**Acpt Land** 29,800 **Accepted Bldg** 526,900 **Total** 556,700

Machias  
Name: HOOVER, LANCE H

**Valuation Report**

10/20/2024

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Map/Lot: 014-091

Account: 719 Card: 1 of 1

Location: 12 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 09/25/2020  
Sale Price 72,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Renovations

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
075 X 180	\$/FF -Road Frontage	325.00	26,280	100%		26,280
Total Acres 0.31						26,280

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,104 Sqft	Grade C 100	Base	192,854
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-947
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,629
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1845	0	Modern	Modern	Below Average	Typical	200,520			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		40%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1845	195	C 100	10,047	Avq-	40%	100%	100%	4,019
Frame Garage	1920	576	C 100	19,008	Avq-	40%	100%	100%	7,603
<b>Outbuilding Total</b>						<b>11,622</b>			
<b>Acpt Land</b>			26,300	<b>Accepted Bldg</b>		91,800	<b>Total</b>		118,100



Machias  
 Name: MAINE GOVERNMENTAL FACILITIES

**Valuation Report**

10/20/2024

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Map/Lot:

014-092

Account: 103 Card: 1 of 1

Location:

20 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 01/24/2014  
 Sale Price 22,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 1ST 0 2ND 0  
 Exemption(s) 43 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
215 X 180	\$/FF -Road Frontage	325.00	75,335	100%		75,335
Total Acres 0.89				Land Total		75,335

<b>Accpt Land</b>	75,300	<b>Accepted Bldg</b>	0	<b>Total</b>	75,300
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Machias

Valuation Report

10/20/2024

Name: GRAY, TRUSTEE, LESLIE

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ZACHARY SHERMAN SPEC. NEEDS TRUST

Map/Lot:

014-093

Account: 1095 Card: 1 of 1

Location:

26 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 11/05/2018
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2 PRICE
Tran/Land/Bldg 9 2 18
1ST 0 2ND 0
Exemption(s) Land Schedule 2

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Row 1: 070 X 180, \$/FF -Road Frontage, 325.00, 24,528, 100%, 24,528. Row 2: Total Acres 0.29, Land Total, 24,528.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include: Conventional Two Story 984 Sqft Grade C 125 Base 242,325; Exterior Vinyl/Aluminum Masonry Trim None Trim 0; Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0; Foundation Concrete Basement Dry Full Bmt Basement 0; Fin. Basement Area None Basement Gar None Fin Bsmt 0; Heating 100% Hot Water BB Cooling 0% None Heat 8,362; Rooms 10; Bedrooms 0 Add Fixtures 0; Baths 0 Half Baths 2 Plumbing 1,865; Attic None Attic 0; FirePlaces 0 Fireplace 0; Insulation Full Insulation 0; Unfin. Living Area NONE Unfinished 0.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Row 1: 1937, 0, Modern, Modern, Good, Typical, 252,552. Row 2: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Row 3: None, None, 75%, 100%, 100%, 189,414.

Outbuildings/ Additions/ Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Row 1: 1SFr Overhang, 1935, 52, C 125, 5,320, Good, 75%, 100%, 100%, 3,990. Row 2: Open Frame Porch, 1935, 32, C 125, 1,925, Good, 75%, 100%, 100%, 1,444. Row 3: Outbuilding Total, 5,434.

Acpt Land 24,500 Accepted Bldg 194,800 Total 219,300

Machias  
 Name: MUBANG, VICTOR

**Valuation Report**

10/20/2024

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Map/Lot:

014-093-A

Account: 751 Card: 1 of 1

Location:

52 NORTH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 06/30/2014  
 Sale Price 95,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 180	\$/FF -Road Frontage	325.00	21,024	100%		21,024
Total Acres 0.25				Land Total		21,024

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	806 Sqft	Grade C 115	Base	195,629
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,301
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	8,578
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1971	0	Modern	Modern	Average	Typical	210,508			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		70%	100%	100%	147,356		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1971	480	C 100	15,840	Avg.	70%	100%	100%	11,088
						Outbuilding Total			11,088

<b>Acpt Land</b>	21,000	<b>Accepted Bldg</b>	158,400	<b>Total</b>	179,400
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**Valuation Report**

Account: 171 Card: 1 of 1

Location: 24 CENTER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 10/12/2021  
Sale Price 152,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 2 17  
1ST 0 2ND 0  
Exemption(s) 47 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
066 X 115	\$/FF -Road Frontage	325.00	22,113	100%		22,113	
018 X 050	\$/FF -Road Frontage	325.00	5,549	100%		5,549	
Total Acres 0.19						Land Total	27,662

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,280 Sqft	Grade B 100	Base	235,445
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof	-533
					0
					0
Foundation	Concrete	Basement	None	Basement	-23,023
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,962
Rooms	5				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,920	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1988	0	Modern	Modern	Very Good	Typical	218,031	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		90%	100%	100%	196,228

**Acpt Land** 27,700 **Accepted Bldg** 196,200 **Total** 223,900

Machias  
 Name: WASHINGTON COUNTY

**Valuation Report**

10/20/2024

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Map/Lot:

014-095

Account: 310 Card: 1 of 1

Location:

28 CENTER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/19/2006  
 Sale Price 330,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 17

1ST 0 2ND 0

Exemption(s) 47 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
119 X 177	\$/FF -Road Frontage	325.00	41.627	100%		41,627
Total Acres 0.48						41,627

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Cmm1Bldg-SeeFile	1988	3339	C 100	333.900	V.G.	90%	100%	100%	300,510	
<b>Outbuilding Total</b>									<b>300,510</b>	

<b>Acpt Land</b>	41,600	<b>Accepted Bldg</b>	300,500	<b>Total</b>	342,100
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Machias  
 Name: FICKETT, NATHANIEL RUSSELL  
 FICKETT, MAJA

**Valuation Report**

10/20/2024

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Account: 95 Card: 1 of 1

Map/Lot: 014-096  
 Location: 30 CENTER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/27/2021  
 Sale Price 160,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
082 X 218	\$/FF -Road Frontage	325.00	29,288	100%		29,288
Total Acres 0.41						29,288

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,048 Sqft	Grade C 107	Base	216,567
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-962
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,623
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,789
Attic	1/2 Finished			Attic	17,804
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Very Good	Typical	245,821			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		80%	96% 100%	188,791			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	300	C 107	10,239	V.G.	80%	100%	100%	8,191
One Story Frame	1900	264	C 100	21,635	V.G.	80%	100%	100%	17,308
Frame Garage	1900	768	C 100	25,344	Avq.	50%	100%	100%	12,672
<b>Outbuilding Total</b>									<b>38,171</b>

**Acpt Land** 29,300 **Accepted Bldg** 227,000 **Total** 256,300

**Valuation Report**

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 06/30/2023  
 Sale Price 100,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 4 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
080 X 218	\$/FF -Road Frontage	325.00	28,574	100%		28,574
Total Acres 0.40				Land Total		28,574

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	910 Sqft	Grade C 100	Base	169,070
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-781
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,640
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Above Average	Typical	172,929			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		65%	96%	100%	107,908		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	324	C 100	26,552	Avq+	65%	100%	100%	17,259
Frame Shed	1900	324	C 100	10,856	Avq-	40%	100%	100%	4,342
<b>Outbuilding Total</b>									<b>21,601</b>
<b>Acpt Land</b>			28,600	<b>Accepted Bldg</b>		129,500	<b>Total</b>		158,100

Machias  
 Name: EMANUEL, ROLLO KIM  
 MUHA, PRISCILLA

**Valuation Report**

10/20/2024

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Account: 372 Card: 1 of 1

Map/Lot: 014-098

Location: 38 CENTER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 12/08/2023  
 Sale Price 299,900  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
064 X 138	\$/FF -Road Frontage	325.00	21,837	100%		21,837
Total Acres 0.20				Land Total		21,837

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,534 Sqft	Grade C 103	Base	252,937
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,356
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,056
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,683
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Modern	Modern	Above Average	Typical	267,320			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		65%	100%	100%	173,758		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	224	C 103	11,531	Avq+	65%	100%	100%	7,495
Frame Garage	1900	440	C 100	14,520	Avq+	65%	100%	100%	9,438
<b>Outbuilding Total</b>									<b>16,933</b>

<b>Acpt Land</b>	21,800	<b>Accepted Bldg</b>	190,700	<b>Total</b>	212,500
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Machias

Valuation Report

10/20/2024

Name: ZUETELL, DAMON

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ZUETELL, JENNIFER

Map/Lot:

014-099

Account: 916 Card: 1 of 1

Location:

34 NORTH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 01/08/2023
Sale Price 215,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 4

1ST 0 2ND 0

Exemption(s) Land Schedule 2

Land Description

Units Method - Description Price/Unit Total Fctr Influence Value
105 X 137 \$/FF -Road Frontage 325.00 35,801 100% 35,801
Total Acres 0.33 Land Total 35,801

Dwelling Description

Replacement Cost New

Conventional Two Story 1,472 Sqft Grade C 100 Base 297,812
Exterior Wood Siding Masonry Trim None Trim 0
Dwelling Units 4 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Brick &/or Stone Basement Dry Full Bmt Basement -1,263
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Hot Water BB Cooling 0% None Heat 10,007
Rooms 11
Bedrooms 4 Add Fixtures 0
Baths 4 Half Baths 0 Plumbing 17,903
Attic 1/2 Finished Attic 20,688
FirePlaces 0 Fireplace 0
Insulation Full SFLA 2,944 Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built 1900 Renovated 0 Kitchens Typical Baths Typical Condition Average Layout Typical Total 345,147
Functional Obsolescence None Economic Obsolescence None Phys. % 50% Func. % 96% Econ. % 100% Value(Rcnd) 165,671

Acpt Land 35,800 Accepted Bldg 165,700 Total 201,500

Machias

Valuation Report

10/20/2024

Name: BANCAYANVEGA, GINO

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BANCAYANVEGA, DEIASCHA-BRITTE

Map/Lot:

014-100

Account: 714 Card: 1 of 1

Location:

38 NORTH ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 08/02/2022
Sale Price 42,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

Land Description

Units Method - Description Price/Unit Total Fctr Influence Value
080 X 130 \$/FF -Road Frontage 325.00 27,134 100% 27,134
Total Acres 0.24 Land Total 27,134

Dwelling Description

Replacement Cost New

Conventional Two Story 804 Sqft Grade C 100 Base 178,338
Exterior Wood Siding Masonry Trim None Trim 0
Dwelling Units 2 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Concrete Block Basement Dry Full Bmt Basement -690
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Forced Warm Cooling 0% None Heat 0
Rooms 8
Bedrooms 4 Add Fixtures 0
Baths 2 Half Baths 0 Plumbing 5,968
Attic 1/2 Finished Attic 14,310
FirePlaces 1 Fireplace 4,290
Insulation Full Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built 1840 Renovated 0 Kitchens Typical Baths Typical Condition Fair Layout Typical Total 202,216
Functional Obsolescence None Economic Obsolescence None Phys. % 26% Func. % 96% Econ. % 100% Value(Rcnld) 50,473

Outbuildings/Additions/Improvements

Description Year Units Grade RCN Cond Phy Func Econ Value Rcnld
One Story Frame 1840 360 C 100 29,502 Fair 26% 100% 100% 7,671
One Story Frame 1840 288 C 100 23,602 Fair 26% 100% 100% 6,137
Unfin Basement 1840 648 C 100 19,278 Fair 26% 100% 100% 5,012
Open Frame Porch 1840 120 C 100 4,176 Fair 26% 100% 100% 1,086
Two Story Frame 1840 32 C 100 3,881 Fair 26% 100% 100% 1,009
One Story Frame 1840 10 C 100 820 Fair 26% 100% 100% 213
Frame Bay Window 1840 40 C 100 7,073 Fair 26% 30% 100% 552
Frame Bay Window 1840 48 C 100 8,487 Fair 26% 30% 100% 662
Barn - GBA 1840 ----- S O U N D V A L U E ----- 8,000
Outbuilding Total 30,342

Acpt Land

27,100

Accepted Bldg

80,800

Total

107,900

Machias

Valuation Report

10/20/2024

Name: STEMAC, KATHRYN B

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STEMAC, GEORGE D

Map/Lot:

014-101

Account: 430 Card: 1 of 1

Location:

25 COOPER ST

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 04/15/2022
Sale Price 175,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

Land Description

Units Method - Description Price/Unit Total Fctr Influence Value
135 X 136 \$/FF -Road Frontage 325.00 45,996 100% 45,996
Total Acres 0.42 Land Total 45,996

Dwelling Description

Replacement Cost New

Conventional One & 1/2 Story 936 Sqft Grade C 110 Base 198,957
Exterior Wood Siding Masonry Trim None Trim 0
Dwelling Units 2 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Brick &/or Stone Basement Dry Full Bmt Basement -883
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Hot Water BB Cooling 0% None Heat 5,249
Rooms 8
Bedrooms 4 Add Fixtures 0
Baths 2 Half Baths 1 Plumbing 9,846
Attic None Attic 0
FirePlaces 1 Fireplace 4,719
Insulation Full Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built Renovated Kitchens Baths Condition Layout Total
1840 0 Modern Modern Average Typical 217,888
Functional Obsolescence Economic Obsolescence Phys. % Func. % Econ. % Value(Rcnld)
None None 50% 100% 100% 108,944

Outbuildings/Additions/Improvements

Description Year Units Grade RCN Cond Phy Func Econ Value Rcnld
One Story Frame 1840 360 C 110 32,452 Avq. 50% 100% 100% 16,226
Unfin Basement 1840 360 C 110 15,569 Avq. 50% 100% 100% 7,784
Frame Garage 1920 600 C 100 19,800 Avq+ 65% 100% 100% 12,870
Barn - GBA 1920 960 C 100 28,697 Avq+ 65% 100% 100% 18,653
Outbuilding Total 55,533

Acpt Land

46,000

Accepted Bldg

164,500 Total

210,500

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 10/19/2023  
Sale Price 350,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 3  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
100 X 132	\$/FF -Road Frontage	325.00	33,970 100%		33,970
Total Acres 0.30			Land Total		33,970

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,008 Sqft	Grade C 100	Base	197,062
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-865
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,852
Rooms	12				
Bedrooms	6	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	13,427
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Typical	Typical	Above Average	Typical	216,476
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	96%	100%	135,081	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1840	364	C 100	29,830	Avq+	65%	100%	100%	19,390
1 & 1/2 Story Fr	1840	516	C 100	57,508	Avq+	65%	100%	100%	37,380
Unfin Basement	1840	516	C 100	16,930	Avq+	65%	100%	100%	11,005
Encl Frame Porch	1840	56	C 100	4,543	Avq+	65%	100%	100%	2,953
Open Frame Porch	1840	25	C 100	1,330	Avq+	65%	100%	100%	865
Wood Deck	1990	132	C 100	2,240	Avq+	65%	100%	100%	1,456
Frame Bay Window	1840	27	C 100	4,774	Avq+	65%	100%	100%	3,103
<b>Outbuilding Total</b>									<b>76,152</b>

<b>Acpt Land</b>	34,000	<b>Accepted Bldg</b>	211,200	<b>Total</b>	245,200
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Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 11/30/2022  
 Sale Price 265,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 18

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
130 X 129	\$/FF -Road Frontage	325.00	44,059	100%		44,059
Total Acres 0.38						44,059

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,142 Sqft	Grade C 105	Base	248,255
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,029
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,151
Rooms	9				
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,399
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	264,776
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	96%	100%	165,220	

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1995	240	C 105	8,161	Avq+	65%	100%	100%	5,305
One Story Frame	1900	20	C 105	1,721	Avq+	65%	100%	100%	1,119
Barn - GBA	1900	988	C 100	29,308	Avq+	65%	100%	100%	19,050
Frame Shed	1900	400	C 100	13,112	Avq+	65%	100%	100%	8,523
Frame Bay Window	1900	24	C 105	4,456	Avq+	65%	100%	100%	2,896
<b>Outbuilding Total</b>									<b>36,893</b>

**Acpt Land**

44,100

**Accepted Bldg**

202,100

**Total**

246,200

Machias  
 Name: COUNTY OF WASHINGTON

**Valuation Report**

10/20/2024  
 Page 1030  
 014-104  
 COOPER ST

Account: 1139 Card: 1 of 1  
 Map/Lot:  
 Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1 B P  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 1ST 0 2ND 0  
 Exemption(s) 47 0 0 Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
078 X 170	\$/FF -Road Frontage	325.00	27,175	100%		27,175	
0.04	Acres-Intown Excess Land	13,000.00	572	100%		572	
Total Acres 0.34				Land Total		27,747	
<b>Acpt Land</b>		27,700	<b>Accepted Bldg</b>		0	<b>Total</b>	27,700

Machias  
 Name: WASHINGTON, COUNTY OF

**Valuation Report**

10/20/2024  
 Page 1031  
 014-105  
 83 COURT ST

Account: 1247 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 5 NoRiver-WestCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 86  
 1ST 0 2ND 0  
 Exemption(s) 47 0 0 Land Schedule 2

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
340 X 205	\$/FF -Road Frontage	325.00	120,695	100%		120,695	
0.08	Acres-Intown Excess Land	13,000.00	1,144	100%		1,144	
Total Acres 1.68						Land Total	121,839

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
CmmBldg-SeeFile	1880	43200	A 100	6,480,000	V.G.	80%	100%	100%	5,184,000	
CmmBldg-SeeFile	2014	64000	C 100	6,400,000	Avq.	94%	100%	100%	6,016,000	
Outbuilding Total									11,200,000	

**Acpt Land** 121,800 **Accepted Bldg** 11,200,000 **Total** 11,321,800

Machias  
 Name: MACHIAS INN REALTY LLC

**Valuation Report**

10/20/2024

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Map/Lot: 015-001

Account: 1104 Card: 1 of 1

Location: 103 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 08/01/2006  
 Sale Price 1,100,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 2 39

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
164 X 275	\$/FF -Road Frontage	650.00	131,101	100%		131,101	
Total Acres 1.04						Land Total	131,101

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
CmmBldg-SeeFile	1987									1,530,000
----- S O U N D V A L U E -----										1,530,000
Outbuilding Total										1,530,000

<b>Acpt Land</b>	131,100	<b>Accepted Bldg</b>	1,530,000	<b>Total</b>	1,661,100
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Machias  
 Name: DBJB LLC

**Valuation Report**

10/20/2024

Page 1033

Map/Lot:

015-001-A

Account: 986 Card: 1 of 1

Location:

111 MAIN ST

Neighborhood 11 Downtown Commercial

**Sale Data**

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Sale Date 12/27/2012  
 Sale Price 385,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 2 20

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
331 X 135	\$/FF -Road Frontage	650.00	185,391	100%		185,391
Total Acres 1.03						185,391

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	2015	7580	C 100	758,000	Avg.	94%	100%	100%	712,520
Wood Deck	2015	675	B 100	13,000	Avg.	94%	100%	100%	12,220
Open Frame Porch	2015	288	B 100	11,236	Avg.	94%	100%	100%	10,562
<b>Outbuilding Total</b>									<b>735,302</b>

<b>Acpt Land</b>	185,400	<b>Bldg Override</b>	960,000	<b>Total</b>	1,145,400
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Machias

**Valuation Report**

10/20/2024

Name: DENNISON, JOEY R

Page 1034

DENNISON, SHANNON C

Map/Lot:

015-002

Account: 512 Card: 1 of 1

Location:

89 MAIN ST

Neighborhood 10 Rt 1 Commercial North

**Sale Data**

Zoning/Use Shore-GeneralDevelopment  
Topography Level  
Utilities All Public  
Street Paved

Sale Date 12/11/2017  
Sale Price 200,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 16

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
135 X 260	\$/FF -Road Frontage	650.00	104,934	100%		104,934
Total Acres 0.81						Land Total
						104,934

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1970	2896	C 100	289,600	Ava.	69%	100%	100%	199,824
<b>Outbuilding Total</b>									<b>199,824</b>

<b>Acpt Land</b>	104,900	<b>Accepted Bldg</b>	199,800	<b>Total</b>	304,700
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Machias  
 Name: CURRIER ENTERPRISES LLC

**Valuation Report**

10/20/2024

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Map/Lot:

015-002-A

Account: 373 Card: 1 of 1

Location:

95-97 MAIN ST

Neighborhood 11 Downtown Commercial

**Sale Data**

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Sale Date 10/21/2019  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 2 16

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
175 X 275	\$/FF -Road Frontage	650.00	139,894	100%		139,894	
Total Acres 1.10						Land Total	139,894

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	Value Rcnld
CmmBldg-SeeFile	1960	1572	B 100	191,784	Good	81%	100%	100%		155,345
<b>Outbuilding Total</b>										<b>155,345</b>

<b>Acpt Land</b>	139,900	<b>Accepted Bldg</b>	155,300	<b>Total</b>	295,200
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Machias  
 Name: STODDARD, MONICA

**Valuation Report**

10/20/2024  
 Page 1036  
 015-002-A-SP  
 95 MAIN ST

Account: 1290 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography  
 Utilities  
 Street Street Surface

**Sale Data**  
 Sale Date 04/15/2010  
 Sale Price 0  
 Sale Type Buildings Only  
 Financing Unknown  
 Verified Seller  
 Validity Arms Length Sale

Reference 1  
 Reference 2 12X24 ADD 2/2020  
 Tran/Land/Bldg 0 0 20  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	2004	439	C 100	43,900	Good	92%	100%	100%	40,388
<b>Outbuilding Total</b>									<b>40,388</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		40,400	<b>Total</b>		40,400

Machias  
 Name: ARK PROPERTIES LLC

**Valuation Report**

10/20/2024

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Map/Lot:

015-003

Account: 249 Card: 1 of 1

Location:

85 MAIN ST

Neighborhood 11 Downtown Commercial

**Sale Data**

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Sale Date 06/02/2022  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
140 X 124	\$/FF -Road Frontage	650.00	75,151	100%		75,151
Total Acres 0.40						
						Land Total
						75,151

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	Value Rcnld
CmmBldg-SeeFile	1960	2128	B 100	259,616	Good	81%	100%	100%		210,289
Outbuilding Total										210,289

<b>Acpt Land</b>	75,200	<b>Accepted Bldg</b>	210,300	<b>Total</b>	285,500
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Machias  
 Name: IRVING OIL LIMITED

**Valuation Report**

10/20/2024

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Map/Lot:

015-004

Account: 818 Card: 1 of 1

Location:

77 MAIN ST

Neighborhood 11 Downtown Commercial

**Sale Data**

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities All PublicNone  
 Street None

Sale Date 12/29/2008  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 2 23

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
248 X 083	\$/FF -Road Frontage	650.00	108,914	100%		108,914
Total Acres 0.47						108,914

<b>Outbuildings/Additions/Improvements</b>							Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld
CmmBldg-SeeFile	1988			----	SOUND	VALUE	----	266,000
<b>Outbuilding Total</b>							<b>266,000</b>	

<b>Acpt Land</b>	108,900	<b>Accepted Bldg</b>	266,000	<b>Total</b>	374,900
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Machias  
 Name: MACHIAS, TOWN OF

**Valuation Report**

10/20/2024

Page 1039

Map/Lot:

015-005

Account: 663 Card: 1 of 1

Location:

69 MAIN ST

Neighborhood 11 Downtown Commercial

**Sale Data**

Zoning/Use Shore-GeneralDevelopment No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Sale Date 07/23/2019  
 Sale Price 152,000  
 Sale Type Land & Buildings  
 Financing Cash Sale  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 2 16

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
400 X 075	\$/FF -Road Frontage	650.00	166,988	100%		166,988
Total Acres 0.69				Land Total		166,988
<b>Acpt Land</b>		167,000	<b>Accepted Bldg</b>	0	<b>Total</b>	167,000

Machias  
 Name: MSB LEASING INC

**Valuation Report**

10/20/2024

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Map/Lot:

015-006

Account: 708 Card: 1 of 1

Location:

32 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Above Street  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 09/17/2018  
 Sale Price 250,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1 PARKING LOT  
 Reference 2 CHECK SITE IMPROVEMENTS  
 Tran/Land/Bldg 1 2 15  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
172 X 144	\$/FF -Road Frontage	650.00	99,496	100%		99,496	
055 X 110	\$/FF -Road Frontage	650.00	27,807	100%		27,807	
30,000	Pavin-Pavinq/Parkinq Areas	1.00	33,000	100%		33,000	
Total Acres 0.71					Land Total	160,303	
<b>Accpt Land</b>		160,300	<b>Accepted Bldg</b>		0	<b>Total</b>	160,300



**Valuation Report**

Neighborhood 11 Downtown Commercial

Zoning/Use None No Zoning  
 Topography  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 01/10/2023  
 Sale Price 82,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 17  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
051 X 090	\$/FF -Road Frontage	650.00	23,323	100%		23,323
Total Acres 0.11						23,323

**Dwelling Description**

**Replacement Cost New**

Log Home	One Story	616 Sqft	Grade C 100	Base	97,813
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-12,531
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	616	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	2018	Obsolete	Typical	Average	Typical	83,790
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		67%	91%	100%
						<b>Value(Rcnd)</b>
						51,087

**Acpt Land** 23,300 **Accepted Bldg** 51,100 **Total** 74,400

Machias  
 Name: YANG, XING  
 HE, YI ZHI & LIANG

**Valuation Report**

10/20/2024  
 Page 1042  
 015-008  
 46 MAIN ST

Account: 756 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 11 Downtown Commercial

**Sale Data**

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Sale Date 08/28/2015  
 Sale Price 40,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2

Tran/Land/Bldg 0 2 20  
 1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 095	\$/FF -Road Frontage	650.00	46,985	100%		46,985
Total Acres 0.22						46,985
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	Value Rcnld
CmmBldg-SeeFile	1950	1366	B 100	166.652	Ava+	70%	100%	100%		116,656
<b>Outbuilding Total</b>										<b>116,656</b>

<b>Acpt Land</b>	47,000	<b>Accepted Bldg</b>	116,700	<b>Total</b>	163,700
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Machias  
 Name: GATCOMB, CARLENE M

**Valuation Report**

10/20/2024

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Map/Lot:

015-008-A

Account: 646 Card: 1 of 1

Location:

50 MAIN ST

Neighborhood 11 Downtown Commercial

**Sale Data**

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All Public  
 Street Paved

Sale Date 08/07/2018  
 Sale Price 25,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2

Tran/Land/Bldg 0 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
050 X 099	\$/FF -Road Frontage	650.00	23,982	100%		23,982	
Total Acres 0.11						Land Total	23,982

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1940	253	B 100	30,866	Avq+	67%	100%	100%		20,680
<b>Outbuilding Total</b>										<b>20,680</b>

<b>Accpt Land</b>	24,000	<b>Accepted Bldg</b>	20,700	<b>Total</b>	44,700
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Machias  
 Name: MURPHY PROPERTIES LLC

**Valuation Report**

10/20/2024

Page 1044

Map/Lot:

015-010

Account: 1135 Card: 1 of 1

Location:

60 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/21/2022  
 Sale Price 224,900  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 18

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
267 X 074	\$/FF -Road Frontage	650.00	110,719	100%		110,719
Total Acres 0.45						110,719

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Cmm1Bldg-SeeFile	1975	1128	B 100	137,616	Good	85%	100%	100%	116,974	
<b>Outbuilding Total</b>									<b>116,974</b>	

<b>Acpt Land</b>	110,700	<b>Accepted Bldg</b>	117,000	<b>Total</b>	227,700
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Machias  
 Name: M & M REAL ESTATE HOLDINGS LLC

**Valuation Report**

10/20/2024

Page 1045

Map/Lot: 015-011

Account: 858 Card: 1 of 1

Location: 78 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/23/2023  
 Sale Price 450,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 RENOVATIONS FOR MASONS BREWING CO  
 Tran/Land/Bldg 4 2 20  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
396 X 104	\$/FF -Road Frontage	650.00	194,673	100%		194,673
Total Acres 0.95						194,673
						Land Total

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
CmmI Bldg-SeeFile	1950	4384	B 100	534,848	V.G.	83%	100%	100%	443,924	
Outbuilding Total									443,924	
<b>Acpt Land</b>		194,700	<b>Accepted Bldg</b>		443,900	<b>Total</b>			638,600	

Machias  
 Name: ARBUCKLE ASSOCIATES LLC

**Valuation Report**

10/20/2024

Page 1046

Map/Lot:

015-013

Account: 1215 Card: 1 of 1

Location:

86 MAIN ST

Neighborhood 11 Downtown Commercial

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/31/2023  
 Sale Price 210,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 4 2 17

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
228 X 054	\$/FF -Road Frontage	650.00	80,766	100%		80,766
Total Acres 0.28						80,766

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
CmmBldg-SeeFile	1968	2037	B 100	248.514	Ava.	68%	90%	100%	152,091	
<b>Outbuilding Total</b>									<b>152,091</b>	

<b>Acpt Land</b>	80,800	<b>Accepted Bldg</b>	152,100	<b>Total</b>	232,900
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Machias  
Name: ONE MACHIAS LLC

**Valuation Report**

10/20/2024

Page 1047

Map/Lot: 015-014

Account: 321 Card: 1 of 1

Location: 1 SHORT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 04/01/2022  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 17

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.17	Acres-Homesite (Fract)	52,000.00	23,584	60%	Size/Shape	14,150	
Total Acres 0.17						Land Total	14,150

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	840 Sqft	Grade C 100	Base	160,488
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-721
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,283
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,260	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Typical	Typical	Above Average	Typical	164,050	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
None		None		65%	96%	100%	102,367

<b>Acpt Land</b>	14,200	<b>Accepted Bldg</b>	102,400	<b>Total</b>	116,600
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Machias  
Name: ZUETELL, DAMON

**Valuation Report**

10/20/2024

Page 1048

Map/Lot: 015-015

Account: 419 Card: 1 of 1

Location: 30 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 04/28/2022  
Sale Price 46,000  
Sale Type Land & Buildings  
Financing Conventional  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
070 X 094	\$/FF -Road Frontage	325.00	22,985	100%		22,985
Total Acres 0.15						22,985

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	528 Sqft	Grade C 100	Base	122,238
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-453
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,492
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Old Type	Typical	Average	Typical	123,277			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		50%	94% 100%	57,940			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	252	C 100	20,651	Avq.	50%	100%	100%	10,326
Unfin Basement	1900	252	C 100	12,233	Avq.	50%	100%	100%	6,116
Wood Deck	1990	96	C 100	1,682	Avq-	74%	100%	100%	1,245
<b>Outbuilding Total</b>									<b>17,687</b>

<b>Acpt Land</b>	23,000	<b>Accepted Bldg</b>	75,600	<b>Total</b>	98,600
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Machias  
 Name: AHLIN, MARJORIE W

**Valuation Report**

10/20/2024

Page 1049

Map/Lot: 015-016

Account: 215 Card: 1 of 1

Location: 34 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
 Topography LevelLevel  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/12/2017  
 Sale Price 272,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
110 X 089	\$/FF -Road Frontage	325.00	35,922 100%		35,922
Total Acres 0.22			Land Total		35,922

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,064 Sqft	Grade B 110	Base	185,462
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-7,872
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,004
Attic	Full Finished			Attic	36,577
FirePlaces	1			Fireplace	5,757
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	2014	Modern	Modern	Good	Typical	223,928			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		75%	100%	100%	167,946		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1900	1040	C 100	34,320	Good	75%	100%	100%	25,740
						Outbuilding Total			25,740

**Acpt Land** 35,900 **Accepted Bldg** 193,700 **Total** 229,600

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 01/03/2023  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 9 2  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
068 X 087	\$/FF -Road Frontage	325.00	22,156	100%		22,156
Total Acres 0.14						22,156

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	Two Story	884 Sqft	Grade C 100	Base		189,545
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement		-7,017
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,968
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	Typical	Typical	Average	Typical	188,496			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	50%	96%	100%	90,478				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1920	300	C 100	24,585	Avg.	50%	100%	100%	12,292
Wood Deck	1990	117	C 100	2,007	Avg.	80%	100%	100%	1,606
<b>Outbuilding Total</b>									<b>13,898</b>
<b>Acpt Land</b>		22,200	<b>Accepted Bldg</b>		104,400	<b>Total</b>		126,600	

Machias  
 Name: AMERICAN LEGION POST #9

**Valuation Report**

10/20/2024  
 Page 1051  
 015-018  
 42 COURT ST

Account: 508 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 77  
 1ST 0 2ND 0  
 Exemption(s) 39 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
115 X 198	\$/FF -Road Frontage	325.00	40,682	100%		40,682
Total Acres 0.52						40,682

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
CmmBldg-SeeFile	1955	1132	B 100	138,104	Avq+	72%	100%	100%	99,435	
<b>Outbuilding Total</b>									<b>99,435</b>	

**Accpt Land** 40,700 **Accepted Bldg** 99,400 **Total** 140,100

Machias  
 Name: WRIGHT, DYLAN S

**Valuation Report**

10/20/2024

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Map/Lot: 015-019

Account: 1031 Card: 1 of 1

Location: 44 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/02/2019  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 2 25

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
048 X 100	\$/FF -Road Frontage	325.00	15,859	100%		15,859
Total Acres 0.11						15,859

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Barn - GBA	1950	1780	C 100	46.590	Ava.	58%	100%	100%	27,022	
<b>Outbuilding Total</b>									<b>27,022</b>	

<b>Acpt Land</b>	15,900	<b>Accepted Bldg</b>	27,000	<b>Total</b>	42,900
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Machias  
 Name: MOODY, VICTORIA MARIE

**Valuation Report**

10/20/2024

Page 1053

Map/Lot: 015-020

Account: 29 Card: 1 of 1

Location: 48 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 06/02/2023  
 Sale Price 195,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
126 X 100	\$/FF -Road Frontage	325.00	41,630	100%		41,630
Total Acres 0.29				Land Total		41,630

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,028 Sqft	Grade A 100	Base	202,430
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,241
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,435
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1966	0	Modern	Modern	Very Good	Typical	214,106			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		86%	100%	100%	184,131		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2000	384	B 100	15,460	V.G.	92%	100%	100%	14,223
Open Frame Porch	1966	72	A 100	4,107	V.G.	86%	100%	100%	3,532
						<b>Outbuilding Total</b>			<b>17,755</b>

<b>Acpt Land</b>	41,600	<b>Accepted Bldg</b>	201,900	<b>Total</b>	243,500
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Machias  
 Name: POULIOT, ROLAND G  
 POULIOT, SYLVIA R

**Valuation Report**

10/20/2024

Page 1054

Account: 1002 Card: 1 of 1

Map/Lot:  
 Location:

015-021  
 52 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/08/2003  
 Sale Price 50,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
093 X 100	\$/FF -Road Frontage	325.00	30,727	100%		30,727
Total Acres 0.21				Land Total		30,727

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	754 Sqft	Grade C 100	Base	149,945
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-647
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,844
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	2003	Modern	Modern	Above Average	Typical	153,142			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		65%	100%	100%	99,542		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1900	352	C 100	11,616	Avg.	50%	100%	100%	5,808
						Outbuilding Total			5,808

<b>Acpt Land</b>	30,700	<b>Accepted Bldg</b>	105,400	<b>Total</b>	136,100
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Machias  
 Name: LDKD LLC

**Valuation Report**

10/20/2024

Page 1055

Map/Lot:

015-023

Account: 127 Card: 1 of 1

Location:

36 MAIN ST

Neighborhood 11 Downtown Commercial

**Sale Data**

Zoning/Use None No Zoning  
 Topography Above Street  
 Utilities All PublicNone  
 Street Paved

Sale Date 05/11/2023  
 Sale Price 450,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1 THE ANCHOR

Reference 2

Tran/Land/Bldg 4 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
140 X 137	\$/FF -Road Frontage	650.00	78,992	100%		78,992
Total Acres 0.44						78,992
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	Value Rcnld
Cmm1Bldg-SeeFile	1964	2754	B 100	335,988	V.G.	85%	100%	100%		285,590
Outbuilding Total										285,590

<b>Acpt Land</b>	79,000	<b>Accepted Bldg</b>	285,600	<b>Total</b>	364,600
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Machias  
 Name: CENTRE ST CONGREGATIONAL CHURCH

**Valuation Report**

10/20/2024

Page 1056

Map/Lot:

015-024

Account: 471 Card: 1 of 1

Location:

0 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 08/30/2007  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Cash Sale  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) 41 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
035 X 099	\$/FF -Road Frontage	325.00	11,552	100%		11,552
083 X 118	\$/FF -Road Frontage	325.00	27,880	100%		27,880
066 X 142	\$/FF -Road Frontage	325.00	22,584	100%		22,584
Total Acres 0.52					Land Total	62,016

**Acpt Land** 62,000 **Accepted Bldg** 0 **Total** 62,000



Machias  
 Name: HOLMES, LYMAN LARSON

**Valuation Report**

10/20/2024

HOLMES, CHRISTIANNAH EVELYN

Map/Lot:

Page 1057

Account: 661 Card: 1 of 1

Location:

015-027  
 71 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 17

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
060 X 165	\$/FF -Road Frontage	325.00	20,842 100%		20,842
Total Acres 0.23			Land Total		20,842

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	720 Sqft	Grade C 100	Base	174,503
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-2	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-618
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Good	Typical	176,869
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		75%	96% 100%	127,346
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Two Story Frame	1900	360	C 100	43,664	Good	32,748
Open Frame Porch	1900	32	C 100	1,540	Good	1,155
Frame Garage	1900	440	C 100	14,520	Good	10,890
<b>Outbuilding Total</b>						<b>44,793</b>

**Acpt Land** 20,800 **Accepted Bldg** 172,100 **Total** 192,900

**Valuation Report**

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 11/14/2022  
Sale Price 87,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 2  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
050 X 165	\$/FF -Road Frontage	325.00	17,368 100%		17,368
Total Acres 0.19			Land Total		17,368

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	444 Sqft	Grade C 100	Base	111,939
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-3,179
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,264
Rooms	6				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1948	0	Typical	Typical	Above Average	Typical	111,024			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		70%	96%	100%	74,608		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1948	510	C 100	41,794	Avq+	70%	100%	100%	29,256
Unfin Basement	1948	510	C 100	16,823	Avq+	70%	100%	100%	11,776
Open Frame Porch	1948	33	C 100	1,570	Avq+	70%	100%	100%	1,099
Frame Garage	1975	480	C 100	15,840	Avq.	72%	100%	100%	11,405
<b>Outbuilding Total</b>									<b>53,536</b>

**Acpt Land** 17,400 **Accepted Bldg** 128,100 **Total** 145,500

Machias  
 Name: RAMSDELL, DEBRA E

**Valuation Report**

10/20/2024

Page 1059

Map/Lot:

015-029

Account: 1194 Card: 1 of 1

Location:

65 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Sale Data	
Sale Date	02/25/2021
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 9 2

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
058 X 165	\$/FF -Road Frontage	325.00	20,147	100%		20,147
Total Acres 0.22				Land Total		20,147
<b>Acpt Land</b>		20,100	<b>Accepted Bldg</b>	0	<b>Total</b>	20,100

Machias  
 Name: CARVER, MATTHEW  
 CARVER, MONIQUE

**Valuation Report**

10/20/2024

Page 1060

Account: 623 Card: 1 of 1

Map/Lot:  
 Location:

015-030  
 63 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All Public  
 Street Paved

**Sale Data**  
 Sale Date 03/01/2024  
 Sale Price 44,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 4 9 2  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
070 X 165	\$/FF -Road Frontage	325.00	24,315	100%		24,315
Total Acres 0.27				Land Total		24,315

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	936 Sqft	Grade C 100	Base	196,829
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-803
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,363
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,872	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	2024	Typical	Typical	Average	Typical	208,357	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
Incomplete		None		50%	58%	100%	60,424

<b>Acpt Land</b>	24,300	<b>Accepted Bldg</b>	60,400	<b>Total</b>	84,700
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**Valuation Report**

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 09/23/2022  
Sale Price 136,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 176	\$/FF -Road Frontage	325.00	31,465	100%		31,465
Total Acres 0.36				Land Total		31,465

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,075 Sqft	Grade C 107	Base	148,933
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-987
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,910
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,193
Attic	1/2 Finished			Attic	18,080
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1980	Modern	Modern	Very Good	Typical	177,719			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	142,175				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	240	C 107	21,045	V.G.	80%	100%	100%	16,836
Wood Deck	1990	64	C 107	1,269	V.G.	80%	100%	100%	1,015
<b>Outbuilding Total</b>									<b>17,851</b>

**Acpt Land** 31,500 **Accepted Bldg** 160,000 **Total** 191,500

Machias  
Name: IMK PROPERTIES LLC

**Valuation Report**

10/20/2024

Page 1062

Map/Lot: 015-031-A

Account: 1258 Card: 1 of 2

Location: 10 KING AVE

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
Topography Level  
Utilities All Public  
Street Paved

**Sale Data**  
Sale Date 01/27/2022  
Sale Price 100,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2 8 UNIT APT BLDG  
Tran/Land/Bldg 4 1 7  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Commercial Site (Fract)	52,000.00	47,514	100%		47,514
020 X 165	\$/FF -Road Frontage	325.00	6,947	100%		6,947
Total Acres 0.77						Land Total 54,461

Dwelling Description				Replacement Cost New		
Conventional	Two Story	4,414 Sqft	Grade B 100	Base		1,072,975
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	8 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	None	Basement		-59,529
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		36,608
Rooms	24					
Bedrooms	16	Add Fixtures	5			
Baths	8	Half Baths	0	Plumbing		60,063
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
2022	0	Modern	Modern	Average		Typical			1,110,117
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>		<b>Value(Rcnld)</b>	
None		None		95%	100%	100%		1,054,611	
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2022	270	B 100	5,342	Avq.	95%	100%	100%	5,075
Wood Deck	2022	270	B 100	5,342	Avq.	95%	100%	100%	5,075
Outbuilding Total									10,150

**Acpt Land** 54,500 **Accepted Bldg** 1,064,800 **Total** 1,119,300

Machias  
Name: IMK PROPERTIES LLC

**Valuation Report**

10/20/2024  
Page 1063  
015-031-A  
16 KING AVE

Account: 1258 Card: 2 of 2

Map/Lot:  
Location:

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
Topography Level  
Utilities All Public  
Street Paved

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**Sale Data**

Sale Date 01/27/2022  
Sale Price 100,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2 4 APTS 2025  
Tran/Land/Bldg 4 0 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

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**Accpt Land** 0 **Accepted Bldg** 0 **Total** 0

Machias  
Name: IMK PROPERTIES LLC

**Valuation Report**

10/20/2024  
Page 1064  
015-031-A  
16 KING AVE

Account: 1258

Map/Lot:  
Location:

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	54,500	1,064,800	1,119,300	54,500	1,064,800	1,119,300
2	0	0	0	0	0	0
<b>TOTAL</b>	54,500	1,064,800	1,119,300	54,500	1,064,800	1,119,300



Machias  
Name: HEWS, SHERRY A

**Valuation Report**

10/20/2024

Page 1065

Map/Lot: 015-032

Account: 968 Card: 1 of 1

Location: 55 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
083 X 269	\$/FF -Road Frontage	325.00	30,275	100%		30,275
Total Acres 0.51						Land Total 30,275

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	952 Sqft	Grade C 100	Base	128,102
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-817
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	25,517
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	0	Typical	Typical	Average	Typical	152,802			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		50%	96% 100%	73,345			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1870	408	C 100	13,349	Ava.	50%	100%	100%	6,674
Barn - GBA	1870	504	C 100	18,747	Ava.	50%	100%	100%	9,374
Encl Frame Porch	1870	128	C 100	7,394	Ava.	50%	100%	100%	3,697
Outbuilding Total									19,745

<b>Acpt Land</b>	30,300	<b>Accepted Bldg</b>	93,100	<b>Total</b>	123,400
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Machias  
Name: WARD, NATHANAEL

**Valuation Report**

10/20/2024

Page 1066

Map/Lot: 015-033

Account: 699 Card: 1 of 1

Location: 2 BRUCE ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 09/24/2018  
Sale Price 68,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
100 X 162	\$/FF -Road Frontage	325.00	34,673 100%		34,673
Total Acres 0.37			Land Total		34,673

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	896 Sqft	Grade C 100	Base	123,054
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-769
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,046
Rooms	11				
Bedrooms	7	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	24,648
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1870	0	Old Type	Typical	Below Average	Typical	154,269			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		40%	94%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Two Story Frame	1825	384	C 100	46,575	Avq-	40%	100%	100%	18,630
Frame Shed	1825	288	C 100	9,788	Avq-	40%	100%	100%	3,915
Encl Frame Porch	1825	60	C 100	4,701	Avq-	40%	100%	100%	1,880
<b>Outbuilding Total</b>									<b>24,425</b>
<b>Acpt Land</b>		34,700	<b>Accepted Bldg</b>		82,400	<b>Total</b>		117,100	

Machias

Valuation Report

10/20/2024

Name: MELANSON, KIMBERLY

Page 1067

SKINNER, CHRISTOPHER S

Map/Lot:

015-034

Account: 26 Card: 1 of 1

Location:

8 BRUCE ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning
Topography Level
Utilities All PublicNone
Street Paved

Sale Data
Sale Date 06/30/2014
Sale Price 45,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

Land Description

Units Method - Description Price/Unit Total Fctr Influence Value
095 X 099 \$/FF -Road Frontage 325.00 31,356 100% 31,356
Total Acres 0.22 Land Total 31,356

Dwelling Description

Replacement Cost New

Conventional Two Story 930 Sqft Grade D 136 Base 208,159
Exterior Wood Siding Masonry Trim None Trim 0
Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Brick &/or Stone Basement Dry Full Bmt Basement -890
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Forced Warm Cooling 0% None Heat 0
Rooms 9
Bedrooms 4 Add Fixtures 0
Baths 2 Half Baths 0 Plumbing 4,991
Attic None Attic 0
FirePlaces 0 Fireplace 0
Insulation Full Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built 1900 Renovated 0 Kitchens Modern Baths Modern Condition Very Good Layout Typical Total 212,260
Functional Obsolescence None Economic Obsolescence None Phys. % 80% Func. % 100% Econ. % 100% Value(Rcnld) 169,808
Outbuildings/Additions/Improvements
Description Year Units Grade RCN Cond Phy Func Econ Value Rcnld
One Story Frame 1900 132 D 136 12,063 V.G. 80% 100% 100% 9,650
Finished Attic 1900 132 D 136 11,487 V.G. 80% 100% 100% 9,190
Wood Deck 1990 96 D 136 1,875 V.G. 80% 100% 100% 1,500
Outbuilding Total 20,340
Acpt Land 31,400 Accepted Bldg 190,100 Total 221,500

**Valuation Report**

Account: 140 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
095 X 181	\$/FF -Road Frontage	325.00	33,306	100%		33,306
Total Acres 0.39					Land Total	33,306

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	0 Sqft	Grade C 100	Base	57,506
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1910	0	Typical	Typical	Above Average	Typical	57,506				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	65%	96%	100%	35,884					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
One Story Frame	1910	240	C 100	19,668	Avg+	65%	100%	100%	12,784	
Unfin Basement	1910	240	C 100	12,020	Avg+	65%	100%	100%	7,813	
Frame Garage	1910	680	C 100	22,440	Avg+	65%	100%	100%	14,586	
<b>Outbuilding Total</b>									<b>35,183</b>	
<b>Acpt Land</b>		33,300		<b>Accepted Bldg</b>		71,100		<b>Total</b>		104,400

Machias  
 Name: HOYT, VELMA E  
 HOYT, MICHAEL C

**Valuation Report**

10/20/2024  
 Page 1069  
 015-036  
 18 BRUCE ST

Account: 1161 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street None

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
083 X 181	\$/FF -Road Frontage	325.00	29,099	100%		29,099
Total Acres 0.34			Land Total			29,099

Dwelling Description				Replacement Cost New		
Conventional	One Story	744 Sqft	Grade C 100	Base		109,352
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		-638
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		4,476
Attic	Full Finished			Attic		22,289
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1900	0	Typical	Typical	Good	Typical	135,479				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		75%	96%	100%	97,545			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
One Story Frame	1900	576	C 100	47,203	Good	75%	100%	100%	35,402	
Encl Frame Porch	1900	56	C 100	4,543	Good	75%	100%	100%	3,407	
Frame Garage	1900	832	C 100	27,456	Good	75%	100%	100%	20,592	
Outbuilding Total									59,401	
<b>Acpt Land</b>		29,100		<b>Accepted Bldg</b>		156,900		<b>Total</b>		186,000

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 17  
 1ST 0 2ND 0  
 Exemption(s) 42 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
184 X 097	\$/FF -Road Frontage	325.00	60,608	100%		60,608
Total Acres 0.41					Land Total	60,608

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,344 Sqft	Grade C 100	Base	241,890
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,153
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	3	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Below Average	Typical	245,213			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		40%	96%	100%	94,162		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	1600	C 100	131,120	Avg-	40%	100%	100%	52,448
<b>Outbuilding Total</b>									<b>52,448</b>
<b>Acpt Land</b>		60,600	<b>Accepted Bldg</b>		146,600	<b>Total</b>		207,200	

**Valuation Report**

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 06/21/2022  
Sale Price 130,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 2  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 191	\$/FF -Road Frontage	325.00	35,248	100%		35,248
100 X 191	\$/FF -Road Frontage	325.00	35,248	70%	Excess Frt	24,674
018 X 191	\$/FF -Road Frontage	325.00	6,345	50%	Excess Frt	3,172
Total Acres 0.96						Land Total 63,094

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,156 Sqft	Grade C 110	Base	250,413
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,091
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,644
Rooms	12				
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	11,487
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1950	Typical	Typical	Below Average	Typical	269,453			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	40%	96%	100%	103,470				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	56	C 110	5,048	Avq-	40%	100%	100%	2,019
One Story Frame	1900	56	C 110	5,048	Avq-	40%	100%	100%	2,019
One Story Frame	1900	200	C 110	18,029	Avq-	40%	100%	100%	7,212
Unfin Basement	1900	312	C 110	14,630	Avq-	40%	100%	100%	5,852
Encl Frame Porch	1900	132	C 110	8,307	Avq-	40%	100%	100%	3,323
Encl Frame Porch	1900	60	C 110	5,171	Avq-	40%	100%	100%	2,068
Barn - GBA	1900	864	C 110	29,262	Fair	26%	100%	100%	7,608
Outbuilding Total									30,101

**Acpt Land** 63,100 **Accepted Bldg** 133,600 **Total** 196,700

Machias  
 Name: SAWYER, HEIRS OF ANN M

**Valuation Report**

10/20/2024

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Map/Lot: 015-039

Account: 736 Card: 1 of 1

Location: 41 CENTER ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 189	\$/FF -Road Frontage	325.00	35,211	100%		35,211
Total Acres 0.43				Land Total		35,211

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,176 Sqft	Grade C 100	Base	201,681
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,996
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1930	0	Typical	Typical	Above Average	Typical	210,661			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		65%	96%	100%	131,452		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1930	252	C 100	8,131	Avq+	65%	100%	100%	5,285
Frame Garage	1930	360	D 100	9,742	Avq.	50%	100%	100%	4,871
<b>Outbuilding Total</b>									<b>10,156</b>

**Acpt Land** 35,200 **Accepted Bldg** 141,600 **Total** 176,800



**Valuation Report**

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 08/02/2016  
Sale Price 80,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
099 X 189	\$/FF -Road Frontage	325.00	34.859 100%		34,859
Total Acres 0.43				Land Total	34,859

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,424 Sqft	Grade C 100	Base	252,563
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,222
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,680
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Modern	Modern	Good	Typical	264,005			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		75%	100% 100%	198,004			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	72	C 100	2,738	Good	75%	100%	100%	2,054
Open Frame Porch	1900	16	C 100	1,061	Good	75%	100%	100%	796
Frame Garage	2002	280	D 135	10,229	Avg.	87%	100%	100%	8,899
<b>Outbuilding Total</b>									<b>11,749</b>
<b>Acpt Land</b>		34,900	<b>Accepted Bldg</b>		209,800	<b>Total</b>		244,700	

Machias  
 Name: BOUDREAU, CHARLES  
 BOUDREAU, DORIS R

**Valuation Report**

10/20/2024

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Account: 1032 Card: 1 of 1

Map/Lot:  
 Location:

015-041  
 33 CENTER ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 4 20 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
083 X 183	\$/FF -Road Frontage	325.00	29,131	100%		29,131
Total Acres 0.35				Land Total		29,131

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	181,084
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-865
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Good	Typical	183,203			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		75%	96%	100%	131,906		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1900	448	D 115	34,621	Avg.	50%	100%	100%	17,310
Open Frame Porch	1900	32	C 100	1,540	Good	75%	100%	100%	1,155
						Outbuilding Total			18,465

**Acpt Land** 29,100 **Accepted Bldg** 150,400 **Total** 179,500

**Valuation Report**

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 07/24/2015  
Sale Price 123,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 2  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
066 X 182	\$/FF -Road Frontage	325.00	23,152	100%		23,152
Total Acres 0.28						23,152

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,432 Sqft	Grade C 115	Base	281,427
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,396
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,147
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1854	1990	Modern	Modern	Very Good	Typical	294,970				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>				
None		None		80%	100% 100%	235,976				
<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
One Story Frame	1998	80	B 100	7,998	V.G.	80%	100%	100%	6,398	
Frame Shed	1998	48	C 100	2,665	V.G.	80%	100%	100%	2,132	
Outbuilding Total									8,530	
<b>Acpt Land</b>		23,200		<b>Accepted Bldg</b>		244,500		<b>Total</b>		267,700

Machias  
 Name: KELLEY, MICHAEL J  
 KELLEY, KATHERINE

**Valuation Report**

10/20/2024

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Account: 166 Card: 1 of 2

Map/Lot: 015-043  
 Location: 27 CENTER ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/12/2022  
 Sale Price 275,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 9 2  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
065 X 181	\$/FF -Road Frontage	325.00	22,788	100%		22,788
Total Acres 0.27				Land Total		22,788

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	720 Sqft	Grade C 100	Base	166,571
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-618
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,895
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Modern	Modern	Above Average	Typical	175,324	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		65%	100%	100%	113,961

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	612	C 100	68,207	Avq+	65%	100%	100%	44,335
Unfin Basement	1900	300	C 100	13,087	Avq+	65%	100%	100%	8,507
Open Frame Porch	1900	120	C 100	4,176	Avq+	65%	100%	100%	2,714
Encl Frame Porch	1998	80	B 100	6,701	Avq.	85%	100%	100%	5,696
<b>Outbuilding Total</b>									<b>61,252</b>

<b>Acpt Land</b>	22,800	<b>Accepted Bldg</b>	175,200	<b>Total</b>	198,000
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Machias  
 Name: KELLEY, MICHAEL J  
 KELLEY, KATHERINE

**Valuation Report**

10/20/2024

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Account: 166 Card: 2 of 2

Map/Lot: 015-043  
 Location: 27 CENTER ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/12/2022  
 Sale Price 275,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 0 0  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	One Story	656 Sqft	Grade B 100	Base	123,731
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total		
Built	Renovated	Kitchens	Baths	Condition	Layout		Total		
1998	0	Modern	Modern	Above Average	Typical		123,731		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	88%	100%	100%	108,883				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1998	320	B 100	6,288	Avq+	88%	100%	100%	5,533
						Outbuilding Total			5,533
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		114,400	<b>Total</b>		114,400

Machias  
Name: KELLEY, MICHAEL J  
KELLEY, KATHERINE  
Account: 166

**Valuation Report**

10/20/2024  
Page 1078  
015-043  
27 CENTER ST

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<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	22,800	175,200	198,000	22,800	175,200	198,000
2	0	114,400	114,400	0	114,400	114,400
<b>TOTAL</b>	22,800	289,600	312,400	22,800	289,600	312,400

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**Valuation Report**

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 10/06/2022  
Sale Price 132,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 8 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
072 X 182	\$/FF -Road Frontage	325.00	25,257	100%		25,257
Total Acres 0.30			Land Total			25,257

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,108 Sqft	Grade C 100	Base	210,404
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-951
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	Floor & Stairs			Attic	3,083
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,779
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
Old	0	Typical	Typical	Above Average	Typical	213,741	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		65%	96%	100%	133,374

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	384	C 100	42,797	Avq+	65%	100%	100%	27,818
Open Frame Porch	1900	72	C 100	2,738	Avq+	65%	100%	100%	1,780
Frame Bay Window	1900	27	C 100	4,774	Avq+	65%	100%	100%	3,103
Encl Frame Porch	1900	36	C 100	3,751	Avq+	65%	100%	100%	2,438
Frame Garage	1900	440	D 100	11,906	Poor	18%	100%	100%	2,143
<b>Outbuilding Total</b>									<b>37,282</b>

<b>Acpt Land</b>	25,300	<b>Accepted Bldg</b>	170,700	<b>Total</b>	196,000
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Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
087 X 193	\$/FF -Road Frontage	325.00	30,698	100%		30,698
0.85	Acres-Intown Excess Land	13,000.00	12,155	100%		12,155
Total Acres 1.24			Land Total			42,853

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	672 Sqft	Grade C 100	Base	152,235
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-577
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-695
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1859	0	Typical	Typical	Below Average	Typical	153,947	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		40%	96%	100%	59,116

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1859	320	C 100	35,664	Avq-	40%	100%	100%	14,266
Encl Frame Porch	1859	88	C 100	5,810	Avq-	40%	100%	100%	2,324
Wood Deck	1998	144	C 100	2,426	Avq-	79%	100%	100%	1,917
Frame Garage	1984	576	C 100	19,008	Avq-	70%	100%	100%	13,306
Frame Shed	2018	140	C 100	5,395	Avq.	95%	100%	100%	5,125
Frame Shed	2018	392	C 100	12,875	Avq.	95%	100%	100%	12,231
Outbuilding Total									49,169

<b>Acpt Land</b>	42,900	<b>Accepted Bldg</b>	108,300	<b>Total</b>	151,200
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Machias  
 Name: HOLMES, CARLENE M

**Valuation Report**

10/20/2024  
 Page 1081  
 015-045-A

Account: 515 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Semi-Improved

**Sale Data**  
 Sale Date 07/07/2010  
 Sale Price 28,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
130 X 167	\$/FF -Road Frontage	325.00	45,211	50%	Unimproved	22,606
1.00	Sites-Mobile Home Site	8,000.00	8,800	100%		8,800
Total Acres 0.50				Land Total		31,406
<b>Acpt Land</b>		31,400	<b>Accepted Bldg</b>		0	<b>Total</b>
						31,400

Machias  
 Name: BRADLEY, RAFHAEL JR

**Valuation Report**

10/20/2024

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Map/Lot:

015-045-A

Account: 1309 Card: 1 of 1

Location:

63 CENTER ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/03/2018  
 Sale Price 7,000  
 Sale Type Mobile Home  
 Financing Unknown  
 Verified Seller  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14Mobile Home	1986	14X60	C 100	47.049	Fair	28%	100%	100%	13,174
Frame Shed	1986								200
----- S O U N D V A L U E -----									
<b>Outbuilding Total</b>									<b>13,374</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			13,400	<b>Total</b>	13,400

Machias

Valuation Report

10/20/2024

Name: HOLMES, LYMAN L

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HOLMES, CARLENE M

Map/Lot:

015-046

Account: 628 Card: 1 of 1

Location:

53 CENTER ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 110 X 192, \$/FF -Road Frontage, 325.00, 38,793, 100%, 38,793. Row 2: Total Acres 0.48, Land Total, 38,793.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include: Conventional Two Story 768 Sqft Grade C 100 Base 165,043; Exterior Vinyl/Aluminum Masonry Trim None Trim 0; Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0; Foundation Brick &/or Stone Basement Dry Full Bmt Basement -659; Fin. Basement Area None Basement Gar None Fin Bsmt 0; Heating 100% Hot Water BB Cooling 0% None Heat 5,221; Rooms 6; Bedrooms 3 Add Fixtures 0; Baths 1 Half Baths 0 Plumbing 0; Attic None Attic 0; FirePlaces 0 Fireplace 0; Insulation Full Insulation 0; Unfin. Living Area NONE Unfinished 0.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Row 1: 1900, 0, Modern, Modern, Good, Typical, 169,605. Row 2: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld), 127,204.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include: 1 & 1/2 Story Fr (1900, 416, C 100, 46,363, Good, 75%, 100%, 100%, 34,772); Unfin Basement (1900, 416, C 100, 15,151, Good, 75%, 100%, 100%, 11,363); Wood Deck (1990, 288, C 100, 4,658, Avq., 80%, 100%, 100%, 3,726); Encl Frame Porch (1900, 120, C 100, 7,077, Good, 75%, 100%, 100%, 5,308); Frame Garage (1964, 576, C 100, 19,008, Avq-, 58%, 100%, 100%, 11,025). Total: 66,194.

Summary row: Acpt Land 38,800 Accepted Bldg 193,400 Total 232,200

Machias  
 Name: SHAW, RICHARD L  
 SHAW, JANE L

**Valuation Report**

10/20/2024

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Account: 677 Card: 1 of 1

Map/Lot:

015-047

Location:

51 CENTER ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
188 X 190	\$/FF -Road Frontage	325.00	66,232 100%		66,232
Total Acres 0.82			Land Total		66,232

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,456 Sqft	Grade C 100	Base	256,832
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,249
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Hot Water C	Cooling	0% None	Heat	1,650
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,459
Attic	1/2 Finished			Attic	20,535
FirePlaces	1			Fireplace	4,290
Insulation	Capped Only			Insulation	-2,242
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1863	0	Typical	Typical	Average	Typical	287,275
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	96% 100%	137,892

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Barn - GBA	1863	1260	C 100	35,243	Avq.	50%	100%	100%	17,622
Encl Frame Porch	1863	50	C 100	4,305	Avq.	50%	100%	100%	2,152
Open Frame Porch	1863	96	C 100	3,457	Avq.	50%	100%	100%	1,728
Frame Bay Window	1863	18	C 100	3,183	Avq.	50%	100%	100%	1,592
Encl Frame Porch	1863	224	C 100	11,195	Avq.	50%	100%	100%	5,598
Open Frame Porch	1863	60	C 100	2,379	Avq.	50%	100%	100%	1,190
<b>Outbuilding Total</b>									<b>29,882</b>

**Acpt Land**

66,200

**Accepted Bldg**

167,800

**Total**

234,000

**Valuation Report**

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/29/2010  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
130 X 129	\$/FF -Road Frontage	325.00	44,059	100%		44,059
Total Acres 0.38						44,059

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,200 Sqft	Grade C 110	Base	165,504
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,487
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,282
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1977	0	Modern	Modern	Good	Typical	173,273			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		85%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Garage	2002	325	C 110	11,798	Good	85%	100%	100%	10,028
Encl Frame Porch	2002	100	C 110	6,914	Good	85%	100%	100%	5,877
<b>Outbuilding Total</b>						<b>15,905</b>			

**Acpt Land** 44,100 **Accepted Bldg** 163,200 **Total** 207,300

Machias  
 Name: JOHNSON, MEGAN M

**Valuation Report**

10/20/2024

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Map/Lot: 015-049

Account: 1211 Card: 1 of 1

Location: 8 BOWKER ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/16/2015  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
103 X 128	\$/FF -Road Frontage	325.00	34.881	100%	34,881
Total Acres 0.30				Land Total	34,881

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,044 Sqft	Grade C 117	Base	159,583
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,152
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1968	0	Modern	Modern	Very Good	Typical	163,735				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	86%	100%	100%	140,812					
<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1968	56	C 117	5,315	V.G.	86%	100%	100%	4,571	
Frame Garage	1968	480	C 100	15,840	V.G.	86%	100%	100%	13,622	
<b>Outbuilding Total</b>									<b>18,193</b>	
<b>Acpt Land</b>		34,900		<b>Accepted Bldg</b>		159,000		<b>Total</b>		193,900

Machias  
 Name: LAWRENCE, KATHERINE M (L/E)  
 LAWRENCE, FRED K

**Valuation Report**

10/20/2024

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Account: 1061 Card: 1 of 1

Map/Lot: 015-050  
 Location: 10 BOWKER ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 4 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 128	\$/FF -Road Frontage	325.00	33,865	100%		33,865
Total Acres 0.29				Land Total		33,865

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	912 Sqft	Grade C 100	Base	124,496
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-782
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	Modern	Modern	Good	Typical	123,714			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		81%	100%	100%	100,208		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1960	128	C 100	7,394	Good	81%	100%	100%	5,989
Frame Garage	1990	576	C 110	20,909	V.G.	90%	100%	100%	18,818
						<b>Outbuilding Total</b>		<b>24,807</b>	

**Acpt Land** 33,900 **Accepted Bldg** 125,000 **Total** 158,900

Machias  
 Name: SCANLON, RAYMIE D

**Valuation Report**

10/20/2024

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Map/Lot:

015-050-A

Location:

14 BOWKER ST

Account: 928 Card: 1 of 1

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 12/13/2016  
 Sale Price 10,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 128	\$/FF -Road Frontage	325.00	33,865	100%		33,865
Total Acres 0.29						33,865

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,512 Sqft	Grade C 90	Base	160,725
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-22,809
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,028
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2017	0	Modern	Modern	Average	Typical	141,944			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		95%	100% 100%	134,847			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Shed	2017	120	C 100	4,802	Avg.	95%	100%	100%	4,562
Wood Deck	2017	48	C 100	938	Avg.	95%	100%	100%	891
Frame Shed	2017								200
----- S O U N D V A L U E -----									
<b>Outbuilding Total</b>									<b>5,653</b>
<b>Acpt Land</b>		33,900		<b>Accepted Bldg</b>		140,500		<b>Total</b>	174,400



Machias  
Name: SMITH, CHAD R

**Valuation Report**

10/20/2024

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Map/Lot: 015-050-B

Account: 164 Card: 1 of 1

Location: 18 BOWKER ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 03/25/2022  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
095 X 127	\$/FF -Road Frontage	325.00	32,147	100%		32,147
Total Acres 0.28						32,147

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One Story	700 Sqft	Grade C 100	Base		105,386
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-15,304
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,379
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	Typical	Typical	Average	Typical	92,461			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		73%	96%	100%	64,797		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1960	240	D 100	6,494	Avg-	55%	100%	100%	3,572
Outbuilding Total									3,572

<b>Acpt Land</b>	32,100	<b>Accepted Bldg</b>	68,400	<b>Total</b>	100,500
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Machias  
 Name: DONOVAN JR, MALCOLM R  
 DONOVAN, MARLA

**Valuation Report**

10/20/2024  
 Page 1090  
 015-051  
 15 BOWKER ST

Account: 757 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2 POLE BARN PERMIT 8/2022  
 Tran/Land/Bldg 8 1 9  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

		Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence		Value	
103 X 272	\$/FF -Road Frontage	325.00	37,612	70%	Size/Shape		26,328	
Total Acres 0.64					Land Total		26,328	
<b>Outbuildings/Additions/Improvements</b>								
Description	Year	Units	Grade	RCN	Cond	Percent Good		Value
Windsor M/H	1984	14X70	B 100	60,454	Avq.	40%	100% 100%	24,182
Frame Garage	1996	896	D 100	24,246	Good	90%	100% 100%	21,821
							<b>Outbuilding Total</b>	<b>46,003</b>
<b>Acpt Land</b>		26,300	<b>Accepted Bldg</b>		46,000	<b>Total</b>		72,300

Machias  
 Name: REECE, MICHAEL  
 REECE, SHANNON

**Valuation Report**

10/20/2024

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Map/Lot: 015-052

Account: 162 Card: 1 of 1

Location: 13 BOWKER ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/15/2015  
 Sale Price 110,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
083 X 128	\$/FF -Road Frontage	325.00	28,108	100%		28,108
Total Acres 0.24				Land Total		28,108

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,036 Sqft	Grade C 100	Base	184,517
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-889
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,282
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	188,910
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	96% 100%	90,677
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	1900	384	D 100	10,391	Fair	2,702
Outbuilding Total						2,702

<b>Acpt Land</b>	28,100	<b>Accepted Bldg</b>	93,400	<b>Total</b>	121,500
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Machias  
 Name: WEAVER, WILLIAM R  
 WEAVER, DONNA M

**Valuation Report**

10/20/2024

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Account: 1149 Card: 1 of 1

Map/Lot: 015-053  
 Location: 11 BOWKER ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 2 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
085 X 127	\$/FF -Road Frontage	325.00	28,763	100%		28,763
0.74	Acres-Intown Excess Land	13,000.00	10,582	100%		10,582
Total Acres 0.99			Land Total			39,345

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	352 Sqft	Grade C 100	Base	100,660
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-302
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,795
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	105,137
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		65%	96%	100%
						65,605

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	234	C 100	26,079	Avq+	65%	100%	100%	16,951
Frame Garage	1900	460	C 100	15,180	Avq+	65%	100%	100%	9,867
Finished Attic	1900	100	C 100	9,494	Avq+	65%	100%	100%	6,171
Encl Frame Porch	1900	208	C 100	10,562	Avq+	65%	100%	100%	6,865
Frame Bay Window	1900	60	C 100	10,609	Avq+	65%	100%	100%	6,896
Outbuilding Total									46,750

**Acpt Land** 39,300 **Accepted Bldg** 112,400 **Total** 151,700

Machias  
 Name: DONOVAN, DOROTHEA

**Valuation Report**

10/20/2024  
 Page 1093  
 015-053-T1  
 9 BOWKER ST

Account: 996 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Zimmer	M/H	1988	14X66 B 100	57,663	Good	50%	100%	100%	28,832	
<b>Outbuilding Total</b>									<b>28,832</b>	
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		28,800	<b>Total</b>		28,800	

Machias  
Name: DOLLEY, THAD R

**Valuation Report**

10/20/2024

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Map/Lot: 015-054

Account: 253 Card: 1 of 1

Location: 5 BOWKER ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
080 X 125	\$/FF -Road Frontage	325.00	27,028	100%		27,028
Total Acres 0.23						Land Total 27,028

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	946 Sqft	Grade C 100	Base	173,483
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-5,427
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,823
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	172,879
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		65%	96%	100%
						Value 107,876

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1900	120	C 100	9,834	Avq+	65%	100%	100%	6,392
Encl Frame Porch	1900	60	C 100	4,701	Avq+	65%	100%	100%	3,056
Frame Shed	1900	432	C 100	14,062	Avq+	65%	100%	100%	9,140
Wood Deck	1990	240	C 100	3,914	Avq+	65%	100%	100%	2,544
Barn - GBA	1900	432	D 100	14,084	Fair	26%	100%	100%	3,662
<b>Outbuilding Total</b>									<b>24,794</b>

**Acpt Land** 27,000 **Accepted Bldg** 132,700 **Total** 159,700

Machias  
 Name: PELLON, HOLLY S

**Valuation Report**

10/20/2024

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Map/Lot: 015-055

Account: 344 Card: 1 of 1

Location: 15 NORTH ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110 X 164	\$/FF -Road Frontage	325.00	38,187	100%		38,187
Total Acres 0.41				Land Total		38,187

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	768 Sqft	Grade C 107	Base	162,277
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,190
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	Modern	Modern	Good	Typical	171,057			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		76%	100%	100%	130,003		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1940	130	C 107	11,400	Good	76%	100%	100%	8,664
Frame Garage	1940	320	C 107	11,299	Good	76%	100%	100%	8,587
Open Frame Porch	1940	18	C 107	1,199	Good	76%	100%	100%	911
<b>Outbuilding Total</b>						<b>18,162</b>			

**Acpt Land** 38,200 **Accepted Bldg** 148,200 **Total** 186,400

Machias  
 Name: BEAL, NICHOLAS A

**Valuation Report**

10/20/2024

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Map/Lot: 015-056

Account: 149 Card: 1 of 1

Location: 11 NORTH ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/15/2022  
 Sale Price 153,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 4  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
112 X 167	\$/FF -Road Frontage	325.00	38,951	100%		38,951
Total Acres 0.43				Land Total		38,951

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,392 Sqft	Grade C 100	Base	248,293
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,194
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,463
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	13,427
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,784	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Above Average	Typical	269,989
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		65%	96%	100%
						<b>Value(Rcnld)</b>
						168,473

<b>Acpt Land</b>	39,000	<b>Accepted Bldg</b>	168,500	<b>Total</b>	207,500
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Machias

Valuation Report

10/20/2024

Name: KRAUS, MURIEL L

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KRAUS, MURIEL G

Map/Lot:

015-057

Account: 429 Card: 1 of 1

Location:

5 NORTH ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None No Zoning
Topography Level
Utilities All PublicNone
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 1 1
1ST 0 2ND 0
Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Rows include 112 X 168 \$/FF -Road Frontage and 0.51 Acres-Intown Excess Land.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Price/Unit, Grade, Base, Replacement Cost New. Rows include Conventional Two Story, Exterior Wood Siding, Foundation Brick &/or Stone, etc.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1900, 0 Typical, Average, Typical, 222,511.

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Frame Shed, Barn - GBA, Encl Frame Porch, etc.

Acpt Land

46,300

Accepted Bldg

126,400

Total

172,700

Account: 439 Card: 1 of 1

Map/Lot: 015-058  
Location: 3 NORTH ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 12/01/2016  
Sale Price 65,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 9 18  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
080 X 181	\$/FF -Road Frontage	325.00	28,047	100%		28,047
Total Acres 0.33				Land Total		28,047

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,575 Sqft	Grade C 100	Base	340,885
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,351
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,707
Rooms	10				
Bedrooms	0	Add Fixtures	0		
Baths	6	Half Baths	0	Plumbing	29,838
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	2019	Modern	Modern	Above Average	Typical	380,079			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		65%	100%	100%	247,051		
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	380	C 100	11,966	Avq+	65%	100%	100%	7,778
Frame Bay Window	1900	72	C 100	12,731	Avq+	65%	100%	100%	8,275
Encl Frame Porch	1900	30	C 100	3,513	Avq+	65%	100%	100%	2,283
<b>Outbuilding Total</b>									<b>18,336</b>
<b>Acpt Land</b>		28,000	<b>Accepted Bldg</b>		265,400	<b>Total</b>		293,400	

**Valuation Report**

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 05/19/2010  
Sale Price 25,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 5  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
080 X 097	\$/FF -Road Frontage	325.00	26,351	100%		26,351
Total Acres 0.18					Land Total	26,351

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	1,734 Sqft	Grade C 100	Base	396,794
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	8 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,488
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11				
Bedrooms	7	Add Fixtures	0		
Baths	8	Half Baths	0	Plumbing	41,773
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	3,468	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2012	Typical	Typical	Average	Typical	437,079
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	50%	96%	100%	209,798	

**Acpt Land** 26,400 **Accepted Bldg** 209,800 **Total** 236,200

Machias

**Valuation Report**

10/20/2024

Name: KRAUS, MURIEL L

Page 1100

KRAUS, MURIEL GAYLE

Map/Lot:

015-059-A

Account: 840 Card: 1 of 1

Location:

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Right-Of-Way

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Intown Excess Land	13,000.00	10,010	100%		10,010
Total Acres 0.70				Land Total		10,010
<b>Acpt Land</b>		10,000	<b>Accepted Bldg</b>		0	<b>Total</b>
						10,000

Machias  
Name: FRASER, SHERRI L

**Valuation Report**

10/20/2024

Page 1101

Map/Lot: 015-059-B

Account: 320 Card: 1 of 1

Location: 7 LONGFELLOW LN

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 09/24/2021  
Sale Price 120,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	52,000.00	24,268	100%		24,268
Total Acres 0.18				Land Total		24,268

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	576 Sqft	Grade C 100	Base	128,122
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1987	0	Modern	Modern	Above Average	Typical	131,106			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		84%	100%	95%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 & 1/2 Story Fr	1900	520	C 100	57,954	Good	75%	95%	95%	39,228
<b>Outbuilding Total</b>						<b>39,228</b>			

<b>Acpt Land</b>	24,300	<b>Accepted Bldg</b>	143,900	<b>Total</b>	168,200
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Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 1ST 0 2ND 0  
 Exemption(s) 42 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
118 X 140	\$/FF -Road Frontage	325.00	40,321	100%		40,321
Total Acres 0.38					Land Total	40,321

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	2,210 Sqft	Grade B 100	Base	294,635
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-33,856
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,164
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	16,381
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,210	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Modern	Modern	Good	Typical	286,324
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		90%	100%	100%
						<b>Value(Rcld)</b>
						257,692

**Acpt Land** 40,300 **Accepted Bldg** 257,700 **Total** 298,000

**Valuation Report**

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 06/25/2010  
Sale Price 95,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
065 X 140	\$/FF -Road Frontage	325.00	22,211	100%		22,211
Total Acres 0.21					Land Total	22,211

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	962 Sqft	Grade C 100	Base	129,003
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Crawl Space	Basement	-8,760
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	25,673
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Modern	Modern	Good	Typical	145,916			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	75%	100%	100%	109,437				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	232	C 100	11,512	Good	75%	100%	100%	8,634
Encl Frame Porch	1998	24	C 100	3,275	Good	75%	100%	100%	2,456
Frame Garage	1988	440	C 100	14,520	Good	75%	100%	100%	10,890
<b>Outbuilding Total</b>									<b>21,980</b>

**Acpt Land** 22,200 **Accepted Bldg** 131,400 **Total** 153,600

Machias  
 Name: MAHEU, WALTER  
 MAHEU, GIANINA

**Valuation Report**

10/20/2024  
 Page 1104  
 015-062  
 6 NORTH ST

Account: 846 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 09/30/2021  
 Sale Price 58,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
058 X 157	\$/FF -Road Frontage	325.00	20,047	100%		20,047
Total Acres 0.21						20,047

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	484 Sqft	Grade C 107	Base	125,022
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-444
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1932	0	Typical	Typical	Average	Typical	124,578
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	96% 100%	59,797

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1932	112	C 107	9,820	Avq.	50%	100%	100%	4,910
Wood Deck	1990	96	C 107	1,800	Avq.	50%	100%	100%	900
Encl Frame Porch	1990	32	C 107	3,843	Avq.	50%	100%	100%	1,922
Frame Garage	1963	264	D 100	7,144	Avq.	65%	100%	100%	4,644
<b>Outbuilding Total</b>									<b>12,376</b>

**Acpt Land** 20,000 **Accepted Bldg** 72,200 **Total** 92,200



Account: 563 Card: 1 of 1

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 11  
 1ST 0 2ND 0  
 Exemption(s) 42 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
055 X 097	\$/FF -Road Frontage	325.00	18,116	100%		18,116
Total Acres 0.12					Land Total	18,116

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,456 Sqft	Grade B 100	Base	211,713
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-25,073
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,921
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,456	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Typical	Typical	Good	Typical	197,561
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		89%	96%	100%
						<b>Value(Rcld)</b>
						168,796

**Acpt Land** 18,100 **Accepted Bldg** 168,800 **Total** 186,900

Machias  
 Name: GLESKE, MARIE J

**Valuation Report**

10/20/2024

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Map/Lot: 015-064

Account: 1153 Card: 1 of 1

Location: 19 BRUCE ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
095 X 056	\$/FF -Road Frontage	325.00	29,619	100%		29,619
Total Acres 0.12						29,619

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,398 Sqft	Grade B 100	Base		205,334
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,797
Rooms	4					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,640
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1995	0	Modern	Modern	Very Good	Typical	214,771			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	91%	100%	100%	195,442				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1995	131	B 100	5,497	V.G.	91%	100%	100%	5,002
Frame Garage	1995	484	B 100	19,486	V.G.	91%	100%	100%	17,732
Outbuilding Total									22,734

**Acpt Land** 29,600 **Accepted Bldg** 218,200 **Total** 247,800

Machias  
Name: WICKED AWESOME LLC

**Valuation Report**

10/20/2024

Page 1107

Map/Lot: 015-065

Account: 16 Card: 1 of 1

Location: 17 BRUCE ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 07/15/2020  
Sale Price 30,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2 CHECK CONDITION  
Tran/Land/Bldg 1 1 4  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
102 X 058	\$/FF -Road Frontage	325.00	31,914	100%		31,914
Total Acres 0.14						31,914
						Land Total

Dwelling Description				Replacement Cost New		
Conventional	One Story	825 Sqft	Grade C 100	Base		134,152
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	None	Basement		-14,527
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Electric	Cooling	0% None	Heat		-427
Rooms	12					
Bedrooms	8	Add Fixtures	0			
Baths	4	Half Baths	2	Plumbing		23,870
Attic	Full Finished			Attic		23,546
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	825	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1970	0	Typical	Typical	Average	Typical	166,614	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>
Incomplete		None		69%	77%	100%	88,522
<b>Acpt Land</b>		31,900	<b>Accepted Bldg</b>		88,500	<b>Total</b>	120,400

**Valuation Report**

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 08/02/2022  
 Sale Price 80,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 17  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
135 X 058	\$/FF -Road Frontage	325.00	42,239	100%		42,239
Total Acres 0.18						42,239

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	432 Sqft	Grade C 100	Base	81,227
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Crawl Space	Basement	-5,775
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	14,006
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	22%			Unfinished	-1,782

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	1992	Typical	Typical	Average	Typical	87,676			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		52%	96%	100%	43,768		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	594	C 100	48,678	Avq.	52%	96%	100%	24,300
Wood Deck	1992	90	C 100	1,589	Avq.	82%	100%	100%	1,303
Outbuilding Total									25,603

**Acpt Land** 42,200 **Accepted Bldg** 69,400 **Total** 111,600

Machias

Valuation Report

10/20/2024

Name: PETERSON, JOHN W & JENNIFER B

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JOHN W PETERSON LIVING TRUST

Map/Lot:

015-067

Account: 1099 Card: 1 of 1

Location:

47 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None
Topography Level
Utilities All PublicNone
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 0 2 19
1ST 0 2ND 0
Exemption(s) 20 0 0 Land Schedule 2

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 058 X 168 \$/FF -Road Frontage, 325.00, 20,183 100%, 20,183. Row 2: Total Acres 0.22, Land Total, 20,183.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include: Conventional Two Story 1,616 Sqft Grade C 100 Base 292,087; Exterior Wood Siding Masonry Trim None Trim 0; Dwelling Units 1 OTHER Units-1 Roof Cover Asphalt Shingles Roof 0; Foundation Concrete Block Basement Damp Full Bmt Basement -1,387; Fin. Basement Area None Basement Gar None Fin Bsmt 0; Heating 100% Hot Water BB Cooling 0% None Heat 10,986; Rooms 0; Bedrooms 0 Add Fixtures 2; Baths 1 Half Baths 1 Plumbing 5,968; Attic None Attic 0; FirePlaces 0 Fireplace 0; Insulation Full Insulation 0; Unfin. Living Area NONE Unfinished 0.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include: 1900 0 Typical Typical Average Typical 307,654; Functional Obsolescence Economic Obsolescence Phys. % Func. % Econ. % Value(Rcnld) 147,674; Outbuildings/Additions/Improvements: Frame Garage 2002 576 D 141 21,977 Avg. 87% 100% 100% 19,120; Outbuilding Total 19,120.

Acpt Land 20,200 Accepted Bldg 166,800 Total 187,000

Machias

**Valuation Report**

10/20/2024

Name: MACHIAS, TOWN OF

Page 1110

OLD COURT ST CEMETARY

Map/Lot:

015-068

Account: 80 Card: 1 of 1

Location:

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
100 X 262	\$/FF -Road Frontage	325.00	36,380	100%		36,380
Total Acres 0.60				Land Total		36,380

<b>Acpt Land</b>	36,400	<b>Accepted Bldg</b>	0	<b>Total</b>	36,400
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**Valuation Report**

Account: 611 Card: 1 of 1

Location: 41 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 2  
 1ST 0 2ND 0  
 Exemption(s) 20 2 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
065 X 103	\$/FF -Road Frontage	325.00	21,539	100%		21,539
Total Acres 0.15						21,539

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,292 Sqft	Grade C 100	Base		246,700
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-1,109
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,968
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Typical	Typical	Average	Typical	251,559			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	50%	96%	100%	120,748				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	64	C 100	4,859	Avg.	50%	100%	100%	2,430
Outbuilding Total									2,430

**Acpt Land** 21,500 **Accepted Bldg** 123,200 **Total** 144,700

Machias  
 Name: HOLLIDAY, ROBERT

**Valuation Report**

10/20/2024

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Map/Lot: 015-070

Account: 675 Card: 1 of 1

Location: 39 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/12/2022  
 Sale Price 36,900  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
050 X 093	\$/FF -Road Frontage	325.00	16,400 100%		16,400
Total Acres 0.11				Land Total	16,400

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	181,084
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-865
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Old Type	Obsolete	Fair	Typical	180,219
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		26%	89% 100%	41,703
<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
One Story Frame	1900	256	C 100	20,979	Fair	5,455
Frame Bay Window	1900	21	C 100	3,713	Fair	965
Frame Shed	1900	224	C 100	7,888	Fair	2,051
Outbuilding Total						8,471
<b>Acpt Land</b>		16,400	<b>Accepted Bldg</b>		50,200	<b>Total</b> 66,600



Machias  
 Name: SIMISON, ROBERT T

**Valuation Report**

10/20/2024

Page 1113

Map/Lot: 015-071

Account: 404 Card: 1 of 1

Location: 6 LYONS ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/11/2022  
 Sale Price 80,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
086 X 097	\$/FF -Road Frontage	325.00	28,328	100%		28,328
Total Acres 0.19						28,328

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	520 Sqft	Grade C 107	Base		135,469
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement		-477
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,310
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	910	Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	0	Typical	Typical	Average	Typical	138,302
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		57%	96%	100%

<b>Acpt Land</b>	28,300	<b>Accepted Bldg</b>	75,700	<b>Total</b>	104,000
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Machias  
 Name: MOODY, WALTER S

**Valuation Report**

10/20/2024

Page 1114

Map/Lot:

015-072

Account: 1336 Card: 1 of 1

Location:

8 LYONS ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/25/2023  
 Sale Price 27,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2 SHEDS

Tran/Land/Bldg 4 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
043 X 094	\$/FF -Road Frontage	325.00	14,119	100%		14,119
Total Acres 0.09						14,119
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
10Mobile Home	1957									1,000
----- S O U N D V A L U E -----										1,000
Outbuilding Total										1,000

<b>Acpt Land</b>	14,100	<b>Accepted Bldg</b>	1,000	<b>Total</b>	15,100
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**Valuation Report**

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 04/28/2022  
 Sale Price 285,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 5TH UNIT DONE  
 Tran/Land/Bldg 0 9 4  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

Units		Method - Description	Price/Unit	Total	Fctr	Influence	Value
089 X 229		\$/FF -Road Frontage	325.00	31,945	100%		31,945
Total Acres 0.47						Land Total	31,945

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	831 Sqft	Grade C 100	Base		191,261
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	5 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-713
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	0					
Bedrooms	6	Add Fixtures	0			
Baths	5	Half Baths	0	Plumbing		23,870
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		
1900	0	Typical	Typical	Average	50%	96%	100%	214,418		
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		50%	96%	100%	102,921			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Two Story Frame	1995	1125	C 100	136,451	Avq.	83%	100%	100%	113,254	
							Outbuilding Total		113,254	
<b>Acpt Land</b>		31,900		<b>Accepted Bldg</b>		216,200		<b>Total</b>	248,100	

**Valuation Report**

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/13/2022  
 Sale Price 74,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
130 X 230	\$/FF -Road Frontage	325.00	46,682 100%		46,682
Total Acres 0.69			Land Total		46,682

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	162,976
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-865
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	Old Type	Old Type	Below Average	Typical	162,111			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		40%	88%	100%	57,063		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1900	102	C 100	6,364	Avq-	40%	100%	100%	2,546
Frame Garage	1900	456	D 100	12,339	Avq-	40%	100%	100%	4,936
One Story Frame	1900	192	C 100	15,734	Avq-	40%	100%	100%	6,294
<b>Outbuilding Total</b>									<b>13,776</b>
<b>Accpt Land</b>		46,700	<b>Accepted Bldg</b>		70,800	<b>Total</b>		117,500	

Machias  
 Name: ROCCO, PATRICIA

**Valuation Report**

10/20/2024

Page 1117

Map/Lot: 015-075

Account: 1244 Card: 1 of 1

Location: 1 & 3 LONGFELLOW LN

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.62	Acres-Homesite (Fract)	52,000.00	92.664 60%	Access	55,598
Total Acres 1.62				Land Total	55,598

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,216 Sqft	Grade C 100	Base	159,495
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-21,684
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,968
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Modern	Modern	Above Average	Inadeq.	143,779
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		84%	95%	100%
						114,736

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1998	610	C 100	9,649	Avq.	85%	100%	100%	8,202
Frame Garage	1998	572	C 100	18,876	Avq.	85%	100%	100%	16,045
One Story Frame	1970	884	D 100	59,404	Avq.	69%	100%	100%	40,989
Unfin Basement	1970	884	D 100	19,250	Avq.	69%	100%	100%	13,282
Plumbing Fixture	1970	4	D 100	5,592	Avq.	69%	100%	100%	3,858
<b>Outbuilding Total</b>									<b>82,376</b>

<b>Acpt Land</b>	55,600	<b>Accepted Bldg</b>	197,100	<b>Total</b>	252,700
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Machias  
 Name: SUNRISE RESIDENCE

**Valuation Report**

10/20/2024  
 Page 1118  
 015-076  
 19 LYONS ST

Account: 1019 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 7  
 1ST 0 2ND 0  
 Exemption(s) 42 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 226	\$/FF -Road Frontage	325.00	71,693	100%		71,693
Total Acres 1.04						71,693

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
CmmBldg-SeeFile	1986	7195	B 100	877.790	Good	88%	100%	100%		772,455
<b>Outbuilding Total</b>										<b>772,455</b>

**Accpt Land** 71,700 **Accepted Bldg** 772,500 **Total** 844,200

**Valuation Report**

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 06/07/2021  
Sale Price 160,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
060 X 223	\$/FF -Road Frontage	325.00	21,479	100%		21,479
Total Acres 0.31						21,479

Dwelling Description				Replacement Cost New		
Conventional	Two Story	504 Sqft	Grade C 110	Base		142,803
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		3,282
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1845	2007	Modern	Modern	Good	Typical	146,085			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	109,564		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	2007	128	C 110	11,539	Good	75%	100%	100%	8,654
Unfin Basement	2007	128	C 100	10,027	Good	75%	100%	100%	7,520
						<b>Outbuilding Total</b>		<b>16,174</b>	
<b>Acpt Land</b>		21,500	<b>Accepted Bldg</b>		125,700	<b>Total</b>		147,200	

Machias  
 Name: GRAY, MAXWELL E II

**Valuation Report**

10/20/2024  
 Page 1120  
 015-078-A  
 11 LYONS ST

Account: 1179 Card: 1 of 1  
 Map/Lot:  
 Location:

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
050 X 100	\$/FF -Road Frontage	325.00	16,520	100%		16,520	
Total Acres 0.11						Land Total	16,520

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Phy	Func	Econ	
12Mobile Home	1969	12X50	C 100	35.076	Poor	20%	100%	100%		7,015
<b>Outbuilding Total</b>										<b>7,015</b>

<b>Acpt Land</b>	16,500	<b>Accepted Bldg</b>	7,000	<b>Total</b>	23,500
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Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street None

**Sale Data**  
Sale Date 01/11/2021  
Sale Price 0  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2 CONDITION?  
Tran/Land/Bldg 4 1 1  
1ST 0 2ND 0  
Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
090 X 200	\$/FF -Road Frontage	325.00	31,870	100%		31,870
Total Acres 0.41						31,870

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Conventional	One & 1/2 Story	396 Sqft	Grade C 100	Base		106,055
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-2,712
Rooms	4					
Bedrooms	3	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-4,476
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-653
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1900	0	None	None	Poor	Typical	98,214				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete		None		18%	49%	100%	8,662			
<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garaqe	1950									100
----- SOUND VALUE -----										100
Outbuilding Total										100
<b>Acpt Land</b>		31,900		<b>Accepted Bldg</b>		8,800		<b>Total</b>		40,700

Machias  
 Name: HUNTER, JOHN B  
 HANSCOM, ROSALIE C

**Valuation Report**

10/20/2024  
 Page 1122  
 015-080  
 5 LYONS ST

Account: 144 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 180	\$/FF -Road Frontage	325.00	17,520	100%		17,520
Total Acres 0.21			Land Total			17,520

Dwelling Description				Replacement Cost New		
Conventional	One Story	912 Sqft	Grade C 100	Base		124,496
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1955	0	Typical	Typical	Above Average	Typical	124,496			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		72%	96%	100%	86,052		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1955	32	C 100	1,540	Avq+	72%	100%	100%	1,109
Outbuilding Total								1,109	
<b>Acpt Land</b>		17,500	<b>Accepted Bldg</b>		87,200	<b>Total</b>		104,700	

Machias  
 Name: DOUBLE TIDE LLC

**Valuation Report**

10/20/2024

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Map/Lot:

015-081

Account: 1109 Card: 1 of 1

Location:

27 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Sloping  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 02/10/2022  
 Sale Price 30,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
148 X 165	\$/FF -Road Frontage	325.00	51,410	80%	Topography	41,128
Total Acres 0.56					Land Total	41,128
<b>Acpt Land</b>		41,100	<b>Accepted Bldg</b>	0	<b>Total</b>	41,100

Machias  
 Name: AUDIER, HUI-LING WU JR  
 AUDIER, MARK JR

**Valuation Report**

10/20/2024

Page 1124

Account: 496 Card: 1 of 1

Map/Lot:  
 Location:

015-082  
 25 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/08/2015  
 Sale Price 117,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
090 X 297	\$/FF -Road Frontage	325.00	33,155 100%		33,155
Total Acres 0.61				Land Total	33,155

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	992 Sqft	Grade C 100	Base	179,123
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-5,598
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,634
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1764	0	Typical	Typical	Average	Typical	169,891			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		50%	96% 100%	81,548			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1850	100	C 100	6,285	Ava.	50%	100%	100%	3,142
Frame Shed	1850	273	E 100	4,672	Poor	18%	100%	100%	841
Outbuilding Total									3,983
<b>Acpt Land</b>		33,200		<b>Accepted Bldg</b>		85,500		<b>Total</b>	118,700

Machias  
 Name: CAREY, STEPHEN JOHN  
 CAREY, CAROL

**Valuation Report**

10/20/2024

Page 1125

Account: 235 Card: 1 of 1

Map/Lot:  
 Location:

015-083  
 23 COURT ST

Neighborhood 6 NoRiver-EastCenterSt

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 03/05/2021  
 Sale Price 138,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 1 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 2

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
055 X 100	\$/FF -Road Frontage	325.00	18,172 100%		18,172
Total Acres 0.13				Land Total	18,172

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	572 Sqft	Grade C 100	Base	138,893
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-491
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,476
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	2015	Typical	Typical	Average	Typical	142,878			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	50%	91%	100%	65,009				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 Story Fr	1900	336	C 100	37,447	Avq.	50%	100%	100%	18,724
Unfin Basement	1900	336	C 100	13,727	Avq.	50%	100%	100%	6,864
Encl Frame Porch	1900	128	C 100	7,394	Avq.	50%	100%	100%	3,697
Frame Garaqe	1988	960	C 100	31,680	Avq.	79%	100%	100%	25,027
<b>Outbuilding Total</b>									<b>54,312</b>

<b>Acpt Land</b>	18,200	<b>Accepted Bldg</b>	119,300	<b>Total</b>	137,500
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Machias  
 Name: ELLSWORTH FALLS LUMBER CO INC

**Valuation Report**

10/20/2024  
 Page 1126  
 015-084  
 15 COURT ST

Account: 576 Card: 1 of 1  
 Map/Lot:  
 Location:

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 12/31/2019  
 Sale Price 0  
 Sale Type Land Only  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 25  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
125 X 113	\$/FF -Road Frontage	650.00	64,054	100%		64,054	
Total Acres	0.32				Land Total	64,054	
<b>Acpt Land</b>		64,100	<b>Accepted Bldg</b>		0	<b>Total</b>	64,100

Machias  
 Name: MJH - MACHIAS LLC

**Valuation Report**

10/20/2024

Page 1127

Map/Lot:

015-085

Account: 674 Card: 1 of 1

Location:

13 COURT ST

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Low  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 05/12/2023  
 Sale Price 125,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 25

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
050 X 120	\$/FF -Road Frontage	650.00	26,403	90%	Topography	23,763
Total Acres 0.14				Land Total		23,763
<b>Acpt Land</b>		23,800	<b>Accepted Bldg</b>	0	<b>Total</b>	23,800

Machias  
 Name: MACHIAS, TOWN OF

**Valuation Report**

10/20/2024

Page 1128

Map/Lot:

015-086

Account: 472 Card: 1 of 1

Location:

7 COURT ST

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 17

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
133 X 122	\$/FF -Road Frontage	650.00	70,815	100%		70,815
Total Acres 0.37						
						Land Total
						70,815

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	1946	1865	B 100	227,530	Good	78%	100%	100%	177,473
<b>Outbuilding Total</b>									<b>177,473</b>

<b>Acpt Land</b>	70,800	<b>Accepted Bldg</b>	177,500	<b>Total</b>	248,300
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Machias  
 Name: HAMMOND LUMBER COMPANY

**Valuation Report**

10/20/2024

Page 1129

Map/Lot: 015-087

Account: 770 Card: 1 of 1

Location: 9 QUODDY LN

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/17/2018  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.40	Acres-Commercial Site (Fract)	52,000.00	88,614	100%		88,614
Total Acres 2.40						88,614

<b>Outbuildings/Additions/Improvements</b>							Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld
Cmm1Bldg-SeeFile	1992			----	SOUND	VALUE	----	550,000
<b>Outbuilding Total</b>							<b>550,000</b>	

<b>Acpt Land</b>	88,600	<b>Accepted Bldg</b>	550,000	<b>Total</b>	638,600
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Machias  
 Name: HAMMOND LUMBER COMPANY

**Valuation Report**

10/20/2024

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Map/Lot:

015-087-A

Account: 634 Card: 1 of 1

Location:

32 QUODDY LN

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/17/2018  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Homesite (Fract)	26,000.00	22,153	100%		22,153
Total Acres 0.60						22,153

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Cmm1Bldg-SeeFile	1950	1615	B 100	197.030	Avg+	70%	100%	100%	137,921	
<b>Outbuilding Total</b>									<b>137,921</b>	

<b>Acpt Land</b>	22,200	<b>Accepted Bldg</b>	137,900	<b>Total</b>	160,100
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**Valuation Report**

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 09/01/2010  
 Sale Price 320,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 19  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
028 X 275	\$/FF -Effective Road Frontage	130.00	4,477	100%		4,477
0.50	Acres-Commercial Site (Fract)	52,000.00	40,447	100%		40,447
Total Acres 0.68			Land Total			44,924

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,880 Sqft	Grade B 100	Base	258,343
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-36,470
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,186
Rooms	8				
Bedrooms	0	Add Fixtures	1		
Baths	0	Half Baths	3	Plumbing	7,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,880	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1990	0	Modern	Modern	Good	Typical	227,967	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		89%	100%	100%	202,891

**Acpt Land** 44,900 **Accepted Bldg** 202,900 **Total** 247,800

Machias  
 Name: CHERRYFIELD FOODS INC.

**Valuation Report**

10/20/2024

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Map/Lot: 015-089

Account: 40 Card: 1 of 1

Location: 21 KILTON LN

Neighborhood 10 Rt 1 Commercial North

Zoning/Use Shore-GeneralDevelopment  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 43  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Baselot (Fract)	19,500.00	21,450	100%		21,450	
1.90	Acres-Rear Land 1 <= 50 Acs	650.00	1,359	100%		1,359	
Total Acres 2.90					Land Total	22,809	
<b>Acpt Land</b>		22,800	<b>Accepted Bldg</b>		0	<b>Total</b>	22,800

Machias

**Valuation Report**

10/20/2024

Name: MACHIAS, TOWN OF

Page 1133

SEWAGE TREATMENT PLANT

Map/Lot:

015-089-A

Account: 1168 Card: 1 of 1

Location:

33 KILTON LN

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 40

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900	
0.75	Acres-Rear Land 1 <= 50 Acs	650.00	536	100%		536	
Total Acres 1.75						Land Total	43,436

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
CmmIBldg-SeeFile						Phy	Func	Econ	Rcnld
CmmIBldg-SeeFile	1972	12000	B 100	1,464,000	Avg.	70%	100%	100%	1,024,800
<b>Outbuilding Total</b>									<b>1,024,800</b>

**Acpt Land** 43,400 **Accepted Bldg** 1,024,800 **Total** 1,068,200

Machias  
Name: CARTER, JOAN D

**Valuation Report**

10/20/2024

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Map/Lot: 015-090

Account: 678 Card: 1 of 1

Location: 7 KILTON LN

Neighborhood 10 Rt 1 Commercial North

Zoning/Use Shore-GeneralDevelopment  
Topography Level  
Utilities All PublicNone  
Street Paved

**Sale Data**  
Sale Date 05/14/2009  
Sale Price 95,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 16

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.17	Acres-Commercial Site (Fract)	52,000.00	61.871 100%		61,871
Total Acres 1.17				Land Total	61,871

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade C 100	Base	143,246
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,497
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,735
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Modern	Modern	Average	Typical	120,014
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		78%	100% 100%	93,611
<b>Outbuildings/Additions/Improvements</b>						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	2018	400	C 100	13,200	Avg.	10,296
Outbuilding Total						10,296

<b>Acpt Land</b>	61,900	<b>Accepted Bldg</b>	103,900	<b>Total</b>	165,800
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Machias  
 Name: PELLON, EDWARD R

**Valuation Report**

10/20/2024  
 Page 1135  
 015-091  
 1 COURT ST

Account: 380 Card: 1 of 1  
 Map/Lot:  
 Location:

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1 SUBWAY ET AL  
 Reference 2  
 Tran/Land/Bldg 0 2 16  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
156 X 132	\$/FF -Road Frontage	650.00	86,399	100%		86,399
Total Acres 0.47						86,399
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Cmm1Bldg-SeeFile	1980	4377	B 100	533,994	Good	86%	100%	100%	459,235
<b>Outbuilding Total</b>									<b>459,235</b>

<b>Acpt Land</b>	86,400	<b>Accepted Bldg</b>	459,200	<b>Total</b>	545,600
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Machias  
 Name: PELLON, EDWARD R

**Valuation Report**

10/20/2024  
 Page 1136  
 015-092  
 90 MAIN ST

Account: 1047 Card: 1 of 1  
 Map/Lot:  
 Location:

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1 LEE PELLON CENTER  
 Reference 2  
 Tran/Land/Bldg 0 2 34  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.92	Acres-Baselot (Fract)	16,250.00	17,145	100%		17,145	
178 X 200	\$/FF -Road Frontage	520.00	97,078	60%	Size/Shape	58,247	
Total Acres 1.74						Land Total	75,392

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CmmBldg-SeeFile	2007	3548	C 100	354,800	V.G.	93%	100%	100%	329,964
Frame Shed	2013	152	C 110	6,326	Avq.	93%	100%	100%	5,883
<b>Outbuilding Total</b>									<b>335,847</b>

**Acpt Land** 75,400 **Accepted Bldg** 335,800 **Total** 411,200



Machias  
 Name: HAMMOND LUMBER COMPANY

**Valuation Report**

10/20/2024

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Map/Lot:  
 Location:

015-092-A

Account: 654 Card: 1 of 1

Neighborhood 11 Downtown Commercial

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 07/17/2018  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.33	Acres-Baselot (Fract)	19,500.00	32,742	100%		32,742	
Total Acres 2.33				Land Total		32,742	
<b>Acpt Land</b>		32,700	<b>Accepted Bldg</b>		0	<b>Total</b>	
						32,700	

Machias  
 Name: MACHIAS, TOWN OF  
 RAILROAD STATION

**Valuation Report**

10/20/2024  
 Page 1138  
 015-092-B  
 2 KILTON LN

Account: 151 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 99

Zoning/Use  
 Topography  
 Utilities NoneNone  
 Street None

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) 45 0 0 Land Schedule 0

<b>Outbuildings/Additions/Improvements</b>									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Rcnld
One Story Frame	0								15,000
----- S O U N D V A L U E -----									
<b>Outbuilding Total</b>									<b>15,000</b>
<b>Accpt Land</b>			0	<b>Accepted Bldg</b>		15,000	<b>Total</b>		15,000

Machias  
 Name: MSB LEASING INC

**Valuation Report**

10/20/2024

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Map/Lot:

015-092-C

Account: 1293 Card: 1 of 1

Location:

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities All Public  
 Street Paved

**Sale Data**  
 Sale Date 12/13/2013  
 Sale Price 100,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 31

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
389 X 096	\$/FF -Road Frontage	520.00	146,984	60%	Size/Shape	88,190
Total Acres 0.86						Land Total
						88,190

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
CmmBldg-SeeFile	2008									Rcnld
----- S O U N D V A L U E -----										7,100
Outbuilding Total										7,100

<b>Acpt Land</b>	88,200	<b>Accepted Bldg</b>	7,100	<b>Total</b>	95,300
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**Valuation Report**

Account: 67 Card: 1 of 1

Location: 168 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 11/23/2011  
 Sale Price 960,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 DUNKIN DONUTS, PAT'S PIZZA  
 Tran/Land/Bldg 0 2 16  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
404 X 325	\$/FF -Road Frontage	520.00	280,872	100%		280,872
Total Acres 3.01						280,872
Land Total						280,872

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
CmmBldg-SeeFile	2004	7964	C 100	796,400	Good	92%	100%	100%	732,688	
Frame Shed	2000	378	C 110	13,705	Avg.	86%	100%	100%	11,786	
Outbuilding Total									744,474	

<b>Acpt Land</b>	280,900	<b>Accepted Bldg</b>	744,500	<b>Total</b>	1,025,400
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Machias  
 Name: SPRAGUE, CHRISTOPHER J  
 SPRAGUE, LAUREN M

**Valuation Report**

10/20/2024

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Account: 1202 Card: 1 of 1

Map/Lot:  
 Location:

016-001-A  
 ROUTE 1 NORTH

Neighborhood 10 Rt 1 Commercial North

Zoning/Use Shore-ResourceProtect  
 Topography Low  
 Utilities None  
 Street None

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 3 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

<b>Land Description</b>							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Basemat	13,000.00	14,300	100%		14,300	
25.00	Acres-Wasteland	75.00	2,063	100%		2,063	
Total Acres 26.00					Land Total	16,363	
<b>Acpt Land</b>		16,400	<b>Accepted Bldg</b>		0	<b>Total</b>	16,400

Machias

**Valuation Report**

10/20/2024

Name: SPRAGUE, JOHN A

Page 1142

SPRAGUE, CAROLE M

Map/Lot:

016-002

Account: 710 Card: 1 of 1

Location:

US ROUTE 1 NORTH

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
294 X 050	\$/FF -Road Frontage	520.00	80,171	60%	Size/Shape	48,103	
Total Acres 0.34						Land Total	48,103

<b>Acpt Land</b>	48,100	<b>Accepted Bldg</b>	0	<b>Total</b>	48,100
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Machias

**Valuation Report**

10/20/2024

Name: HARTFORD, SHAWN

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HARTFORD, ANDREA

Map/Lot:

016-003

Account: 444 Card: 1 of 1

Location:

182 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
Topography Level  
Utilities Dug WellSeptic System  
Street None

**Sale Data**  
Sale Date 10/29/2020  
Sale Price 100,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 1 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
202 X 079	\$/FF -Road Frontage	520.00	69,239	100%		69,239
Total Acres 0.37						69,239
						Land Total

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1992	1416	B 100	52.786	Avg.	82%	100%	100%	43,285	
<b>Outbuilding Total</b>									<b>43,285</b>	

<b>Acpt Land</b>	69,200	<b>Accepted Bldg</b>	43,300	<b>Total</b>	112,500
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Machias  
 Name: MAKER, TIMOTHY J

**Valuation Report**

10/20/2024  
 Page 1144  
 016-004  
 192 MAIN ST

Account: 792 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 18  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
210 X 150	\$/FF -Road Frontage	520.00	99,186	100%		99,186
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.72						Land Total
						107,986

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
CmmBldg-SeeFile	2003	3086	C 110	339,460	Good	92%	100%	100%	312,303	
Outbuilding Total									312,303	
<b>Acpt Land</b>		108,000	<b>Accepted Bldg</b>		312,300	<b>Total</b>		420,300		



Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 17

1ST 0 2ND 0

Exemption(s) 42 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Commercial Site (Fract)	52,000.00	80,893	100%		80,893	
8.10	Acres-Rear Land 1 <= 50 Acs	650.00	5,792	100%		5,792	
Total Acres 10.10						Land Total	86,685

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	2002	7750	C 110	852,500	Good	92%	100%	100%	784,300
<b>Outbuilding Total</b>									<b>784,300</b>

**Acpt Land**

86,700

**Accepted Bldg**

784,300

**Total**

871,000

Machias

Valuation Report

10/20/2024

Name: OKAFOR, BENJAMIN C

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DBA MACHIAS FAMILY PHARMACY

Map/Lot:

016-005

Account: 895 Card: 1 of 1

Location:

194 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/29/2018
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1

Reference 2 PHARMACY 6/18

Tran/Land/Bldg 0 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 3

Land Description

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 0.39 Acres-Homesite (Fract) and 2.00 # -Lot Improvements.

Dwelling Description

Replacement Cost New

Table with columns: Dwelling Description, Replacement Cost New. Rows include Conventional, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total, Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include 1967, 2018, Modern, Good, Typical, 219,303, None, 83%, 100%, 100%, 182,021.

Outbuildings/Additions/Improvements

Table with columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value, Rcnld. Row includes One Story Frame, 2018, 1144, C 100, 93,751, Good, 83%, 100%, 100%, 77,813.

Acpt Land 35,600 Accepted Bldg 259,800 Total 295,400

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 11  
1ST 0 2ND 0  
Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.65	Acres-Homesite (Fract)	39,000.00	34,587	100%		34,587	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
Total Acres 0.65						Land Total	43,387

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	1,056 Sqft	Grade C 100	Base	196,317
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-906
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	10,443
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1930	0	Typical	Typical	Above Average	Typical	205,854	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		65%	96%	100%	128,453

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1950	480	C 100	39.336	Avq+	70%	100%	100%	27,535
Outbuilding Total									27,535

<b>Acpt Land</b>	43,400	<b>Accepted Bldg</b>	156,000	<b>Total</b>	199,400
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Machias  
 Name: ATLANTIC INVESTMENTS INC

**Valuation Report**

10/20/2024

Page 1148

Map/Lot:

016-007

Account: 990 Card: 1 of 1

Location:

208 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 17

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
236 X 085	\$/FF -Road Frontage	520.00	83,909	100%		83,909
Total Acres 0.46						83,909

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1970	4400	B 100	439,908	Good	84%	100%	100%	369,523
Two Story Frame	1970	888	B 100	131,401	Good	84%	100%	100%	110,377
<b>Outbuilding Total</b>									<b>479,900</b>
<b>Acpt Land</b>		83,900	<b>Accepted Bldg</b>		479,900	<b>Total</b>		563,800	

Machias  
 Name: ATLANTIC INVESTMENTS INC

**Valuation Report**

10/20/2024  
 Page 1149  
 016-008  
 214 MAIN ST

Account: 978 Card: 1 of 1  
 Map/Lot:  
 Location:

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 15  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

<b>Land Description</b>									
Units	Method - Description		Price/Unit	Total	Fctr	Influence			Value
135 X 122	\$/FF -Road Frontage		520.00	57,504	100%				57,504
Total Acres 0.38					Land Total			57,504	
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
One Story Frame	1930	5782	C 110	521,218	Avg+	Phy 65%	Func 100%	Econ 100%	Rcnld 338,792
						Outbuilding Total			338,792
<b>Acpt Land</b>		57,500	<b>Accepted Bldg</b>		338,800	<b>Total</b>			396,300

Machias  
 Name: DEAD RIVER COMPANY (LESSEE)  
 IRVING OIL CORPORATION

**Valuation Report**

10/20/2024

Page 1150

Account: 261 Card: 1 of 1

Map/Lot: 016-009  
 Location: 21 OLD COUNTY RD

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 08/08/2006  
 Sale Price 20,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 285	\$/FF -Road Frontage	520.00	130,208	100%		130,208
200 X 285	\$/FF -Road Frontage	520.00	130,208	70%	Excess Frt	91,145
147 X 285	\$/FF -Road Frontage	520.00	95,703	50%	Excess Frt	47,851
194 X 125	\$/FF -Road Frontage	520.00	83,645	35%	Excess Frt	29,276
Total Acres 4.14						
						Land Total
						298,480

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
CmmBldg-SeeFile	0	1074	B 100	131.028	B Gr	80%	100%	100%	104.822
<b>Outbuilding Total</b>									<b>104.822</b>
<b>Acpt Land</b>		298,500	<b>Accepted Bldg</b>		104,800	<b>Total</b>			403,300

Machias

**Valuation Report**

10/20/2024

Name: KLT INC

Page 1151

C/O ED HENNESSEY

Map/Lot:

016-010-A

Account: 972 Card: 1 of 1

Location:

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 3 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 329	\$/FF -Road Frontage	520.00	139,898	100%		139,898
150 X 329	\$/FF -Road Frontage	520.00	104,924	70%	Excess Frt	73,447
Total Acres 2.64					Land Total	213,345

<b>Acpt Land</b>	213,300	<b>Accepted Bldg</b>	0	<b>Total</b>	213,300
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Machias  
 Name: MERRITT, WILLIAM

**Valuation Report**

10/20/2024

Page 1152

Map/Lot: 017-001

Account: 965 Card: 1 of 1

Location: 305 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 10/28/2019  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2 SHED STORAGE 11/2019  
 Tran/Land/Bldg 9 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	39,000.00	25,015	100%		25,015
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.34					Land Total	33,815

Dwelling Description				Replacement Cost New		
Conventional	One Story	762 Sqft	Grade C 105	Base		116,523
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement		-686
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	Typical	Typical	Fair	Typical	115,837
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		26%	96% 100%	28,913

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1962	280	C 105	24,093	Fair	26%	96%	100%	6,013
Wood Deck	1962	126	C 105	2,254	Fair	26%	96%	100%	563
Encl Frame Porch	1962	102	C 105	6,682	Fair	26%	96%	100%	1,668
Open Frame Porch	1962	12	C 105	988	Fair	26%	96%	100%	247
Outbuilding Total									8,491

**Acpt Land** 33,800 **Accepted Bldg** 37,400 **Total** 71,200



Machias  
 Name: REYNOLDS, CODY

**Valuation Report**

10/20/2024  
 Page 1153  
 017-001-BLDG  
 305 MAIN ST

Account: 1380 Card: 1 of 1  
 Map/Lot:  
 Location:

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2 RETAIL SHED  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	2019	384	C 100	31.469	Avg.	95%	100%	100%	29.896
<b>Outbuilding Total</b>									<b>29.896</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		29,900	<b>Total</b>		29,900

Machias  
 Name: HANSCOM, DONALD L

**Valuation Report**

10/20/2024

Page 1154

Map/Lot:

017-002

Account: 353 Card: 1 of 1

Location:

291 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 11/23/2004  
 Sale Price 220,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 7

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
150 X 220	\$/FF -Road Frontage	520.00	85,800	100%		85,800	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
050 X 220	\$/FF -Road Frontage	520.00	28,600	100%		28,600	
025 X 220	\$/FF -Road Frontage	520.00	14,300	70%	Excess Frt	10,010	
0.38	Acres-Rear Land 1 <= 50 Acs	650.00	272	100%		272	
Total Acres 1.52						Land Total	133,482

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
CmmI Bldg-SeeFile						Phy	Func	Econ	Rcnld
	1986	2661	B 100	324,642	Ava+	84%	100%	100%	272,699
<b>Outbuilding Total</b>									<b>272,699</b>

**Acpt Land** 133,500 **Accepted Bldg** 272,700 **Total** 406,200

Machias  
 Name: HANSCOM, DONALD L

**Valuation Report**

10/20/2024  
 Page 1155  
 017-003  
 277 MAIN ST

Account: 52 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography LevelLow  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 16  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 085	\$/FF -Road Frontage	520.00	71,109	100%		71,109	
020 X 085	\$/FF -Road Frontage	520.00	7,111	70%	Excess Frt	4,978	
17.00	Acres-Wasteland	65.00	1,216	100%		1,216	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
Total Acres 17.43						Land Total	86,103

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
CmmBldg-SeeFile	1980	3085	B 100	376.370	Avg+	82%	100%	100%	308.623	
<b>Outbuilding Total</b>									<b>308.623</b>	
<b>Acpt Land</b>		86,100	<b>Accepted Bldg</b>		308,600	<b>Total</b>		394,700		

Machias  
 Name: TORREY, MARK  
 RUSSO, FRANK

**Valuation Report**

10/20/2024

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Map/Lot: 017-003

Account: 1381 Card: 1 of 1

Location: 277 MAIN ST - TAKE OUT

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography LevelLow  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2 TAKE OUT TRAILER

Tran/Land/Bldg 0 2 16

1ST 0 2ND 0

Exemption(s) Land Schedule 3

<b>Outbuildings/Additions/Improvements</b>									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld	
14Mobile Home	0			----	S	O	U	N	6,000
<b>Outbuilding Total</b>								<b>6,000</b>	
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>			6,000	<b>Total</b>	6,000

Machias  
 Name: MAINE FIBER CO INC

**Valuation Report**

10/20/2024  
 Page 1157  
 017-003-ON  
 MAIN ST

Account: 1360 Card: 1 of 1  
 Map/Lot:  
 Location:

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities  
 Street Paved

Reference 1 FIBER OPTIC CABLE STATION

Reference 2

Tran/Land/Bldg 0 2 79

1ST 0 2ND 0

Exemption(s) Land Schedule 3

<b>Outbuildings/Additions/Improvements</b>						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2014	230	A 100	12.099	Avg.	94%	100%	100%	11,373
Frame Shed	2017	230	A 100	12.099	Avg.	95%	100%	100%	11,494
<b>Outbuilding Total</b>									<b>22,867</b>
<b>Acpt Land</b>			0	<b>Accepted Bldg</b>		22,900	<b>Total</b>		22,900

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 11/09/2017  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2 SOME BLDGS GONE  
 Tran/Land/Bldg 4 2 15  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Road Frontage	520.00	114,400	100%		114,400
200 X 220	\$/FF -Road Frontage	520.00	114,400	70%	Excess Frt	80,080
123 X 220	\$/FF -Road Frontage	520.00	70,356	50%	Excess Frt	35,178
3.26	Acres-Rear Land 1 <= 50 Acs	650.00	2,331	100%		2,331
3.00	# -Lot Improvements	4,000.00	13,200	100%		13,200
5.10	Acres-Rear Land 1 <= 50 Acs	650.00	3,647	100%		3,647
Total Acres 11.00						Land Total 248,836

Dwelling Description				Replacement Cost New	
Conventional	Two Story	896 Sqft	Grade C 100	Base	182,120
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,091
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,287
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition		Inadeq.		193,482
1910	0	Typical	Typical	Fair				
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>		<b>Value(Rcnd)</b>
Overbuilt			None	26%	46%	100%		23,140

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Barn - GBA	1910	720	D 100	19,237	Fair	26%	50%	100%	2,501
Coml Greenhouse	2009	900	E 100	9,761	Avq-	86%	50%	100%	4,197
One Story Frame	2009	80	E 100	3,278	Avq.	91%	100%	100%	2,983
Frame Garage	2002	720	C 100	23,760	Avq.	87%	100%	100%	20,671
Frame Shed	2009	625	C 100	19,790	Avq.	91%	100%	100%	18,009
Frame Shed	2009	56	C 100	2,902	Avq.	91%	100%	100%	2,641
Coml Greenhouse	2009	1800	E 100	13,086	Avq-	86%	50%	100%	5,627
Coml Greenhouse	2009	1800	E 100	13,086	Avq-	86%	50%	100%	5,627
Unfin Basement	2009	840	C 100	22,694	Avq.	91%	100%	100%	20,652
Coml Greenhouse	2009	2280	E 100	14,860	Avq-	86%	50%	100%	6,390
Outbuilding Total									89,298

**Acpt Land** 248,800 **Accepted Bldg** 112,400 **Total** 361,200

Machias  
 Name: MCGUIRE, DEAN M

**Valuation Report**

10/20/2024

Page 1159

Map/Lot: 017-004-A

Account: 314 Card: 1 of 1

Location: 63 OLD COUNTY RD

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 11/29/2011  
 Sale Price 71,000  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Buyer  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
2.62	Acres-Rear Land 1 <= 50 Acs	650.00	1,873	100%		1,873
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 3.62						53,573
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
Fleetwood M/H	1999	12X76	A 100	69,257	V.G.	61%	100%	100%	42,247	
Frame Garage	2001	576	C 110	20,909	Good	91%	100%	100%	19,027	
Wood Deck	1987	180	C 100	2,984	Avg.	79%	100%	100%	2,357	
.....	1999								200	

----- S O U N D V A L U E -----

Outbuilding Total 63,831

**Acpt Land** 53,600 **Accepted Bldg** 63,800 **Total** 117,400

Machias  
 Name: PINEO ENTERPRISES LLC

**Valuation Report**

10/20/2024  
 Page 1160  
 017-005  
 290 MAIN ST

Account: 517 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 07/09/2008  
 Sale Price 49,990  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
100 X 154	\$/FF -Road Frontage	520.00	47,857	100%		47,857	
Total Acres 0.35				Land Total		47,857	
<b>Acpt Land</b>		47,900	<b>Accepted Bldg</b>	0	<b>Total</b>	47,900	



Machias  
 Name: PINEO ENTERPRISES LLC

**Valuation Report**

10/20/2024

Page 1161

Map/Lot: 017-006

Account: 573 Card: 1 of 1

Location: 292 MAIN ST

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 04/02/2007  
 Sale Price 625,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2 ADDITION - COMBINE LOTS?  
 Tran/Land/Bldg 3 2 15  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
132 X 275	\$/FF -Road Frontage	520.00	84,416	100%		84,416
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.83						Land Total
						93,216

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CmmBldg-SeeFile	1950	3008	B 100	366,976	V.G.	83%	100%	100%	304,590
CmmBldg-SeeFile	1988	497	B 100	60,634	V.G.	90%	100%	100%	54,571
CmmBldg-SeeFile	2023								250,000
---- S O U N D V A L U E ----									
<b>Outbuilding Total</b>									<b>609,161</b>
<b>Acpt Land</b>		93,200	<b>Accepted Bldg</b>		609,200	<b>Total</b>			702,400

Machias  
 Name: ARCHIBALD, JOHN E  
 ARCHIBALD, CAROLYN A

**Valuation Report**

10/20/2024  
 Page 1162  
 017-007-A  
 7 DUPONT LN

Account: 510 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 09/28/2018  
 Sale Price 8,500  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.36	Acres-Homesite (Fract)	39,000.00	25,740	100%		25,740	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
Total Acres 0.36						Land Total	34,540

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1994	1088	C 110	39,494	Avg-	76%	100%	100%	30,015
14Mobile Home	2019	14X76	B 100	64,639	Avg.	95%	100%	100%	61,407
Wood Deck	2019	144	B 100	2,960	Avg.	95%	100%	100%	2,812
Encl Frame Porch	2022	48	C 100	4,226	Avg.	95%	0%	100%	0
<b>Outbuilding Total</b>									<b>94,234</b>

**Acpt Land** 34,500 **Accepted Bldg** 94,200 **Total** 128,700

Machias  
 Name: KELLEY, RACHEL A

**Valuation Report**

10/20/2024

Page 1163

Map/Lot: 017-008

Account: 591 Card: 1 of 1

Location: 18 DUPONT LN

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 08/31/2023  
 Sale Price 186,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	Acres-Homesite (Fract)	39,000.00	39,319	100%		39,319
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.84			Land Total			48,119

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,080 Sqft	Grade C 107	Base	149,415
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,928
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,590
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	0	Modern	Typical	Very Good	Typical	157,933			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	85%	98%	100%	131,558				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1965	40	C 100	3,909	V.G.	85%	100%	100%	3,323
Frame Shed	1965	120	D 100	3,938	Avq+	76%	100%	100%	2,993
Outbuilding Total									6,316

**Acpt Land** 48,100 **Accepted Bldg** 137,900 **Total** 186,000

Machias  
 Name: ROLFE, JOSHUA L  
 ROLFE, SHASTA P

**Valuation Report**

10/20/2024  
 Page 1164  
 Map/Lot: 017-008-A  
 Location: 26 DUPONT LN

Account: 474 Card: 1 of 1

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	39,000.00	37,645	100%		37,645
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.77			Land Total			46,445

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	960 Sqft	Grade C 100	Base	128,823
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,263
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1971	0	Modern	Modern	Above Average	Typical	132,086	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		78%	100%	100%	103,027

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	2003	192	C 100	15,734	Avq+	78%	100%	100%	12,273
Frame Garage	2015	816	C 110	29,621	Avq+	78%	100%	100%	23,104
Outbuilding Total									35,377

**Acpt Land** 46,400 **Accepted Bldg** 138,400 **Total** 184,800

Machias  
 Name: ROLFE, JOSHUA  
 ROLFE, SHASTA

**Valuation Report**

10/20/2024  
 Page 1165  
 017-008-B  
 28 DUPONT LN

Account: 969 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Sale Data	
Sale Date	10/30/2006
Sale Price	49,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	39,000.00	31,232	100%		31,232
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.53			Land Total			40,032

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,008 Sqft	Grade C 100	Base	133,150
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,426
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	Typical	Typical	Below Average	Typical	136,576			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		53%	91%	100%	65,871		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1972	72	C 100	1,310	Poor	44%	100%	100%	576
<b>Outbuilding Total</b>									<b>576</b>
<b>Acpt Land</b>			40,000	<b>Accepted Bldg</b>		66,400	<b>Total</b>		106,400

Machias  
 Name: SCRIBNER, RICHARD L  
 SCRIBNER, JO-ELLEN

**Valuation Report**

10/20/2024  
 Page 1166  
 017-008-C  
 32 DUPONT LN

Account: 1158 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	39,000.00	30,936	100%		30,936
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.52			Land Total			39,736

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 3/4 Story	1,008 Sqft	Grade C 105	Base	198,527
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,296
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,133
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	Typical	Typical	Average	Typical	207,956			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	70%	91%	100%	132,468				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1972	128	C 100	7,394	Avq.	70%	100%	100%	5,176
Outbuilding Total									5,176

**Acpt Land** 39,700 **Accepted Bldg** 137,600 **Total** 177,300

**Valuation Report**

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 02/02/2015  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Homesite (Fract)	39,000.00	33,506	100%		33,506
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.61			Land Total			42,306

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,248 Sqft	Grade C 103	Base	159,429
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,369
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	Typical	Typical	Below Average	Typical	163,798			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		52%	96%	100%	81,768		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1996	240	C 100	3,914	Fair	70%	100%	100%	2,740
Outbuilding Total									2,740
<b>Acpt Land</b>			42,300	<b>Accepted Bldg</b>		84,500	<b>Total</b>		126,800

Machias  
 Name: COPSON JR, DAVID A

**Valuation Report**

10/20/2024

Page 1168

Map/Lot: 017-010

Account: 987 Card: 1 of 1

Location: 15 DUPONT LN

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.79	Acres-Homesite (Fract)	39,000.00	38,130	100%		38,130	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
Total Acres 0.79						Land Total	46,930

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	864 Sqft	Grade C 100	Base	163,430
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-741
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	4,562
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,290
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	Modern	Modern	Above Average	Typical	174,525
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		73%	100%	100%
						<b>Value(Rcnld)</b>
						127,403

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1957	598	C 100	19,734	Avq+	73%	100%	100%	14,406
Finished Attic	1957	598	C 100	22,039	Avq+	73%	100%	100%	16,088
Encl Frame Porch	1957	156	C 100	8,503	Avq+	73%	100%	100%	6,207
Outbuilding Total									36,701

**Acpt Land** 46,900 **Accepted Bldg** 164,100 **Total** 211,000



Machias  
 Name: MALLAR, L.P. & SONS INC.

**Valuation Report**

10/20/2024  
 Page 1169  
 017-011  
 304 MAIN ST

Account: 681 Card: 1 of 1  
 Map/Lot:  
 Location:

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 25  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

Land Description								
Units	Method - Description	Price/Unit	Total	Fctr	Influence		Value	
135 X 120	\$/FF -Road Frontage	520.00	57,031	100%			57,031	
2.00	# -Lot Improvements	4,000.00	8,800	100%			8,800	
Total Acres 0.37						Land Total	65,831	
Outbuildings/Additions/Improvements							Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld
CmmBldg-SeeFile	1981	1011	B 100	123,342	Avg+	82%	100% 100%	101,140
Outbuilding Total							101,140	
<b>Acpt Land</b>		65,800	<b>Accepted Bldg</b>		101,100	<b>Total</b>	166,900	

Machias  
 Name: MALLAR, WILLIAM L  
 MALLAR, JAMES L

**Valuation Report**

10/20/2024

Page 1170

Account: 87 Card: 1 of 1

Map/Lot: 017-012  
 Location: 310 MAIN ST

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Level  
 Utilities Dug WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 09/21/2023  
 Sale Price 48,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
1.80	Acres-Rear Land 1 <= 50 Acs	650.00	1,287	100%		1,287
1.00	# -Lot Improvements	4,000.00	4,400	50%		2,200
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
Total Acres 2.80						50,787

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	880 Sqft	Grade C 100	Base	121,612
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-755
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,991
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,984
Attic	Full Finished			Attic	24,400
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1940	0	Typical	Typical	Good	Typical	151,232				
<b>Functional Obsolescence</b>				<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>				
None		None		76%	96%	100%				
<b>Value(Rcnld)</b>						110,339				
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>				
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Encl Frame Porch	1940	96	C 100	6,127	Good	76%	100%	100%		4,657
<b>Outbuilding Total</b>						<b>4,657</b>				

**Acpt Land**

50,800

**Accepted Bldg**

115,000

**Total**

165,800

Machias  
 Name: MALLAR, JOHN P

**Valuation Report**

10/20/2024  
 Page 1171  
 017-012-A  
 306 MAIN ST

Account: 988 Card: 1 of 1  
 Map/Lot: Location:

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Septic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 9  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Acres-Homesite (Fract)	39,000.00	36,402	100%		36,402
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400
Total Acres 0.72						Land Total
						40,802

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14Mobile Home	1976	14X70	C 100	53,186	Avg+	45%	100%	100%	23,934
Concrete Slab	1976	1148	C 100	17,988	Avg+	80%	100%	100%	14,390
						Outbuilding Total			38,324
<b>Acpt Land</b>		40,800	<b>Accepted Bldg</b>		38,300	<b>Total</b>		79,100	

**Valuation Report**

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
Topography Level  
Utilities Septic System  
Street Paved

**Sale Data**  
Sale Date 05/26/2021  
Sale Price 50,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.95	Acres-Homesite (Fract)	39,000.00	41,814	80%	Restrictio	33,451	
1.00	# -Lot Improvements	4,000.00	4,400	100%		4,400	
Total Acres 0.95						Land Total	37,851

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	952 Sqft	Grade C 100	Base	128,102
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-817
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	25,517
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1930	Typical	Typical	Average	Typical	152,802
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						
<b>Economic Obsolescence</b>			<b>Phys. %</b>			
None			50%			73,345

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	128	C 100	7,394	Avq.	50%	96%	100%	3,549
Barn - GBA	1900	780	C 100	24,770	Avq.	50%	100%	100%	12,385
<b>Outbuilding Total</b>									<b>15,934</b>

**Acpt Land**

37,900

**Accepted Bldg**

89,300

**Total**

127,200

Machias  
 Name: SELLITTO, BARBARA

**Valuation Report**

10/20/2024

Page 1173

Map/Lot: 017-014

Account: 155 Card: 1 of 1

Location: 328 MAIN ST

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.63	Acres-Homesite (Fract)	39,000.00	34,051	100%		34,051
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 0.63					Land Total	42,851

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	924 Sqft	Grade C 100	Base	125,578
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-793
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% Hot Water BB	Cooling	0% None	Heat	197
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	25,083
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	924	Insulation	-1,016
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1867	0	Typical	Typical	Below Average	Typical	149,049	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		40%	96%	100%	57,235

**Acpt Land** 42,900 **Accepted Bldg** 57,200 **Total** 100,100

**Valuation Report**

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 10/06/2020  
 Sale Price 360,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 ASKING \$489,000 11/2018  
 Tran/Land/Bldg 1 2 39  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
200 X 220	\$/FF -Road Frontage	520.00	114,400	100%		114,400	
017 X 220	\$/FF -Road Frontage	520.00	9,724	70%	Excess Frt	6,807	
1.64	Acres-Rear Land 1 <= 50 Acs	650.00	1,173	100%		1,173	
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800	
Total Acres 2.74						Land Total	131,180

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
CmmBldg-SeeFile	1960	2964	C 110	326,040	Avq+	74%	100%	100%	241,270	
Frame Garaqe	1970	720	D 100	19,483	Avq.	69%	100%	100%	13,443	
<b>Outbuilding Total</b>									<b>254,713</b>	
<b>Acpt Land</b>		131,200	<b>Accepted Bldg</b>		254,700	<b>Total</b>		<b>385,900</b>		

Machias  
 Name: MCQUIRE SEASONAL SERVICES

**Valuation Report**

10/20/2024

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Map/Lot:

017-016&016A

Account: 70 Card: 1 of 1

Location:

40 HOYTTOWN RD

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Level  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 08/09/2022  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
0.51	Acres-Rear Land 1 <= 50 Acs	650.00	365	100%		365
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
0.00	Sites-Mobile Home Site	4,000.00	8,800	100%		0
Total Acres 1.51			Land Total			52,065

**Acpt Land** 52,100 **Accepted Bldg** 0 **Total** 52,100

Machias  
 Name: SCRIBNER, ROBERT L

**Valuation Report**

10/20/2024

Page 1176

Map/Lot: 017-017

Account: 361 Card: 1 of 1

Location: 68 HOYTTOWN RD

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 08/14/2014  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
0.40	Acres-Rear Land 1 <= 50 Acs	650.00	286	100%		286
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 1.40						51,986

Land Total

**Dwelling Description**

**Replacement Cost New**

Conventional	Two Story	864 Sqft	Grade D 100	Base	145,837
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-608
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1937	0	Typical	Typical	Average	Typical	145,229			
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnd)</b>		
Incomplete			None	51%	91%	100%	67,401		
<b>Outbuildings/Additions/Improvements</b>						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd
Frame Shed	1945	430	D 100	11,482	Fair	33%	100%	100%	3,789
						Outbuilding Total			3,789
<b>Acpt Land</b>		52,000		<b>Accepted Bldg</b>		71,200		<b>Total</b>	123,200



Machias  
Name: MALLAR & SONS INC, L P

**Valuation Report**

10/20/2024

Page 1177

Map/Lot:  
Location:

017-017-A

Account: 1248 Card: 1 of 1

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
Topography Level  
Utilities NoneNone  
Street Right-Of-Way

Reference 1  
Reference 2  
Tran/Land/Bldg 0 2 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 3

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.19	Acres-Intown Excess Land	13,000.00	17,017	100%		17,017
Total Acres 1.19				Land Total		17,017
<b>Acpt Land</b>		17,000	<b>Accepted Bldg</b>		0	<b>Total</b>
						17,000

Machias  
 Name: ARMSTRONG, GEORGE E

**Valuation Report**

10/20/2024

Page 1178

Map/Lot: 017-018

Account: 366 Card: 1 of 1

Location: 155 OLD COUNTY RD

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.60	Acres-Rear Land 1 <= 50 Acs	650.00	1,144	100%		1,144	
Total Acres 1.60						Land Total	1,144

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1993	832	C 100	27.456	Avq.	82%	100%	100%	22,514
<b>Outbuilding Total</b>									<b>22,514</b>

<b>Accpt Land</b>	1,100	<b>Accepted Bldg</b>	22,500	<b>Total</b>	23,600
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Machias  
 Name: TWIGG, MICHAEL  
 TWIGG, KELLY

**Valuation Report**

10/20/2024

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Account: 908 Card: 1 of 1

Map/Lot: 017-019

Location: 131 OLD COUNTY RD

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled Well/Dug Well  
 Street Paved

**Sale Data**  
 Sale Date 09/02/2016  
 Sale Price 89,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
0.00	Acres-Blueberries	650.00	286	100%		0
1.00	Acres-Wasteland	65.00	72	100%		72
6.00	Acres-Rear Land 1 <= 50 Acs	650.00	4,290	100%		4,290
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 8.00						56,062

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	594 Sqft	Grade C 100	Base	130,329
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-510
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Typical	Typical	Average	Typical	129,819
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						62,313

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
One Story Frame	1900	280	C 100	22,946	Avg.	50%	96%	100%	11,014
Frame Shed	1900	112	C 100	4,564	Avg.	50%	96%	100%	2,191
Barn - GBA	1900	880	C 100	26,952	Avg-	40%	100%	100%	10,781
Outbuilding Total									23,986

**Acpt Land** 56,100 **Accepted Bldg** 86,300 **Total** 142,400

Machias  
 Name: ATWOOD, STEWART  
 ATWOOD, BETH L

**Valuation Report**

10/20/2024

Page 1180

Account: 1145 Card: 1 of 1

Map/Lot: 017-020  
 Location: 117 OLD COUNTY RD

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 08/10/2006  
 Sale Price 200,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Related Parties

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
6.70	Acres-Rear Land 1 <= 50 Acs	650.00	4,791	100%		4,791
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 7.70			Land Total			56,491

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	480 Sqft	Grade C 100	Base	85,554
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	-5,119
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,632
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	11,216
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1930	0	Typical	Typical	Average	Inadeq.	93,283			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		50%	91% 100%	42,444			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1930	330	C 100	27,044	Avq.	50%	100%	100%	13,522
One Story Frame	1930	272	C 100	22,290	Avq.	50%	100%	100%	11,145
One Story Frame	1930	126	C 100	10,326	Avq.	50%	100%	100%	5,163
Encl Frame Porch	1930	270	C 100	13,017	Avq.	50%	100%	100%	6,508
Open Frame Porch	1930	119	C 100	4,146	Avq.	50%	100%	100%	2,073
Barn - GBA	1930	1600	C 100	42,662	Avq-	40%	100%	100%	17,065
Frame Garage	1930	840	C 100	27,720	Avq-	40%	100%	100%	11,088
						<b>Outbuilding Total</b>			<b>66,564</b>

**Acpt Land** 56,500 **Accepted Bldg** 109,000 **Total** 165,500

Machias  
 Name: VOUGHT, TIM J  
 VOUGHT, LORI S

**Valuation Report**

10/20/2024

Page 1181

Account: 874 Card: 1 of 1

Map/Lot: 017-021  
 Location: 59 HOYTTOWN RD

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 05/14/2019  
 Sale Price 89,500  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2

Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
1.00	Acres-Rear Land 1 <= 50 Acs	650.00	715	100%		715
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 2.00						52,415

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	624 Sqft	Grade C 100	Base	98,534
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-535
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,121
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	20,427
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1927	0	Typical	Typical	Average	Typical	120,547	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>
None		None		50%	96%	100%	57,863

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1927	208	C 100	6,813	Avq.	50%	96%	100%	3,270
2S Frame Shed	1930	672	D 100	21,062	Fair	26%	100%	100%	5,476
Frame Shed	1930								100

----- S O U N D V A L U E -----  
 Outbuilding Total 8,846

**Acpt Land** 52,400 **Accepted Bldg** 66,700 **Total** 119,100

Machias  
 Name: SINNING, EMILY E

**Valuation Report**

10/20/2024

Page 1182

Map/Lot: 017-022

Account: 254 Card: 1 of 1

Location: 51 HOYTTOWN RD

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 10/06/2014  
 Sale Price 28,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 9

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
0.50	Acres-Rear Land 1 <= 50 Acs	650.00	358	100%		358
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
0.64	Acres-Rear Land 1 <= 50 Acs	650.00	458	100%		458
Total Acres 2.14					Land Total	52,516

**Acpt Land** 52,500 **Accepted Bldg** 0 **Total** 52,500

Machias  
 Name: POTTER-RIVERA, JACOB  
 POTTER-RIVERA, KATELIN R  
 Account: 1232 Card: 1 of 1

**Valuation Report**

10/20/2024  
 Page 1183  
 Map/Lot: 017-023  
 Location: 37 HOYTTOWN RD

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

Sale Data	
Sale Date	12/20/2021
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
1.00	Acres-Rear Land 1 <= 50 Acs	650.00	715	100%		715
2.00	# -Lot Improvements	4,000.00	8,800	100%		8,800
Total Acres 2.00			Land Total			52,415

Dwelling Description				Replacement Cost New		
Conventional	One Story	720 Sqft	Grade C 100	Base		107,188
Exterior	Wood Siding	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-618
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6					
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	Full Finished			Attic		21,917
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)	
1920	0	Typical	Typical	Average	50%	96%	100%	128,487	
Functional Obsolescence		Economic Obsolescence						61,674	
None		None							
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1920	472	C 100	38,680	Avq.	50%	96%	100%	18,566
Frame Garage	1920	322	C 100	10,626	Avq.	50%	96%	100%	5,100
Frame Shed	1920	576	C 100	18,336	Avq-	40%	100%	100%	7,334
Outbuilding Total								31,000	
<b>Acpt Land</b>		52,400		<b>Accepted Bldg</b>		92,700		<b>Total</b>	145,100

Machias  
 Name: SCRIBNER, RICHARD  
 SCRIBNER, JO-ELLEN

**Valuation Report**

10/20/2024  
 Page 1184  
 017-024  
 31 DUPONT LN

Account: 333 Card: 1 of 1 Map/Lot:  
 Location:

Neighborhood 14 Hoyttown-Rural

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	39,000.00	42,900	100%		42,900
0.17	Acres-Rear Land 1 <= 50 Acs	650.00	122	100%		122
0.63	Acres-Rear Land 1 <= 50 Acs	650.00	450	100%		450
Total Acres 1.80					Land Total	43,472

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
2S Frame Garage	2003	1728	C 100	87.817	Avq.	88%	100%	100%	77,279	
							Outbuilding Total			77,279

<b>Acpt Land</b>	43,500	<b>Accepted Bldg</b>	77,300	<b>Total</b>	120,800
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Machias  
 Name: HANSCOM, DONALD L  
 HANSCOM, DEBRA J

**Valuation Report**

10/20/2024  
 Page 1185  
 017-025  
 256 MAIN ST

Account: 433 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 10 Rt 1 Commercial North

Zoning/Use None  
 Topography Rolling  
 Utilities Drilled WellSeptic System  
 Street Paved

**Sale Data**  
 Sale Date 03/20/2017  
 Sale Price 70,000  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2

Tran/Land/Bldg 0 2 15

1ST 0 2ND 0

Exemption(s) Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
200 X 220	\$/FF -Road Frontage	520.00	114,400	100%		114,400
140 X 220	\$/FF -Road Frontage	520.00	80,080	70%	Excess Frt	0
140 X 220	\$/FF -Road Frontage	650.00	450	50%	Topoqraphv	28,028
2.08	Acres-Rear Land 1 <= 50 Acs	650.00	1,487	100%		1,487
2.00	# -Lot Improvements	4,000.00	8,800	50%	Restrictio	4,400
Total Acres 3.80					Land Total	148,315

**Acpt Land** 148,300 **Accepted Bldg** 0 **Total** 148,300

Machias  
 Name: MACHIAS, TOWN OF

**Valuation Report**

10/20/2024

Page 1186

Map/Lot:

06A-001

Account: 1030 Card: 1 of 1

Location:

17 STACKPOLE DR

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 17

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.14	Acres-Commercial Site (Fract)	52,000.00	101,359	100%		101,359
Total Acres 3.14						101,359
						Land Total

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Cmm1Bldg-SeeFile	1998	7365	C 100	736.500	Avg-	50%	100%	100%	368,250
<b>Outbuilding Total</b>									<b>368,250</b>

<b>Acpt Land</b>	101,400	<b>Accepted Bldg</b>	368,300	<b>Total</b>	469,700
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Machias  
 Name: 2 SHAKES LLC

**Valuation Report**

10/20/2024

Page 1187

Map/Lot: 06A-002

Account: 432 Card: 1 of 1

Location: 39 STACKPOLE DR

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 06/13/2018  
 Sale Price 1,200,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 40  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.77	Acres-Commercial Site (Fract)	52,000.00	95,200	100%		95,200
Total Acres 2.77						95,200

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Cmm1Bldg-SeeFile	2003	12632	C 110	1,389,520	V.G.	93%	100%	100%	1,292,254
<b>Outbuilding Total</b>									<b>1,292,254</b>

<b>Acpt Land</b>	95,200	<b>Accepted Bldg</b>	1,292,300	<b>Total</b>	1,387,500
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Machias  
 Name: 2 SHAKES LLC

**Valuation Report**

10/20/2024

Page 1188

Map/Lot:  
 Location:

06A-003

Account: 157 Card: 1 of 1

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
 Topography Rolling  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 06/13/2018  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Split/Assemblage

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.64	Acres-Commercial Site	48,000.00	86,592	100%		86,592	
Total Acres 1.64				Land Total		86,592	
<b>Acpt Land</b>		86,600	<b>Accepted Bldg</b>		0	<b>Total</b>	86,600

Machias  
 Name: CHERRYFIELD FOODS INC

**Valuation Report**

10/20/2024

Page 1189

Map/Lot: 06A-004

Account: 740 Card: 1 of 2

Location: 51A STACKPOLE DR

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 12/01/2019  
 Sale Price 105,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 NEW BUILDING ON CARD 2  
 Tran/Land/Bldg 4 2 19  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.02	Acres-Commercial Site (Fract)	52,000.00	57,769	100%		57,769
Total Acres 1.02						57,769
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
CmmI Bldg-SeeFile	2000	727	C 103	74,881	V.G.	68,891
Outbuilding Total						68,891
<b>Acpt Land</b>		57,800	<b>Accepted Bldg</b>		68,900	<b>Total</b> 126,700

Machias  
Name: CHERRYFIELD FOODS INC

**Valuation Report**

10/20/2024

Page 1190

Map/Lot:

06A-004

Account: 740 Card: 2 of 2

Location:

51B STACKPOLE DR

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
Topography Level  
Utilities All PublicNone  
Street Paved

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**Sale Data**

Sale Date 12/01/2019  
Sale Price 105,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2 NEW BUILDING ON CARD 2  
Tran/Land/Bldg 4 0 0  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

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**Accpt Land** 0 **Accepted Bldg** 0 **Total** 0

Machias  
Name: CHERRYFIELD FOODS INC

**Valuation Report**

10/20/2024

Page 1191

Map/Lot:

06A-004

Account: 740

Location:

51B STACKPOLE DR

<b>Card</b>	<b>Land</b>	<b>Calculated Building</b>	<b>Calc. Total</b>	<b>Land</b>	<b>Correlated Building</b>	<b>Total</b>
1	57,800	68,900	126,700	57,800	68,900	126,700
2	0	0	0	0	0	0
<b>TOTAL</b>	57,800	68,900	126,700	57,800	68,900	126,700

Machias  
 Name: MAINE WILD BLUEBERRY CO

**Valuation Report**

10/20/2024

Page 1192

Map/Lot: 06A-005

Account: 600 Card: 1 of 1

Location: 69 STACKPOLE RD

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
 Topography Rolling  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 10/11/2022  
 Sale Price 348,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.05	Acres-Commercial Site (Fract)	52,000.00	58,613	100%		58,613
Total Acres 1.05						58,613

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1985	168	D 100	5,105	Fair	62%	100%	100%	3,165	
CmmBldg-SeeFile	2009	535	C 100	53,500	Exc.	94%	100%	100%	50,290	
<b>Outbuilding Total</b>									<b>53,455</b>	

<b>Acpt Land</b>	58,600	<b>Accepted Bldg</b>	53,500	<b>Total</b>	112,100
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Machias  
 Name: MAINE WILD BLUEBERRY CO

**Valuation Report**

10/20/2024

Page 1193

Map/Lot:

06A-006

Account: 652 Card: 1 of 1

Location:

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
 Topography Rolling  
 Utilities All PublicNone  
 Street Paved

<b>Sale Data</b>	
Sale Date	11/21/2007
Sale Price	11,550
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Commercial Site (Fract)	52,000.00	54,265	100%		54,265
Total Acres 0.90				Land Total		54,265
<b>Acpt Land</b>	54,300	<b>Accepted Bldg</b>	0	<b>Total</b>		54,300

Machias  
 Name: COFFEY HILL LLC

**Valuation Report**

10/20/2024

Page 1194

Map/Lot: 06A-007

Account: 685 Card: 1 of 1

Location: 81 STACKPOLE DR

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 12/28/2022  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1

Reference 2

Tran/Land/Bldg 0 1 25

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.29	Acres-Commercial Site (Fract)	52,000.00	64,967	100%		64,967
Total Acres 1.29						64,967

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Cmm1Bldg-SeeFile	1997	994	C 100	99,400	Good	90%	100%	100%	89,460	
<b>Outbuilding Total</b>									<b>89,460</b>	

<b>Acpt Land</b>	65,000	<b>Accepted Bldg</b>	89,500	<b>Total</b>	154,500
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Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 08/08/2017  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2 INCLUDES LOT 10  
 Tran/Land/Bldg 0 2 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.18	Acres-Commercial Site (Fract)	52,000.00	116,946	100%		116,946
Total Acres 4.18					Land Total	116,946

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
CmmIBldg-SeeFile	2007									2,400,000
----- S O U N D V A L U E -----										2,400,000
Outbuilding Total										2,400,000
<b>Acpt Land</b>		116,900	<b>Accepted Bldg</b>		2,400,000	<b>Total</b>				2,516,900

Machias  
 Name: MACHIAS, TOWN OF

**Valuation Report**

10/20/2024

Page 1196

Map/Lot:

06A-009

Account: 194 Card: 1 of 1

Location:

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 11

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Commercial Site (Fract)	52,000.00	54,864	100%		54,864
Total Acres 0.92				Land Total		54,864
<b>Acpt Land</b>		54,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						54,900

Machias  
 Name: MAINE WILD BLUEBERRY CO

**Valuation Report**

10/20/2024

Page 1197

Map/Lot: 06A-011

Account: 766 Card: 1 of 1

Location: 113 STACKPOLE DR

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street Paved

**Sale Data**  
 Sale Date 10/11/2022  
 Sale Price 0  
 Sale Type Land Only  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Commercial Site (Fract)	52,000.00	55,162	100%		55,162
Total Acres 0.93						55,162

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	2018	768	B 100	30.920	Ava.	95%	100%	100%	29,374	
<b>Outbuilding Total</b>									<b>29,374</b>	

<b>Acpt Land</b>	55,200	<b>Accepted Bldg</b>	29,400	<b>Total</b>	84,600
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Machias  
 Name: MACHIAS, TOWN OF

**Valuation Report**

10/20/2024

Page 1198

Map/Lot:  
 Location:

06A-012

Account: 156 Card: 1 of 1

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.32	Acres-Commercial Site (Fract)	52,000.00	65,718	50%	Unimproved	32,859
Total Acres 1.32					Land Total	32,859
<b>Acpt Land</b>		32,900	<b>Accepted Bldg</b>		0	<b>Total</b>
						32,900

Machias  
 Name: MAINE WILD BLUEBERRY CO

**Valuation Report**

10/20/2024

Page 1199

Map/Lot: 06A-013

Account: 1150 Card: 1 of 1

Location: 115 STACKPOLE RD

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 10/11/2022  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Conventional  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.01	Acres-Commercial Site (Fract)	52,000.00	57,485	100%		57,485
Total Acres 1.01						57,485

<b>Outbuildings/Additions/Improvements</b>							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
CmmBldg-SeeFile	2016	0	B 100	0	B Gr	100%	100%	100%	0	
2S Frame Garage	2016	2400	B 100	148,801	Avg.	95%	100%	100%	141,361	
<b>Outbuilding Total</b>									<b>141,361</b>	

<b>Acpt Land</b>	57,500	<b>Accepted Bldg</b>	141,400	<b>Total</b>	198,900
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Machias  
Name: MACHIAS, TOWN OF

**Valuation Report**

10/20/2024

Page 1200

Map/Lot:

06A-014

Account: 265 Card: 1 of 1

Location:

116 STACKPOLE DR

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
Topography Level  
Utilities NoneNone  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.63	Acres-Commercial Site (Fract)	52,000.00	92,763	50%	Unimproved	46,381	
Total Acres 2.63					Land Total	46,381	
<b>Acpt Land</b>		46,400	<b>Accepted Bldg</b>		0	<b>Total</b>	46,400



Machias  
 Name: MACHIAS, TOWN OF

**Valuation Report**

10/20/2024

Page 1201

Map/Lot:

06A-015

Account: 362 Card: 1 of 1

Location:

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.89	Acres-Commercial Site (Fract)	52,000.00	78,637	50%	Unimproved	39,319
Total Acres 1.89						39,319
<b>Acpt Land</b>			39,300	<b>Accepted Bldg</b>		0
						<b>Total</b>
						39,300

Machias  
Name: MACHIAS, TOWN OF

**Valuation Report**

10/20/2024  
Page 1202  
06A-015-A

Account: 228 Card: 1 of 1

Map/Lot:  
Location:

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
Topography Level  
Utilities NoneNone  
Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.89	Acres-Commercial Site (Fract)	52,000.00	78,637	50%	Unimproved	39,319
Total Acres 1.89					Land Total	39,319
<b>Acpt Land</b>	39,300	<b>Accepted Bldg</b>	0	<b>Total</b>		39,300

**Valuation Report**

Account: 129 Card: 1 of 1

Location: 116 STACKPOLE RD

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street None

**Sale Data**  
 Sale Date 06/08/2020  
 Sale Price 1,036,380  
 Sale Type Buildings Only  
 Financing Unknown  
 Verified Family Member  
 Validity Other Non Valid

Reference 1  
 Reference 2 TOWER VALUE 190'  
 Tran/Land/Bldg 0 2 0  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.33	Acres-Commercial Site (Fract)	52,000.00	87,312	100%		87,312
Total Acres 2.33						87,312
						Land Total

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
SelfSupportCellular/LF	2019	190	C 100	149,988	Avq.	95%	100%	100%	142,489	
Outbuilding Total									142,489	
<b>Acpt Land</b>		87,300	<b>Accepted Bldg</b>		142,500	<b>Total</b>		229,800		

Machias  
 Name: MACHIAS, TOWN OF

**Valuation Report**

10/20/2024

Page 1204

Map/Lot:  
 Location:

06A-017

Account: 437 Card: 1 of 1

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 1

		<b>Land Description</b>				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.75	Acres-Commercial Site (Fract)	52,000.00	94,855	50%	Unimproved	47,428
Total Acres 2.75					Land Total	47,428
<b>Acpt Land</b>		47,400	<b>Accepted Bldg</b>		0	<b>Total</b>
						47,400

Machias  
 Name: MACHIAS, TOWN OF

**Valuation Report**

10/20/2024  
 Page 1205  
 06A-018

Account: 424 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
 Topography Level  
 Utilities NoneNone  
 Street None

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

1ST 0 2ND 0

Exemption(s) 45 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.68	Acres-Commercial Site (Fract)	52,000.00	93,640	50%	Unimproved	46,820
Total Acres 2.68						46,820
<b>Acpt Land</b> 46,800						<b>Accepted Bldg</b> 0
						<b>Total</b> 46,800

Machias  
 Name: PARKER, JOHN M

**Valuation Report**

10/20/2024

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Map/Lot: 06A-019

Account: 957 Card: 1 of 1

Location: 20 STACKPOLE DR

Neighborhood 12 Industrial Park - Elm Street

Zoning/Use None  
 Topography Level  
 Utilities All PublicNone  
 Street Paved

**Sale Data**  
 Sale Date 12/31/2012  
 Sale Price 0  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 2 43  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.10	Acres-Commercial Site (Fract)	52,000.00	82,891	100%		82,891
Total Acres 2.10						82,891

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
CmmBldg-SeeFile	1977	1242	C 100	124,200	Good	85%	100% 100%	105,570
Outbuilding Total								105,570

<b>Acpt Land</b>	82,900	<b>Accepted Bldg</b>	105,600	<b>Total</b>	188,500
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Machias  
 Name: ANDERSON, MICHAEL A  
 ANDERSON, SANDRA L  
 Account: 546 Card: 1 of 1

**Valuation Report**

10/20/2024  
 Page 1207  
 Map/Lot: 08A-001  
 Location: 20 HUDSON BLVD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

**Sale Data**  
 Sale Date 03/16/1995  
 Sale Price 80,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	26,000.00	16,677	100%		16,677
Total Acres 0.34			Land Total			16,677

**Dwelling Description**

**Replacement Cost New**

Raised Ranch	One Story	954 Sqft	Grade C 113	Base	152,207
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,633
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	Modern	Modern	Above Average	Typical	149,574			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		80%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1993	720	C 100	23,760	Avg-	76%	100%	100%	18,058
Wood Deck	1993	104	C 100	1,806	Avg.	82%	100%	100%	1,481
Outbuilding Total									19,539
<b>Acpt Land</b>		16,700		<b>Accepted Bldg</b>		139,200		<b>Total</b>	155,900

Machias  
 Name: DAY, CHRISTINE J HATT

**Valuation Report**

10/20/2024

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Map/Lot: 08A-002

Account: 1183 Card: 1 of 1

Location: 26 HUDSON BLVD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	26,000.00	18,754	100%		18,754
Total Acres 0.43			Land Total			18,754

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,056 Sqft	Grade C 115	Base	158,099
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,128
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	Typical	Typical	Below Average	Typical	162,227			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		56%	91%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2000	80	C 100	1,434	Poor	64%	100%	100%	918
<b>Outbuilding Total</b>									<b>918</b>
<b>Acpt Land</b>			18,800	<b>Accepted Bldg</b>		83,600	<b>Total</b>		102,400



Machias  
 Name: ANDERSON, DREW A

**Valuation Report**

10/20/2024

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Map/Lot: 08A-003

Account: 941 Card: 1 of 1

Location: 8 FOREST AVE

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

**Sale Data**  
 Sale Date 04/15/2016  
 Sale Price 56,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2 CONDITION  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	26,000.00	15,924	100%		15,924
Total Acres 0.31			Land Total			15,924

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,008 Sqft	Grade C 115	Base		153,123
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,940
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1974	0	Modern	Modern	Above Average	Typical			157,063		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		79%	100%	100%	124,080			
Outbuildings/ Additions/ Improvements							Percent Good		Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1975	256	C 115	4,786	Avq+	79%	100%	100%	3,781	
							Outbuilding Total		3,781	
<b>Acpt Land</b>		15,900		<b>Accepted Bldg</b>		127,900		<b>Total</b>	143,800	

Machias  
 Name: ANDERSON, ANDREW R  
 ANDERSON, PRISCILLA

**Valuation Report**

10/20/2024

Page 1210

Account: 284 Card: 1 of 1

Map/Lot:  
 Location:

08A-004  
 5 FOREST AVE

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	26,000.00	17,160	100%		17,160
Total Acres 0.36						17,160

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	954 Sqft	Grade C 115	Base	147,525
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	Modern	Modern	Average	Typical	147,525			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		72%	100%	100%			
<b>Value(Rcnld)</b>						106,218			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1975	352	D 100	9,525	Avg-	64%	100%	100%	6,096
Wood Deck	1990	144	D 100	1,989	Fair	66%	100%	100%	1,313
<b>Outbuilding Total</b>									<b>7,409</b>

**Acpt Land** 17,200 **Accepted Bldg** 113,600 **Total** 130,800

Machias  
 Name: JOHNSON, THOMAS G  
 JOHNSON, KRISTEN

**Valuation Report**

10/20/2024

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Account: 379 Card: 1 of 1

Map/Lot: 08A-005  
 Location: 42 HUDSON BLVD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

**Sale Data**  
 Sale Date 10/16/2015  
 Sale Price 101,856  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	26,000.00	16,920	100%		16,920
Total Acres 0.35						16,920

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Ranch	One Story	1,008 Sqft	Grade C 115	Base		153,123
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		5,147
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	Modern	Modern	Above Average	Typical	158,270			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		80%	100%	100%			
<b>Outbuildings/ Additions/ Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1990	576	C 100	19,008	Avg.	80%	100%	100%	15,206
Open Frame Porch	1975	60	C 115	2,736	Avq+	80%	100%	100%	2,189
<b>Outbuilding Total</b>									<b>17,395</b>
<b>Acpt Land</b>			16,900	<b>Accepted Bldg</b>		144,000	<b>Total</b>		160,900

Machias  
Name: HEWITT, JANET

**Valuation Report**

10/20/2024

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Map/Lot:

08A-006

Account: 165 Card: 1 of 1

Location:

48 HUDSON BLVD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography LevelLevel  
Utilities All PublicAll Public  
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 11

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	26,000.00	16,920 100%		16,920
Total Acres 0.35				Land Total	16,920

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 115	Base	153,123
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,940
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	18,696
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>			
1975	0	Modern	Modern	Above Average	Typical	175,759			
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>				
None	None	80%	100%	100%	140,607				
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1975	256	C 100	4,162	Avq+	80%	100%	100%	3,330
Frame Shed	1975								600
----- S O U N D V A L U E -----									
<b>Outbuilding Total</b>									<b>3,930</b>

<b>Acpt Land</b>	16,900	<b>Accepted Bldg</b>	144,500	<b>Total</b>	161,400
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Machias  
 Name: CONTARD, MARC M

**Valuation Report**

10/20/2024

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Map/Lot: 08A-007

Account: 205 Card: 1 of 1

Location: 50 HUDSON BLVD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	26,000.00	16,920	100%		16,920
Total Acres 0.35					Land Total	16,920

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	954 Sqft	Grade C 112	Base	143,676
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,632
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1996	0	Modern	Modern	Good	Typical	147,308			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		90%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2000	192	C 100	3,170	Good	91%	100%	100%	2,885
Frame Shed	1996								500
----- S O U N D V A L U E -----									
<b>Outbuilding Total</b>						<b>3,385</b>			
<b>Acpt Land</b>		16,900	<b>Accepted Bldg</b>		136,000	<b>Total</b>	152,900		

Machias  
 Name: WASHINGTON-HANCOCK COMMUNITY

**Valuation Report**

10/20/2024

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Map/Lot: 08A-008

Account: 198 Card: 1 of 1

Location: 0

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) 42 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	26,000.00	16,429	70%	Access	11,501
Total Acres 0.33					Land Total	11,501
<b>Acpt Land</b>		11,500	<b>Accepted Bldg</b>		0	<b>Total</b>
						11,500

Machias  
 Name: WASHINGTON-HANCOCK COMMUNITY

**Valuation Report**

10/20/2024

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Map/Lot: 08A-009  
 Location: 0

Account: 979 Card: 1 of 1

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 11

1ST 0 2ND 0

Exemption(s) 42 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.52	Acres-Homesite (Fract)	26,000.00	20,624	70%	Access	14,437	
Total Acres 0.52					Land Total	14,437	
<b>Acpt Land</b>		14,400	<b>Accepted Bldg</b>		0	<b>Total</b>	14,400

Machias  
 Name: WASHINGTON-HANCOCK COMMUNITY

**Valuation Report**

10/20/2024

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Map/Lot: 08A-010

Account: 581 Card: 1 of 1

Location: 0

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) 42 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Homesite (Fract)	26,000.00	22,337	70%	Access	15,636
Total Acres 0.61					Land Total	15,636
<b>Acpt Land</b>		15,600	<b>Accepted Bldg</b>		0	<b>Total</b>
						15,600



Machias  
 Name: WASHINGTON-HANCOCK COMMUNITY

**Valuation Report**

10/20/2024

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Map/Lot: 08A-011  
 Location: 0

Account: 301 Card: 1 of 1

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) 42 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.69	Acres-Homesite (Fract)	26,000.00	23,757	70%	Access	16,630	
Total Acres 0.69					Land Total	16,630	
<b>Acpt Land</b>		16,600	<b>Accepted Bldg</b>	0	<b>Total</b>	16,600	

Machias  
 Name: KENDALL, REBECCA P

**Valuation Report**

10/20/2024

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Map/Lot: 08A-012

Account: 962 Card: 1 of 1

Location: 12 FOREST AVE

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

**Sale Data**  
 Sale Date 04/28/2014  
 Sale Price 83,577  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2 GARAGE 10/2016  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 6 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Homesite (Fract)	26,000.00	26,523	100%		26,523
Total Acres 0.86						Land Total 26,523

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 115	Base	153,123
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,940
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,431
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Average	Typical	160,494
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None						115,556

**Economic Obsolescence**  
 None

<b>Outbuildings/ Additions/ Improvements</b>			<b>Percent Good</b>				<b>Value Rcnld</b>		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	2000	96	C 115	1,934	Avq.	72%	100%	100%	1,392
Frame Shed	1975			---- S O U N D V A L U E ----					300
Frame Garaqe	1975			---- S O U N D V A L U E ----					8,500
<b>Outbuilding Total</b>									<b>10,192</b>

**Acpt Land** 26,500 **Accepted Bldg** 125,700 **Total** 152,200

Machias  
 Name: WASHINGTON-HANCOCK COMMUNITY

**Valuation Report**

10/20/2024

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Map/Lot: 08A-014  
 Location: 0

Account: 1023 Card: 1 of 1

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) 42 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.36	Acres-Homesite (Fract)	26,000.00	17,160	70%	Access	12,012	
Total Acres 0.36					Land Total	12,012	
<b>Acpt Land</b>		12,000	<b>Accepted Bldg</b>		0	<b>Total</b>	12,000

Machias  
 Name: WASHINGTON-HANCOCK COMMUNITY

**Valuation Report**

10/20/2024

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Map/Lot: 08A-016  
 Location: 0

Account: 1172 Card: 1 of 1

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) 42 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	26,000.00	20,223	70%	Access	14,156	
Total Acres 0.50					Land Total	14,156	
<b>Acpt Land</b>	14,200	<b>Accepted Bldg</b>	0	<b>Total</b>		14,200	

Machias  
 Name: WASHINGTON-HANCOCK COMMUNITY

**Valuation Report**

10/20/2024

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Map/Lot: 08A-017  
 Location: 0

Account: 1203 Card: 1 of 1

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) 42 0 0 Land Schedule 1

		<b>Land Description</b>					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.46	Acres-Homesite (Fract)	26,000.00	19,397	70%	Access	13,578	
Total Acres 0.46					Land Total	13,578	
<b>Acpt Land</b>		13,600	<b>Accepted Bldg</b>		0	<b>Total</b>	13,600

Machias  
 Name: WASHINGTON-HANCOCK COMMUNITY  
 FINANCE DEPARTMENT  
 Account: 1214 Card: 1 of 1

**Valuation Report**

10/20/2024  
 Page 1222  
 Map/Lot: 08A-018  
 Location: 0

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 0  
 1ST 0 2ND 0  
 Exemption(s) 42 0 0 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.46	Acres-Homesite (Fract)	26,000.00	19,397	70%	Access	13,578	
Total Acres 0.46					Land Total	13,578	
<b>Accpt Land</b>	13,600	<b>Accepted Bldg</b>	0	<b>Total</b>		13,600	

Machias  
 Name: WASHINGTON-HANCOCK COMMUNITY

**Valuation Report**

10/20/2024

Page 1223

Map/Lot: 08A-019  
 Location: 0

Account: 490 Card: 1 of 1

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) 42 0 0 Land Schedule 1

<b>Land Description</b>						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	26,000.00	16,677	70%	Access	11,674
Total Acres 0.34					Land Total	11,674
<b>Acpt Land</b>		11,700	<b>Accepted Bldg</b>		0	<b>Total</b>
						11,700

Machias  
 Name: WASHINGTON-HANCOCK COMMUNITY  
 FINANCE DEPARTMENT

**Valuation Report**

10/20/2024

Page 1224

Account: 773 Card: 1 of 1

Map/Lot: 08A-020  
 Location: 0

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 0

1ST 0 2ND 0

Exemption(s) 42 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	Acres-Homesite (Fract)	26,000.00	26,212	70%	Access	18,349
Total Acres 0.84					Land Total	18,349
<b>Acpt Land</b>		18,300	<b>Accepted Bldg</b>		0	<b>Total</b>
						18,300



Machias

Valuation Report

10/20/2024

Name: MATHEWS, DEVISEES OF LINDA S

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MATHEWS, DEVISEES OF LEE J

Map/Lot:

08A-022

Account: 1100 Card: 1 of 1

Location:

51 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None
Topography LevelLevel
Utilities All PublicAll Public
Street Paved

Sale Data
Sale Date 01/29/2015
Sale Price 79,800
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description

Units Method - Description Price/Unit Total Fctr Influence Value
0.70 Acres-Homesite (Fract) 26,000.00 23,928 100% 23,928
Total Acres 0.70 Land Total 23,928

Dwelling Description

Replacement Cost New

Ranch One Story 1,056 Sqft Grade C 115 Base 158,099
Exterior Vinyl/Aluminum Masonry Trim None Trim 0
Dwelling Units 1 OTHER Units-0 Roof Cover Asphalt Shingles Roof 0
Foundation Concrete Basement Dry Full Bmt Basement 0
Fin. Basement Area None Basement Gar None Fin Bsmt 0
Heating 100% Hot Water BB Cooling 0% None Heat 4,128
Rooms 5
Bedrooms 2 Add Fixtures 0
Baths 1 Half Baths 0 Plumbing 0
Attic None Attic 0
FirePlaces 0 Fireplace 0
Insulation Full Insulation 0
Unfin. Living Area NONE Unfinished 0

Dwelling Condition

Built 1976 Renovated 0 Kitchens Modern Baths Modern Condition Good Layout Typical Total 162,227
Functional Obsolescence None Economic Obsolescence None Phys. % 85% Func. % 100% Econ. % 100% Value(Rcnld) 137,893
Outbuildings/ Additions/ Improvements
Description Year Units Grade RCN Cond Phy Func Econ Value Rcnld
Wood Deck 1976 96 C 115 1,934 Good 85% 100% 100% 1,644
Outbuilding Total 1,644

Acpt Land 23,900 Accepted Bldg 139,500 Total 163,400

Machias  
 Name: JORDAN, WILLIAM  
 JORDAN, PERSIS

**Valuation Report**

10/20/2024

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Map/Lot: 08A-023

Account: 839 Card: 1 of 1

Location: 49 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	26,000.00	16,920	100%		16,920
Total Acres 0.35						Land Total
						16,920

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,232 Sqft	Grade C 115	Base	176,344
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>			
1976	0	Modern	Modern	Good	Typical	176,344			
<b>Functional Obsolescence</b>	<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>				
None	None	85%	100%	100%	149,892				
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	2000	150	D 100	2,066	Avq+	89%	100%	100%	1,839
<b>Outbuilding Total</b>									<b>1,839</b>

<b>Acpt Land</b>	16,900	<b>Accepted Bldg</b>	151,700	<b>Total</b>	168,600
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Machias  
 Name: TREAT, RUTH A

**Valuation Report**

10/20/2024

Page 1227

Map/Lot:

08A-024

Account: 186 Card: 1 of 1

Location:

41 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	26,000.00	17,397	100%		17,397
Total Acres 0.37			Land Total			17,397

**Dwelling Description**

**Replacement Cost New**

Split Level	One Story	768 Sqft	Grade C 100	Base	117,091
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,610
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1995	0	Modern	Modern	Very Good	Typical	119,701			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	91%	100%	100%	108,928				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
One Story Frame	1995	384	C 100	31,469	V.G.	91%	100%	100%	28,637
Outbuilding Total									28,637

**Acpt Land** 17,400 **Accepted Bldg** 137,600 **Total** 155,000

Machias  
Name: SPENCER, JANE E

**Valuation Report**

10/20/2024

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Map/Lot: 08A-025

Account: 34 Card: 1 of 1

Location: 45 HUDSON BLVD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography LevelLevel  
Utilities All PublicAll Public  
Street Paved

**Sale Data**  
Sale Date 09/06/2016  
Sale Price 79,900  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 11  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	26,000.00	16,920 100%		16,920
Total Acres 0.35				Land Total	16,920

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 110	Base	141,706
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,589
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	Modern	Modern	Below Average	Typical	145,295			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		56%	100%	100%			
<b>Outbuildings/ Additions/ Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	336	D 100	4,430	Avg-	80%	100%	100%	3,544
Frame Shed	1975								300
----- S O U N D V A L U E -----									
<b>Outbuilding Total</b>						<b>3,844</b>			
<b>Acpt Land</b>		16,900	<b>Accepted Bldg</b>		85,200	<b>Total</b>	102,100		

**Valuation Report**

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

**Sale Data**  
 Sale Date 07/14/2017  
 Sale Price 69,400  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	26,000.00	16,179 100%		16,179
Total Acres 0.32				Land Total	16,179

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 110	Base	146,465
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,769
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Typical	Above Average	Typical	150,234
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		80%	98%	100%
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	1975	100	C 100	1,744	Ava+	80%
Percent Good						Value
						117,783
Outbuilding Total						1,395

**Acpt Land** 16,200 **Accepted Bldg** 119,200 **Total** 135,400

Machias  
Name: DAYE, SEAN

**Valuation Report**

10/20/2024

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Map/Lot: 08A-027

Account: 118 Card: 1 of 1

Location: 37 HUDSON BLVD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography LevelLevel  
Utilities All PublicAll Public  
Street Paved

**Sale Data**  
Sale Date 03/25/2009  
Sale Price 43,601  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 11  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	26,000.00	15,924	100%		15,924
Total Acres 0.31			Land Total			15,924

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 107	Base	142,471
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1975	0	Typical	Typical	Average	Typical	142,471				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>				
None		None		72%	91% 100%	93,347				
<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1990	60	C 100	1,124	Avg+	85%	100%	100%	955	
Frame Garage	1980	624	D 100	16,885	Avg.	75%	100%	100%	12,664	
<b>Outbuilding Total</b>									<b>13,619</b>	
<b>Acpt Land</b>		15,900		<b>Accepted Bldg</b>		107,000		<b>Total</b>		122,900

Machias  
Name: MURPHY, JOE

**Valuation Report**

10/20/2024

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Map/Lot: 08A-028

Account: 119 Card: 1 of 1

Location: 35 HUDSON BLVD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography LevelLevel  
Utilities All PublicAll Public  
Street Paved

**Sale Data**  
Sale Date 09/20/2013  
Sale Price 35,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2 CHECK FUNC - SEND VAL REPT  
Tran/Land/Bldg 1 1 11  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	26,000.00	15,924	100%		15,924
Total Acres 0.31						15,924

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 110	Base	149,638
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,888
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Above Average	Typical	153,526
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
Damage		None		80%	94%	100%
						115,452

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1997	238	C 110	21,455	Good	90%	100%	100%	19,310
One Story Frame	1997	256	C 110	23,077	Good	90%	100%	100%	20,769
Unfin Basement	1997	494	C 100	18,088	Good	90%	100%	100%	16,279
Wood Deck	1997	80	C 100	1,434	Avq+	80%	100%	100%	1,147
Frame Shed	1975								500
----- S O U N D V A L U E -----									
Outbuilding Total									58,005

<b>Acpt Land</b>	15,900	<b>Accepted Bldg</b>	173,500	<b>Total</b>	189,400
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Machias  
 Name: MOHOLLAND, LYDIA H

**Valuation Report**

10/20/2024

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Map/Lot: 08A-029

Account: 900 Card: 1 of 1

Location: 33 HUDSON BLVD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	26,000.00	15,924	100%		15,924
Total Acres 0.31						Land Total
						15,924

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 110	Base	146,465
Exterior	Composition	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,769
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

<b>Built</b>	<b>Renovated</b>	<b>Kitchens</b>	<b>Baths</b>	<b>Condition</b>	<b>Layout</b>	<b>Total</b>
1975	0	Modern	Modern	Average	Typical	150,234
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		72%	100%	100%
						108,168
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	1990	48	C 100	938	Avq.	72%
						100%
						100%
<b>Outbuilding Total</b>						<b>675</b>

<b>Acpt Land</b>	15,900	<b>Accepted Bldg</b>	108,800	<b>Total</b>	124,700
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Machias  
 Name: DAVIS, SKYE L

**Valuation Report**

10/20/2024

Page 1233

Map/Lot:

08A-030

Account: 61 Card: 1 of 1

Location:

6 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

**Sale Data**  
 Sale Date 09/14/2021  
 Sale Price 165,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	26,000.00	16,429	100%		16,429
Total Acres 0.33			Land Total			16,429

**Dwelling Description**

**Replacement Cost New**

Raised Ranch	One Story	1,056 Sqft	Grade C 105	Base	151,569
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,056	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Very Good	Typical	151,569
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		87%	100%	100%
						<b>Value(Rcnd)</b>
						131,865

<b>Acpt Land</b>	16,400	<b>Accepted Bldg</b>	131,900	<b>Total</b>	148,300
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Machias  
 Name: STANLEY, RICHARD A  
 STANLEY, JAMES

**Valuation Report**

10/20/2024

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Map/Lot: 08A-031

Account: 8 Card: 1 of 1

Location: 10 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) 20 4 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	26,000.00	16,920	100%		16,920
Total Acres 0.35					Land Total	16,920

**Dwelling Description**

**Replacement Cost New**

Raised Ranch	One Story	960 Sqft	Grade C 110	Base	148,791
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,589
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,282
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	Modern	Modern	Average	Typical	155,662			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		72%	100%	112,077			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	1990	192	C 100	3,170	Ava.	72%	100%	100%	Rcnld
Outbuilding Total									2,282

**Acpt Land** 16,900 **Accepted Bldg** 114,400 **Total** 131,300

Machias  
 Name: PEABODY, BRADLEY SR

**Valuation Report**

10/20/2024

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Map/Lot:

08A-032

Account: 417 Card: 1 of 1

Location:

20 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 1 11

1ST 0 2ND 0

Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	26,000.00	15,924	100%		15,924
Total Acres 0.31					Land Total	15,924

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 110	Base	141,706
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,589
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	Modern	Modern	Above Average	Typical	145,295			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		80%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2001	960	C 120	38,016	Avq+	89%	100%	100%	33,834
Wood Deck	2002	42	D 100	693	Avq.	87%	100%	100%	603
<b>Outbuilding Total</b>						<b>34,437</b>			

**Acpt Land**

15,900

**Accepted Bldg**

150,700

**Total**

166,600

Machias  
 Name: JOY, DONALD H  
 JOY, SALLY

**Valuation Report**

10/20/2024  
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 08A-033

Account: 160 Card: 1 of 1

Map/Lot: 08A-033  
 Location: 22 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	26,000.00	15,924	100%		15,924
Total Acres 0.31			Land Total			15,924

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,056 Sqft	Grade C 107	Base	147,101
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade E	Basement Gar	None	Fin Bsmt	1,500
Heating	100% Radiant Floor	Cooling	0% None	Heat	3,977
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	Modern	Modern	Good	Typical	152,578			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		85%	100% 100%	129,691			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1976	432	C 107	15,254	Good	85%	100%	100%	12,966
Frame Shed	2002	100	D 100	3,451	Fair	75%	100%	100%	2,588
<b>Outbuilding Total</b>									<b>15,554</b>

**Acpt Land** 15,900 **Accepted Bldg** 145,200 **Total** 161,100

**Valuation Report**

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography LevelLevel  
Utilities All PublicAll Public  
Street Paved

**Sale Data**  
Sale Date 06/01/2011  
Sale Price 69,900  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Other Non Valid

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 11  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	26,000.00	15,924 100%		15,924
Total Acres 0.31				Land Total	15,924

**Dwelling Description**

**Replacement Cost New**

Conventional	One & 1/2 Story	954 Sqft	Grade C 105	Base	183,187
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry 1/4 Bmt	Basement	-7,713
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,107
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1996	0	Modern	Modern	Good	Typical	180,581				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>				
None		None		90%	100% 100%	162,523				
<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	2000	24	C 100	566	Good	90%	100%	100%	509	
Wood Deck	2000	480	C 100	7,634	Good	90%	100%	100%	6,871	
Outbuilding Total									7,380	
<b>Acpt Land</b>		15,900		<b>Accepted Bldg</b>		169,900		<b>Total</b>		185,800

**Valuation Report**

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography LevelLevel  
Utilities All PublicAll Public  
Street Paved

**Sale Data**  
Sale Date 05/06/2021  
Sale Price 92,500  
Sale Type Land & Buildings  
Financing Conventional  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 11  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	26,000.00	15,665	100%		15,665
Total Acres 0.30						15,665

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 105	Base	135,264
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,426
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	Modern	Modern	Good	Typical	138,690			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		85%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2007	196	C 100	3,232	Good	85%	100%	100%	2,747
						Outbuilding Total			2,747

**Acpt Land** 15,700 **Accepted Bldg** 120,600 **Total** 136,300

Machias  
 Name: CARTER, JANE M

**Valuation Report**

10/20/2024

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Map/Lot: 08A-036

Account: 649 Card: 1 of 1

Location: 42 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	26,000.00	15,665	100%		15,665
Total Acres 0.30			Land Total			15,665

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,008 Sqft	Grade C 103	Base		137,145
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,529
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	Modern	Modern	Above Average	Typical	140,674			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		80%	100%	100%	112,539		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	96	D 100	1,379	Avq+	80%	100%	100%	1,103
Outbuilding Total							1,103		
<b>Acpt Land</b>		15,700	<b>Accepted Bldg</b>		113,600	<b>Total</b>		129,300	

Machias  
Name: AMON, VERA

**Valuation Report**

10/20/2024

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Map/Lot: 08A-037

Account: 690 Card: 1 of 1

Location: 23 HUDSON BLVD

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography LevelLevel  
Utilities All PublicAll Public  
Street Paved

**Sale Data**  
Sale Date 01/14/2019  
Sale Price 95,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 11  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	26,000.00	16,920	100%		16,920
Total Acres 0.35						16,920

<b>Dwelling Description</b>				<b>Replacement Cost New</b>		
Raised Ranch	One Story	960 Sqft	Grade C 112	Base		151,496
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,655
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	Modern	Modern	Good	Typical	155,151			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		85%	100%	100%			
<b>Value(Rcnld)</b>						131,878			
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2005	240	C 100	3,914	Avq+	91%	100%	100%	3,562
Concrete Slab	2005	720	C 100	11,354	Avq.	89%	100%	100%	10,105
<b>Outbuilding Total</b>									13,667

<b>Acpt Land</b>	16,900	<b>Accepted Bldg</b>	145,500	<b>Total</b>	162,400
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Machias  
 Name: VANE, JASON R  
 VANE, REBECCA J

**Valuation Report**

10/20/2024  
 Page 1241  
 08A-038

Account: 942 Card: 1 of 1

Map/Lot:  
 Location: 7 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

**Sale Data**  
 Sale Date 03/04/2013  
 Sale Price 54,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Other Non Valid

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	26,000.00	14,861 100%		14,861
Total Acres 0.27				Land Total	14,861

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 107	Base	142,471
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,666
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	Modern	Modern	Below Average	Typical	146,137			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		56%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Story Frame	1988	432	C 107	37,880	Avq-	56%	100%	100%	21,213
Frame Garage	1988	384	C 107	13,559	Avq-	56%	100%	100%	7,593
Wood Deck	2000	384	C 100	6,146	Avq.	86%	100%	100%	5,286
Outbuilding Total									34,092

**Acpt Land** 14,900 **Accepted Bldg** 115,900 **Total** 130,800

Machias  
 Name: ROBBINS, FORREST J

**Valuation Report**

10/20/2024

Page 1242

Map/Lot:

08A-039

Account: 207 Card: 1 of 1

Location:

11 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	26,000.00	17,397	100%		17,397
Total Acres 0.37			Land Total			17,397

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 105	Base	139,808
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,598
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	Modern	Modern	Very Good	Typical	143,406			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	87%	100%	100%	124,763				
<b>Outbuildings/Additions/Improvements</b>									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2003	480	C 110	17,424	V.G.	93%	100%	100%	16,204
Wood Deck	2003	60	C 100	1,124	Good	92%	100%	100%	1,034
						<b>Outbuilding Total</b>			<b>17,238</b>

**Acpt Land**

17,400

**Accepted Bldg**

142,000

**Total**

159,400

Machias  
 Name: LEWIS, RONALD E  
 LEWIS, CAROL J

**Valuation Report**

10/20/2024

Page 1243

Account: 796 Card: 1 of 1

Map/Lot: 08A-040  
 Location: 13 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

**Sale Data**  
 Sale Date 06/28/2005  
 Sale Price 94,000  
 Sale Type Land & Buildings  
 Financing  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	26,000.00	16,920	100%		16,920
Total Acres 0.35			Land Total			16,920

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 105	Base	160,779
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,598
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	18,798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1978	0	Modern	Modern	Below Average	Typical	183,175				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>				
None		None		58%	100%	100%				
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Two Story Frame	1992	504	C 105	64,187	V.G.	91%	100%	100%	58,410	
Frame Garage	1992	504	C 100	16,632	V.G.	91%	100%	100%	15,135	
Wood Deck	1992	144	C 100	2,426	V.G.	91%	100%	100%	2,208	
Outbuilding Total									75,753	
<b>Acpt Land</b>		16,900		<b>Accepted Bldg</b>		182,000		<b>Total</b>		198,900

Machias  
Name: ROSS, COLBY P

**Valuation Report**

10/20/2024

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Map/Lot: 08A-041

Account: 505 Card: 1 of 1

Location: 15 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography LevelLevel  
Utilities All PublicAll Public  
Street Paved

**Sale Data**  
Sale Date 08/14/2013  
Sale Price 72,500  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 11  
1ST 0 2ND 0  
Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	26,000.00	16,677	100%		16,677
Total Acres 0.34						16,677

**Dwelling Description**

**Replacement Cost New**

Conventional	One Story	1,008 Sqft	Grade C 105	Base	139,808
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,598
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	Modern	Modern	Average	Typical	143,406			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		72%	100%	100%			
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2006	160	C 100	2,674	Avq-	84%	100%	100%	2,246
Frame Shed	2000	24	C 100	1,952	Avq-	80%	100%	100%	1,562
<b>Outbuilding Total</b>						<b>3,808</b>			
<b>Acpt Land</b>		16,700	<b>Accepted Bldg</b>		107,100	<b>Total</b>		123,800	

**Valuation Report**

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
Topography LevelLevel  
Utilities All PublicAll Public  
Street Paved

**Sale Data**  
Sale Date 07/06/2022  
Sale Price 49,000  
Sale Type Land & Buildings  
Financing Unknown  
Verified Public Record  
Validity Distressed Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 0 1 11  
1ST 0 2ND 0  
Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	26,000.00	16,920	100%		16,920
Total Acres 0.35						16,920

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,056 Sqft	Grade C 105	Base	144,351
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,769
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1995	0	Modern	Modern	Below Average	Typical	148,120			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>			
None		None		73%	100%	100%			
<b>Outbuildings/ Additions/ Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1995	16	C 100	442	Fair	70%	100%	100%	309
Wood Deck	1995	16	C 100	442	Fair	70%	100%	100%	309
<b>Outbuilding Total</b>									<b>618</b>
<b>Acpt Land</b>		16,900	<b>Accepted Bldg</b>		108,700	<b>Total</b>		125,600	

Machias  
 Name: 23 SMITHFIELD DRIVE LLC

**Valuation Report**

10/20/2024

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Map/Lot: 08A-043

Account: 907 Card: 1 of 1

Location: 23 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

**Sale Data**  
 Sale Date 08/09/2022  
 Sale Price 35,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Distressed Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	26,000.00	16,920	100%		16,920
Total Acres 0.35						16,920

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,054 Sqft	Grade C 103	Base		141,416
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,690
Rooms	5					
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Modern	Modern	Below Average	Typical	145,106
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		73%	100%	100%
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Shed	1995					
----- S O U N D V A L U E -----						200
Outbuilding Total						200

<b>Acpt Land</b>	16,900	<b>Accepted Bldg</b>	106,100	<b>Total</b>	123,000
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Machias  
 Name: BETSO, KORBIN  
 ROLFE, MORGAN

**Valuation Report**

10/20/2024  
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 08A-044

Account: 206 Card: 1 of 1

Map/Lot: 08A-044  
 Location: 27 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Sale Data	
Sale Date	05/30/2023
Sale Price	160,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	26,000.00	16,920	100%		16,920
Total Acres 0.35						16,920

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,056 Sqft	Grade C 105	Base	144,351
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,769
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1995	0	Modern	Modern	Good	Typical	148,120			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None		None		90%	100% 100%	133,308			
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	2000	96	D 100	3,353	Avg-	80%	100%	100%	2,682
Wood Deck	2000	32	D 100	566	Fair	73%	100%	100%	413
<b>Outbuilding Total</b>						<b>3,095</b>			

**Acpt Land** 16,900 **Accepted Bldg** 136,400 **Total** 153,300

Machias  
 Name: DENNISON, HELEN P

**Valuation Report**

10/20/2024

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Map/Lot: 08A-045

Account: 54 Card: 1 of 1

Location: 33 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	26,000.00	18,754 100%		18,754
Total Acres 0.43			Land Total		18,754

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,056 Sqft	Grade C 105	Base	144,351
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,769
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Modern	Modern	Average	Typical	148,120
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>
None		None		72%	100% 100%	106,646
<b>Outbuildings/Additions/Improvements</b>						
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
Frame Shed	1975			1.303 Fair	72% 100% 100%	200
Wood Deck	1998	90	D 100			938
Outbuilding Total						1,138
<b>Acpt Land</b>		18,800	<b>Accepted Bldg</b>		107,800	<b>Total</b> 126,600



Machias  
 Name: HUGHES, NELSON S  
 HUGHES, JENNIFER L

**Valuation Report**

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Account: 100 Card: 1 of 1

Map/Lot: 08A-046  
 Location: 39 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

**Sale Data**  
 Sale Date 06/13/2006  
 Sale Price 90,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 1  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	26,000.00	17.861 100%		17,861
Total Acres 0.39				Land Total	17,861

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,104 Sqft	Grade C 105	Base	148,894
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,940
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1995	0	Modern	Modern	Very Good	Typical	152,834				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>				
None		None		91%	100% 100%	139,079				
<b>Outbuildings/Additions/Improvements</b>										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1995	48	C 100	938	Ava.	83%	100%	100%	779	
Wood Deck	1995	20	C 100	504	Ava.	83%	100%	100%	418	
Outbuilding Total									1,197	
<b>Acpt Land</b>		17,900		<b>Accepted Bldg</b>		140,300		<b>Total</b>		158,200

Machias  
 Name: PERRY, DARLENE M

**Valuation Report**

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Map/Lot: 08A-047

Account: 161 Card: 1 of 1

Location: 37 SMITHFIELD DR

Neighborhood 9 Rt 1 Commercial South

Zoning/Use None  
 Topography LevelLevel  
 Utilities All PublicAll Public  
 Street Paved

**Sale Data**  
 Sale Date 06/20/2019  
 Sale Price 85,000  
 Sale Type Land & Buildings  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1  
 Reference 2  
 Tran/Land/Bldg 0 1 11  
 1ST 0 2ND 0  
 Exemption(s) 20 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	26,000.00	17,397	100%		17,397
Total Acres 0.37						17,397

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 105	Base	139,808
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,598
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Modern	Modern	Very Good	Typical	143,406
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>
None		None		91%	100%	100%
<b>Outbuildings/ Additions/ Improvements</b>						<b>Value</b>
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	2000	80	C 100	1,434	Avg.	86%
						100%
						100%
<b>Outbuilding Total</b>						<b>1,233</b>
<b>Acpt Land</b>			17,400	<b>Accepted Bldg</b>		131,700
						<b>Total</b>
						149,100