DLN: 0012005118136

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5964
Page: 318
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: CYR APARTMENTS LLC,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: PO BOX 7

3f. Municipality: FORT KENT

3g. State: ME

3h. ZIP Code: 04743

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: COWETT JOEY G,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: PO BOX 543

4f. Municipality: CARIBOU

4g. State: ME

4h. ZIP Code: 04736

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
35	0	63	

5c. Physical location: 27 TEAGUE ST — 3units MF

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 0207

5d. Acreage (see instructions): ~~0.00~~ 0.33

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") 6a. $110,000.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b. $0.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 11-27-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- X Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY
Phone number: (207) 624-5606
Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106
AUGUSTA, ME 04332-9106
Email address: rett.tax.mrs@maine.gov
Fax number:

Rev. 3/19

Map Lot 035-063 | Account 3711 | Location 27 TEAGUE STREET | Card 1 Of 1 | 2/01/2020

COWETT, JOEY GILBERT
P.O. BOX 543
CARIBOU ME 04736

B5011P277

Previous Owner
BELL, CHRISTOPHER AND KATY
61 LYNN DRIVE

CARIBOU ME 04736
Sale Date: 12/28/2011

Previous Owner
MAINE STATE HOUSING AUTHORITY
353 WATER STREET

AUGUSTA ME 04338 2669
Sale Date: 11/01/2005

Previous Owner
MARTIN, DANIEL R.
27 TEAGUE STREET

CARIBOU ME 04736
Sale Date: 8/31/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
27 TEAGUE STREET
06/04/2014 ~ ADDED CANOPY / CARPORT TO EXISTING GARAGE

Caribou

Property Data

Neighborhood	41 41
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	11 Residential
Secondary Zone	
Topography	2 Rolling

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities 2 Public Water 3 Public Sewer

1.Public 4.Dr Well 7.Septic
2.Water 5.Dug Well 8.Holding Ta
3.Sewer 6.Shared Wel 9.None

Street 1 Paved

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR	0
ACTION NEEDED	0

Sale Data

Sale Date	12/28/2011
Price	115,000
Sale Type	2 Land & Buildings

1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing 9 Unknown

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity 1 Arms Length Sale

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified 5 Public Record

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	8,600	70,100	0	78,700
2007	8,600	76,000	0	84,600
2008	8,600	76,000	0	84,600
2009	8,600	76,000	11,500	73,100
2010	8,600	76,000	0	84,600
2011	8,600	76,000	0	84,600
2012	14,100	73,100	0	87,200
2013	14,100	73,100	0	87,200
2014	14,100	75,400	10,000	79,500
2015	14,100	74,700	10,000	78,800
2016	14,100	74,700	15,000	73,800
2017	14,100	74,700	20,000	68,800
2018	14,100	74,700	20,000	68,800
2019	14,100	74,700	20,000	68,800

Land Data

Front Foot
11.
12.
13.
14.
15.

Square Foot
16.Lindley Estate
17.
18.
19.
20.

Fract. Acre
21.House Lot (Fra
22.Baselot (Fract
23.

Acres
24.Houselot
25.Baselot
26.Lindley Estate
27.
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21		0.25	100 %	0
28		0.08	100 %	0
44		1.00	50 %	0
			%	
			%	
			%	
			%	

Total Acreage 0.33

Influence Codes
1.Use
2.R/W
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Vacancy
8.Semi-Improved
9.Fract Share
Acres
30.Rear Land 3
31.Rear Land 4
32.
33.
34.Tillable
35.Pasture
36.Orchard
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Ho
43.
44.Lot Improvemen
45.Mobile Home Pa
46.Golf Course pe

Caribou

Map Lot 035-063 | Account 3711 | Location 27 TEAGUE STREET | Card 1 Of 1 | 2/01/2020

Building Style **1 Conventional**		
1.Conv.	5.Colonial	9.Condo
2.Ranch	6.Split	10.Log
3.R Ranch	7.Contemp	11.Other
4.Cape	8.Cottage	12.Gambrel
Dwelling Units **3**		
Other Units **0**		
Stories **5 One & 3/4 Story**		
1.1	4.1.5	7.3.50
2.2	5.1.75	8.4
3.3	6.2.5	9.
Exterior Walls **5 Shingles**		
1.Wood	5.Shingles	9.Other
2.Vinyl	6.Brick	10.Alum
3.Compos.	7.Single	11.Log
4.Asbestos	8.Concrete	12.Stone
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Rolled R	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1940**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.ICF
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Sp	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **2 Damp Basement**		
1.Dry	4.Dirt	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

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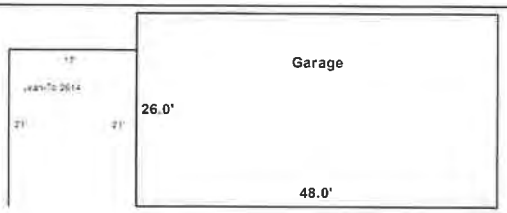
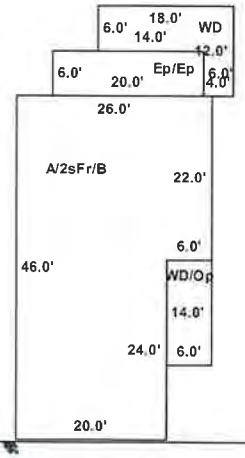
Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.MS Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1052**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **75%**		
Functional Code **9 None**		
1.Incomp	4.Plb/Heat	7.
2.O-Built	5.	8.Frac Sha
3.Style	6.	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.No Power	7.
1.Location	4.Generate	8.
2.Encroach	9.None	9.
Entrance Code **6 Hanger**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.Exsist R
3.Informed	6.Hanger	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.Exist R
3.Tenant	6.Other	9.For Sale





Date Inspected 9/15/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Deck	1995	84	9 100	4	0 %	100 %	
21 Open Frame	1995	84	9 100	4	0 %	100 %	
42 2S Encl Fr Porch	1995	120	9 100	4	0 %	100 %	
68 Deck	2000	132	3 100	4	0 %	100 %	
23 Frame Garage	1990	1248	2 100	4	0 %	90 %	
61 Canopy/Carport	2014	252	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

DLN: 1001940080220

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
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Registry: AROOSTOOK SOUTH
Date Recorded: 12/02/2019
Time Recorded: 11:47:00 AM
Transfer Tax Amount: $176.00
Document Number: 12951
Book: 5965
Page: 158
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: THE ST PETER GROUP, INC,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 117 LAKE POINTE DRIVE

3f. Municipality: MACON

3g. State: GA

3h. ZIP Code: 31210

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: HILL, KALEN J

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 27 SOLMAN ST., APT. 210

4f. Municipality: CARIBOU

4g. State: ME

4h. ZIP Code: 04736

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
17		32	

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 201

5c. Physical location: 362 BELANGER ROAD

5d. Acreage (see instructions): ~~0.00~~ 0.34

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $40,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 11-27-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- X Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: PATRICK BENNETT
Phone number: (207) 498-8711
Mailing address: 14 SWEDEN STREET, SUITE 205
CARIBOU, ME 04736
Email address: patrick@cariboulaw.com
Fax number:

Rev. 3/19

Map Lot 017-032 | Account 1935 | Location 362 BELANGER ROAD | Card 1 Of 1 | 2/01/2020

HILL, KALEN J
27 SOLMAN STREET
FARMVIEW APT 201
CARIBOU ME 04736

B4458P7

Previous Owner
SIMMONS, KEVIN B.
19 MAIN STREET

CARIBOU ME 04736
Sale Date: 7/02/2007

Previous Owner
GUILLEMETTE, RONALD D. & PATRICIA M.ROMANO
362 BELANGER ROAD

CARIBOU ME 04736
Sale Date: 12/18/2006

Previous Owner
SIMMONS, KEVIN B.
19 MAIN STREET

CARIBOU ME 04736
Sale Date: 2/22/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
362 BELANGER ROAD

Caribou

Property Data

Neighborhood	6 6
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	11 Residential
Secondary Zone	
Topography	2 Rolling

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **4 Drilled Well** **7 Septic System**

1.Public 4.Dr Well 7.Septic
2.Water 5.Dug Well 8.Holding Ta
3.Sewer 6.Shared Wel 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR	0
ACTION NEEDED	0

Sale Data

Sale Date	7/02/2007
Price	
Sale Type	1 Land Only

1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing **1 Conventional**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified **1 Buyer**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	9,500	37,400	0	46,900
2007	9,500	40,700	0	50,200
2008	9,500	40,700	0	50,200
2009	9,500	40,700	11,500	38,700
2010	9,500	40,700	8,500	41,700
2011	9,500	40,700	8,300	41,900
2012	15,900	48,300	10,000	54,200
2013	15,900	48,300	10,000	54,200
2014	15,900	48,300	10,000	54,200
2015	15,900	48,300	16,000	48,200
2016	15,900	48,300	21,000	43,200
2017	15,900	48,300	26,000	38,200
2018	15,900	48,300	26,000	38,200
2019	13,800	48,300	26,000	36,100

Land Data

Front Foot
11.
12.
13.
14.
15.

Square Foot
16.Lindley Estate
17.
18.
19.
20.

Fract. Acre
21.House Lot (Fra
22.Baselot (Fract
23.

Acres
24.Houselot
25.Baselot
26.Lindley Estate
27.
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.34		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.34

Influence Codes
1.Use
2.R/W
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Vacancy
8.Semi-Improved
9.Fract Share
Acres
30.Rear Land 3
31.Rear Land 4
32.
33.
34.Tillable
35.Pasture
36.Orchard
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Ho
43.
44.Lot Improvemen
45.Mobile Home Pa
46.Golf Course pe

Caribou

Map Lot 017-032 | Account 1935 | Location 362 BELANGER ROAD | Card 1 Of 1 | 2/01/2020

Building Style **1 Conventional**		
1.Conv.	5.Colonial	9.Condo
2.Ranch	6.Split	10.Log
3.R Ranch	7.Contemp	11.Other
4.Cape	8.Cottage	12.Gambrel
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.3.50
2.2	5.1.75	8.4
3.3	6.2.5	9.
Exterior Walls **5 Shingles**		
1.Wood	5.Shingles	9.Other
2.Vinyl	6.Brick	10.Alum
3.Compos.	7.Single	11.Log
4.Asbestos	8.Concrete	12.Stone
Roof Surface **3 Sheet Metal**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Rolled R	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1952**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.ICF
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Sp	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **2 Damp Basement**		
1.Dry	4.Dirt	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

TRIO Software
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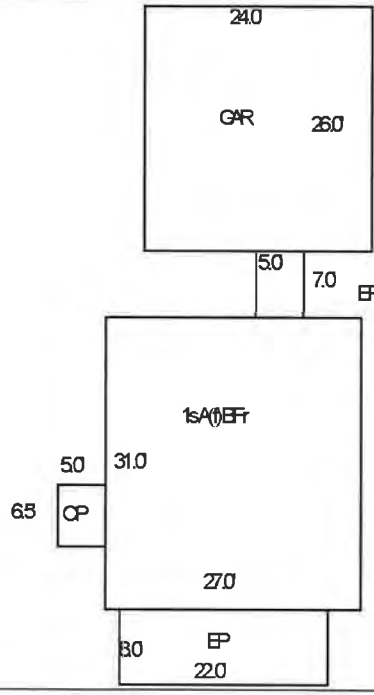
Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **4 Full Finished**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **2 Fair 110%**		
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.MS Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **837**		
Condition **3 Below Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Plb/Heat	7.
2.O-Built	5.	8.Frac Sha
3.Style	6.	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.No Power	7.
1.Location	4.Generate	8.
2.Encroach	9.None	9.
Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.Exsist R
3.Informed	6.Hanger	9.
Information Code **1 Owner**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.Exist R
3.Tenant	6.Other	9.For Sale



Date Inspected 9/12/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	35	0 0	0	0 %	0 %	
23 Frame Garage	1975	624	0 0	3	0 %	100 %	
22 Encl Frame Porch	0	176	0 0	0	0 %	0 %	
21 Open Frame	2010	32	9 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

DLN: 1001940080715

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/03/2019
Time Recorded: 10:05:00 AM
Transfer Tax Amount: $519.20
Document Number: 12972
Book: 5965
Page: 232
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: RUSSELL, MATTHEW DAVID

3b. Federal ID:

3c. Last name, first name, MI; or business name: RUSSELL, MEGHAN JEAN

3d. Federal ID:

3e. Mailing address after purchasing this property: P.O. BOX 231

3f. Municipality: FRENCHVILLE

3g. State: ME

3h. ZIP Code: 04745

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: BARD, JOEY L

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 423 SWEDEN STREET

4f. Municipality: CARIBOU

4g. State: ME

4h. ZIP Code: 04736

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
40		7	

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 202

5c. Physical location: 423 SWEDEN STREET

5d. Acreage (see instructions): 0.43

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $118,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-02-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- X Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: SHARON CHAMBERLAND
Phone number: (207) 764-2840
Mailing address: 55 NORTH STREET, SUITE B
PRESQUE ISLE, ME 04769
Email address: amber@norstartitle.com
Fax number:

Rev. 3/19

Map Lot 040-007 | Account 4323 | Location 423 SWEDEN STREET | Card 1 Of 1 | 2/01/2020

BARD, JOEY L
423 SWEDEN STREET
CARIBOU ME 04736

B5370P185

Previous Owner
MAINE STATE HOUSING AUTHORITY

423 SWEDEN STREET
CARIBOU ME 04736
Sale Date: 10/14/2014

Previous Owner
PETERSON, CHAD &
REED, AMBER

CARIBOU ME 04736
Sale Date: 10/14/2014

Previous Owner
OUELLETTE, JEFFREY M.& ERICA J. ZENZIUS
P.O. BOX 611

CARIBOU ME 04736
Sale Date: 8/24/2012

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
423 SWEDEN STREET

06-10-2014: BOOK 5314 PAGE 235 JUDGMENT OF FORECLOSURE (REED & PETERSON)
08-06-2014: BOOK 5334 PAGE 225 WRIT OF POSSESSION (REED & PETERSON)
11-07-2014: BOOK 5369 PAGE 283 CORRECTIVE DISCHARGE (REED & PETERSON)
01-14-2015: BOOK 5388 PAGE 321 CONFIRMATION OF SALE (REED & PETERSON)

Caribou

Property Data

Neighborhood	22 22
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	11 Residential
Secondary Zone	
Topography	2 Rolling

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities 4 Drilled Well 3 Public Sewer

1.Public 4.Dr Well 7.Septic
2.Water 5.Dug Well 8.Holding Ta
3.Sewer 6.Shared Wel 9.None

Street 1 Paved

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR	0
ACTION NEEDED	0

Sale Data

Sale Date	10/14/2014
Price	49,300

Sale Type 2 Land & Buildings
1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing 1 Conventional
1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity 3 Distressed Sale
1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	6,600	41,300	11,500	36,400
2007	6,600	44,800	11,500	39,900
2008	6,600	44,800	11,500	39,900
2009	6,600	44,800	11,500	39,900
2010	6,600	44,800	8,500	42,900
2011	6,600	44,800	8,300	43,100
2012	17,100	48,200	0	65,300
2013	17,100	48,200	0	65,300
2014	17,100	48,200	0	65,300
2015	17,100	48,200	0	65,300
2016	17,100	48,200	15,000	50,300
2017	17,100	48,200	20,000	45,300
2018	17,100	48,200	20,000	45,300
2019	17,100	48,200	20,000	45,300

Land Data

Front Foot
11.
12.
13.
14.
15.

Square Foot
16.Lindley Estate
17.
18.
19.
20.

Fract. Acre
21.House Lot (Fra
22.Baselot (Fract
23.

Acres
24.Houselot
25.Baselot
26.Lindley Estate
27.
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21		0.25	100 %	0
28		0.18	100 %	0
44		1.00	60 %	8
			%	
			%	
			%	
			%	

Total Acreage 0.43

Influence Codes
1.Use
2.R/W
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Vacancy
8.Semi-Improved
9.Fract Share
Acres
30.Rear Land 3
31.Rear Land 4
32.
33.
34.Tillable
35.Pasture
36.Orchard
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Ho
43.
44.Lot Improvemen
45.Mobile Home Pa
46.Golf Course pe

Caribou

Map Lot 040-007 | Account 4323 | Location 423 SWEDEN STREET | Card 1 Of 1 | 2/01/2020

Building Style **1 Conventional**		
1.Conv.	5.Colonial	9.Condo
2.Ranch	6.Split	10.Log
3.R Ranch	7.Contemp	11.Other
4.Cape	8.Cottage	12.Gambrel
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.3.50
2.2	5.1.75	8.4
3.3	6.2.5	9.
Exterior Walls **5 Shingles**		
1.Wood	5.Shingles	9.Other
2.Vinyl	6.Brick	10.Alum
3.Compos.	7.Single	11.Log
4.Asbestos	8.Concrete	12.Stone
Roof Surface **3 Sheet Metal**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Rolled R	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1941**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.ICF
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Sp	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

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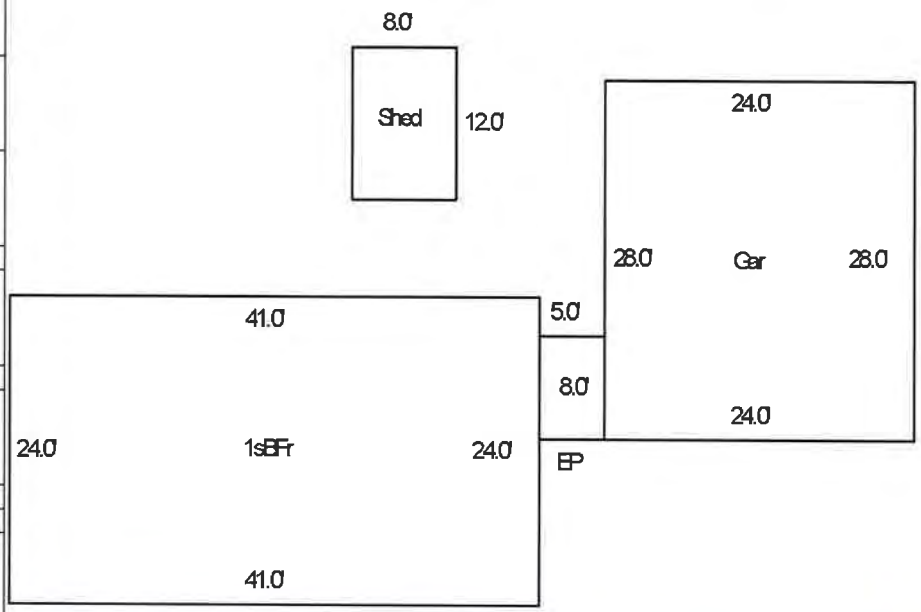
Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 95%**		
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.MS Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **984**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Plb/Heat	7.
2.O-Built	5.	8.Frac Sha
3.Style	6.	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.No Power	7.
1.Location	4.Generate	8.
2.Encroach	9.None	9.
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.Exsist R
3.Informed	6.Hanger	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.Exist R
3.Tenant	6.Other	9.For Sale



Date Inspected 10/10/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1979	40	0 0	0	0 %	0 %	
23 Frame Garage	1979	672	0 0	0	0 %	0 %	
24 Frame Shed	0				%	%	600
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

DLN: 1001940080719

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/04/2019
Time Recorded: 12:05:00 PM
Transfer Tax Amount: $781.00
Document Number: 13035
Book: 5966
Page: 39
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: HTP INVESTMENTS, INC.,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 120 RICE STREET

3f. Municipality: BANGOR

3g. State: ME

3h. ZIP Code: 04401

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: GRIFFETH, NEAL J

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 38 SUPERIOR DRIVE

4f. Municipality: CARIBOU

4g. State: ME

4h. ZIP Code: 04736

5. PROPERTY

5a. Map: 24 Block: Lot: 67A Sub-lot:

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 220 308

5c. Physical location: 480 MAIN STREET

5d. Acreage (see instructions): 1.59

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $177,500 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-02-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: NICHOLE JIPSON SOUCY Phone number: (207) 941-8084

Mailing address: 165 LONGVIEW DRIVE Email address: bangor@gatewaytitleme.com

BANGOR, ME 04401 Fax number:

Rev. 3/19

Map Lot 024-067-A | Account 2409 | Location 480 MAIN STREET | Card 1 Of 1 | 2/01/2020

GRIFFETH, NEAL J
P.O. BOX 937
CARIBOU ME 04736

B4761P40

Previous Owner
HUNT, PETER G. -DEC
6 ALLEN STREET

PRESQUE ISLE ME 04769
Sale Date: 10/19/2009

Previous Owner
WALKER, SCOTT A.
480 MAIN STREET

CARIBOU ME 04736
Sale Date: 6/30/2006

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

480 MAIN STREET
8/26/2016: REVIEWED BUILDING WITH OWNER. HE FEELS THAT THE BUILDING VALUE IS TOO HIGH. NO INCORRECT INFORMATION FOUND. NO CHANGES MADE. (PT)
08-10-2016: BOOK 5572 PAGE 280, ABSTRACT OF DIVORCE DECREE
10-02-2019: PER CUD, PROPERTY HAS CITY SEWER ONLY. HAS A PRIVATE WELL.

Caribou

Property Data

Neighborhood	6 6
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	21 Commercial
Secondary Zone	
Topography	
Utilities	
Street	
TG PLAN YEAR	0
ACTION NEEDED	0

Topography: 1.Level 2.Rolling 3.Above St 4.Below St 5.Low 6.Swampy 7.LevelBog 8. 9.

Utilities: 1.Public 2.Water 3.Sewer 4.Dr Well 5.Dug Well 6.Shared Wel 7.Septic 8.Holding Ta 9.None

Street: 1.Paved 2.Semi Imp 3.Gravel 4.Proposed 5.R/O/W 6. 7. 8. 9.None

Sale Data

Sale Date	10/19/2009
Price	194,221
Sale Type	1 Land Only
Financing	1 Conventional
Validity	1 Arms Length Sale
Verified	1 Buyer

Sale Type: 1.Land 2.L & B 3.Building 4.Mobile 5.Other 6.C/I Land 7.C/I L&B 8. 9.

Financing: 1.Convent 2.FHA/VA 3.Assumed 4.Seller 5.Private 6.Cash 7. 8. 9.Unknown

Validity: 1.Valid 2.Related 3.Distress 4.Split 5.Partial 6.Exempt 7.Renovate 8.Other 9.

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	53,000	107,200	0	160,200
2007	53,000	107,200	0	160,200
2008	53,000	107,200	0	160,200
2009	53,000	107,200	0	160,200
2010	53,000	107,200	0	160,200
2011	53,000	107,200	0	160,200
2012	30,900	166,600	0	197,500
2013	30,900	166,600	0	197,500
2014	30,900	166,600	0	197,500
2015	30,900	166,600	0	197,500
2016	30,900	166,600	0	197,500
2017	30,900	166,600	0	197,500
2018	30,900	166,600	0	197,500
2019	30,900	166,600	0	197,500

Land Data

Front Foot
11.
12.
13.
14.
15.

Square Foot
16.Lindley Estate
17.
18.
19.
20.

Fract. Acre
21.House Lot (Fra
22.Baselot (Fract
23.

Acres
24.Houselot
25.Baselot
26.Lindley Estate
27.
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
22		0.50	100 %	0
28		1.09	100 %	0
44		1.00	50 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.59

Influence Codes
1.Use
2.R/W
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Vacancy
8.Semi-Improved
9.Fract Share
Acres
30.Rear Land 3
31.Rear Land 4
32.
33.
34.Tillable
35.Pasture
36.Orchard
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Ho
43.
44.Lot Improvemen
45.Mobile Home Pa
46.Golf Course pe

Caribou

Map Lot 024-067-A | Account 2409 | Location 480 MAIN STREET | Card 1 Of 1 | 2/01/2020

Occupancy Code	74 Showroom	69 Storage Garage
No. of Dwelling Units	0	0
Building Class/Quality	4 Wood Frame	4 Wood Frame
1.Steel 1.Low Cost	1 Low Cost	1 Low Cost
2.Rein Conc 2.Average		
3.Masonry 3.Good		
4.Wood Frm 4.Excellent		
5.Rigid Frm		
Grade Factor	1.00	1.00
Exterior Walls	7 Aluminum/Vinyl	7 Aluminum/Vinyl
1.Br/St 6.Compos		
2.C Block 7.Al/Vinyl		
3.Concrete 8.Steel		
4.Wood 9.Other		
5.Stucco		
Stories/Height	1 10	2 8
Ground Floor Area	1,440	2,240
Perimeter Units/Fl	152	192
Heating/Cooling	14 Hot Water	14 Hot Water
11.Elec BB 19.Wall/Fl		
12.Wall 20.HeatCoo		
13.FWA 21.Package		
14.HW 22.W/C Air		
15.Space 23.H/C Wat		
16.Steam w 24.HeatPum		
17.Steam N 25.Indiv H		
18.Radiant 26.		
Year Built	1996	1996
Year Remodeled	0	0
Condition	4 Average	4 Average
1.Poor 6.Good		
2.Fair 7.Very Good		
3.Below Ave 8.Excellent		
4.Average 9.Same		
5.Above Ave		
Physical % Good	0	0
Functional % Good	75	75
Economic % Good	100	

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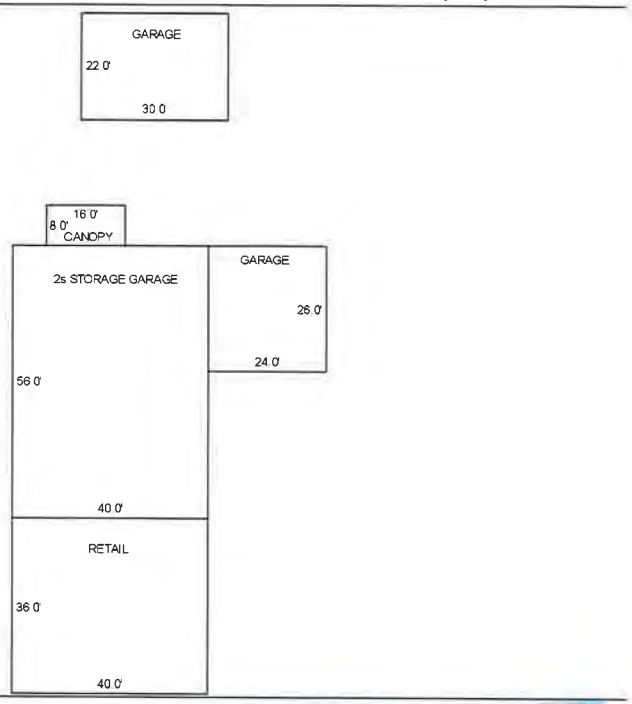
Entrance Code

1.Interior 6.Hanger
2.Refusal 7.
3.Informed 8.Exsist R
4.Vacant 9.
5.Estimate

Information Code

1.Owner 6.Other
2.Relative 7.Vacant
3.Tenant 8.Exist R
4.Agent 9.For Sale
5.Estimate



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2001	624	3 100	4	0 %	75 %	
61 Canopy/Carport	0				%	%	200
23 Frame Garage	1997	660	3 100	4	0 %	75 %	
101 Asph Paving	2005	270	3 100	4	75 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

DLN: 0012005117937

PROCESSED ONLINE.
DO NOT RE-PROCESS.

MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5966
Page: 97
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: RINALDO CAROL L,

3b. Federal ID:

3c. Last name, first name, MI; or business name: COKER JASON J,

3d. Federal ID:

3e. Mailing address after purchasing this property: 758 MADAWASKA RD

3f. Municipality: CARIBOU

3g. State: ME

3h. ZIP Code: 04730

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: ONEAL SHARON,

4b. Federal ID:

4c. Last name, first name, MI; or Business name: ONEAL JOHN,

4d. Federal ID:

4e. Mailing address: 1891 EDINBURG RD

4f. Municipality: ARGYLE TWP

4g. State: ME

4h. ZIP Code: 04468

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
021	011	C	

Check any that apply:
- No maps exist
- X Multiple parcels
- Portion of parcel
- Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 0206

5c. Physical location: 759 MADAWASKA RD

5d. Acreage (see instructions): 6.25

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $0 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $55,400 .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-02-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY Phone number: (207) 624-5606

Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106 Email address: rett.tax.mrs@maine.gov

AUGUSTA, ME 04332-9106 Fax number:

Rev. 3/19

Map Lot 021-011-A | Account 2211 | Location 759 MADAWASKA ROAD | Card 1 Of 1 | 2/01/2020

O'NEAL, JOHN L
O'NEAL, SHARON D
1891 EDINBURG ROAD
ARGYLE TOWNSHIP ME 04468

B1034P89

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
759 MADAWASKA ROAD

9/9/2015 ~ CHANGE OF ADDRESS

Caribou

Property Data

Neighborhood 17 17

Tree Growth Year 0

X Coordinate 0

Y Coordinate 0

Zone/Land Use 11 Residential

Secondary Zone

Topography 2 Rolling

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities

1.Public 4.Dr Well 7.Septic
2.Water 5.Dug Well 8.Holding Ta
3.Sewer 6.Shared Wel 9.None

Street 1 Paved

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR 0

ACTION NEEDED 0

Sale Data

Sale Date

Price

Sale Type

1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	8,600	2,400	0	11,000
2007	8,600	2,400	0	11,000
2008	8,600	2,400	0	11,000
2009	8,600	2,400	0	11,000
2010	8,600	2,400	0	11,000
2011	8,600	2,400	0	11,000
2012	5,900	3,100	0	9,000
2013	5,900	3,100	0	9,000
2014	5,900	3,100	0	9,000
2015	5,900	3,100	0	9,000
2016	5,900	3,100	0	9,000
2017	5,900	3,100	0	9,000
2018	5,900	3,100	0	9,000
2019	5,900	3,100	0	9,000

Land Data

Front Foot

11.
12.
13.
14.
15.

Square Foot

16.Lindley Estate
17.
18.
19.
20.

Fract. Acre

21.House Lot (Fra
22.Baselot (Fract
23.

Acres

24.Houselot
25.Baselot
26.Lindley Estate
27.
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
22		0.33	90 %	3
28		0.42	100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.75

Influence Codes

1.Use
2.R/W
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Vacancy
8.Semi-Improved
9.Fract Share
Acres
30.Rear Land 3
31.Rear Land 4
32.
33.
34.Tillable
35.Pasture
36.Orchard
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Ho
43.
44.Lot Improvemen
45.Mobile Home Pa
46.Golf Course pe

Caribou

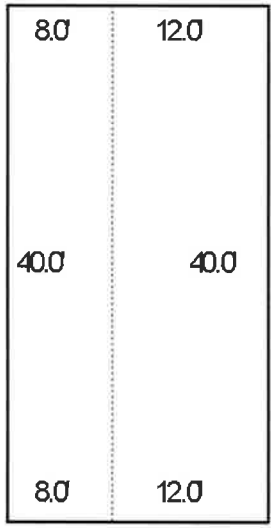
Map Lot 021-011-A | Account 2211 | Location 759 MADAWASKA ROAD | Card 1 Of 1 | 2/01/2020

Building Style 0		
1.Conv.	5.Colonial	9.Condo
2.Ranch	6.Split	10.Log
3.R Ranch	7.Contemp	11.Other
4.Cape	8.Cottage	12.Gambrel
Dwelling Units 0		
Other Units 0		
Stories 0		
1.1	4.1.5	7.3.50
2.2	5.1.75	8.4
3.3	6.2.5	9.
Exterior Walls 0		
1.Wood	5.Shingles	9.Other
2.Vinyl	6.Brick	10.Alum
3.Compos.	7.Single	11.Log
4.Asbestos	8.Concrete	12.Stone
Roof Surface 0		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Rolled R	9.
SF Masonry Trim 0		
OPEN-3-CUSTOM 0		
OPEN-4-CUSTOM 0		
Year Built 0		
Year Remodeled 0		
Foundation 0		
1.Concrete	4.Wood	7.ICF
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement 0		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Sp	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars 0		
Wet Basement 0		
1.Dry	4.Dirt	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

TRIO Software
A Division of Harris Computer Systems

Layout 0		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic 0		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation 0		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % 0%		
Grade & Factor 0 0%		
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.MS Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) 0		
Condition 0		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good 0%		
Funct. % Good 100%		
Functional Code 9 None		
1.Incomp	4.Plb/Heat	7.
2.O-Built	5.	8.Frac Sha
3.Style	6.	9.None
Econ. % Good 100%		
Economic Code None		
0.None	3.No Power	7.
1.Location	4.Generate	8.
2.Encroach	9.None	9.
Entrance Code 4 Unoccupied		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.Exsist R
3.Informed	6.Hanger	9.
Information Code 7 Vacant		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.Exist R
3.Tenant	6.Other	9.For Sale



Old MHw/ Addn't
used as storage
price as shed

Date Inspected 8/30/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1975	800	1 100	3	0 %	75 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Map Lot 021-011-C | Account 2213 | Location 759 MADAWASKA ROAD | Card 1 Of 1 | 2/01/2020

O'NEAL, JOHN L
O'NEAL, SHARON D
1891 EDINBURG ROAD
ARGYLE TOWNSHIP ME 04468

B1094P258

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
759 MADAWASKA ROAD

9-9-2015 ~ CHANGE OF ADDRESS

Caribou

Property Data

Neighborhood	17 17
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	11 Residential
Secondary Zone	
Topography	2 Rolling

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities 4 Drilled Well 7 Septic System

1.Public 4.Dr Well 7.Septic
2.Water 5.Dug Well 8.Holding Ta
3.Sewer 6.Shared Wel 9.None

Street 1 Paved

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR	0
ACTION NEEDED	0

Sale Data

Sale Date	
Price	

Sale Type
1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing
1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity
1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	10,700	29,100	11,500	28,300
2007	10,700	29,100	11,500	28,300
2008	10,700	29,100	11,500	28,300
2009	10,700	22,500	11,500	21,700
2010	10,700	22,500	8,500	24,700
2011	10,700	22,500	8,300	24,900
2012	24,900	21,500	10,000	36,400
2013	24,900	21,500	10,000	36,400
2014	24,900	21,500	10,000	36,400
2015	24,900	21,500	10,000	36,400
2016	24,900	21,500	0	46,400
2017	24,900	21,500	0	46,400
2018	24,900	21,500	0	46,400
2019	24,900	21,500	0	46,400

Land Data

Front Foot
11.
12.
13.
14.
15.

Square Foot
16.Lindley Estate
17.
18.
19.
20.

Fract. Acre
21.House Lot (Fra
22.Baselot (Fract
23.

Acres
24.Houselot
25.Baselot
26.Lindley Estate
27.
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
24		1.00	90 %	5
28		4.50	100 %	0
44		1.00	100 %	0
			%	
			%	
			%	
			%	

Total Acreage 5.50

Influence Codes
1.Use
2.R/W
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Vacancy
8.Semi-Improved
9.Fract Share
Acres
30.Rear Land 3
31.Rear Land 4
32.
33.
34.Tillable
35.Pasture
36.Orchard
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Ho
43.
44.Lot Improvemen
45.Mobile Home Pa
46.Golf Course pe

Caribou

Map Lot 021-011-C | Account 2213 | Location 759 MADAWASKA ROAD | Card 1 Of 1 | 2/01/2020

Building Style 0		
1.Conv.	5.Colonial	9.Condo
2.Ranch	6.Split	10.Log
3.R Ranch	7.Contemp	11.Other
4.Cape	8.Cottage	12.Gambrel
Dwelling Units 0		
Other Units 0		
Stories 0		
1.1	4.1.5	7.3.50
2.2	5.1.75	8.4
3.3	6.2.5	9.
Exterior Walls 0		
1.Wood	5.Shingles	9.Other
2.Vinyl	6.Brick	10.Alum
3.Compos.	7.Single	11.Log
4.Asbestos	8.Concrete	12.Stone
Roof Surface 0		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Rolled R	9.
SF Masonry Trim 0		
OPEN-3-CUSTOM 0		
OPEN-4-CUSTOM 0		
Year Built 0		
Year Remodeled 0		
Foundation 0		
1.Concrete	4.Wood	7.ICF
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement 0		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Sp	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars 0		
Wet Basement 0		
1.Dry	4.Dirt	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

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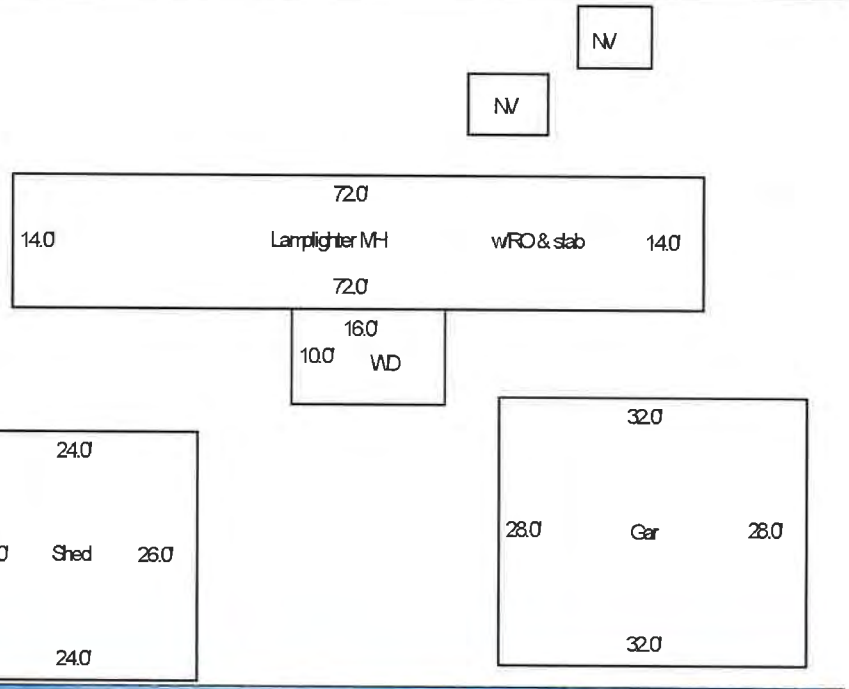
Layout 0		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic 0		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation 0		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % 0%		
Grade & Factor 0 0%		
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.MS Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) 0		
Condition 0		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good 0%		
Funct. % Good 100%		
Functional Code 9 None		
1.Incomp	4.Plb/Heat	7.
2.O-Built	5.	8.Frac Sha
3.Style	6.	9.None
Econ. % Good 100%		
Economic Code None		
0.None	3.No Power	7.
1.Location	4.Generate	8.
2.Encroach	9.None	9.
Entrance Code 0		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.Exsist R
3.Informed	6.Hanger	9.
Information Code 0		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.Exist R
3.Tenant	6.Other	9.For Sale



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
86 Roof Over MH	1988	1008	2 100	2	0 %	100 %	
801 Lamplighter MH	1974	14x72	0 0	2	0 %	100 %	
87 Concrete Slab	1975	1008	3 100	9	0 %	0 %	
68 Deck	1994	160	3 100	9	0 %	0 %	
24 Frame Shed	1	624	1 100	2	0 %	75 %	
23 Frame Garage	1993	896	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

DLN: 0012005118038

PROCESSED ONLINE.
DO NOT RE-PROCESS.

MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5966
Page: 171
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name	3b. Federal ID
COLE BRYANE,	
3c. Last name, first name, MI; or business name	3d. Federal ID
COLE PAIGE L,	

3e. Mailing address after purchasing this property	3f. Municipality	3g. State	3h. ZIP Code
8 HOME FARM ROAD	CARIBOU	ME	04736

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name	4b. Federal ID
COTE MATTHEW A,	
4c. Last name, first name, MI; or Business name	4d. Federal ID

4e. Mailing address	4f. Municipality	4g. State	4h. ZIP Code
1271 PRESQUE ISLE ROAD	CARIBOU	ME	04736

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
11	00	4	J

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 0311

5c. Physical location: 10 OTTER STREET

5d. Acreage (see instructions): 0.00 0.39

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $4,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $0 .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-05-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- X Seller has qualified as a Maine resident
  A waiver has been received from the State Tax Assessor
- X Consideration for the property is less than $50,000
  The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY Phone number: (207) 624-5606

Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106 Email address: rett.tax.mrs@maine.gov

AUGUSTA, ME 04332-9106 Fax number:

Rev. 3/19

Map Lot 011-004-J | Account 4613 | Location 10 OTTER STREET | Card 1 Of 1 | 2/01/2020

COTE, MATTHEW A
1271 PRESQUE ISLE ROAD
CARIBOU ME 04736

B5400P39

Previous Owner
BMW REALTY
33 ALDRICH DRIVE

CARIBOU ME 04736
Sale Date: 2/26/2015

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

4/13/2015 - Mr. Kirk Cote called for clarification on fractional acreage and land value compared to Acct#952, Map 11 Lot 4-MM (which has no water or sewer). Mr. Cote states that there is a water supply and a holding tank. Updates made to card. No change in value.

Caribou

Property Data

Neighborhood	7 7
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	21 Commercial
Secondary Zone	
Topography	2 Rolling

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities 4 Drilled Well 8 Holding Tank

1.Public 4.Dr Well 7.Septic
2.Water 5.Dug Well 8.Holding Ta
3.Sewer 6.Shared Wel 9.None

Street 1 Paved

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR	0
ACTION NEEDED	0

Sale Data

Sale Date	2/26/2015
Price	
Sale Type	2 Land & Buildings

1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing 9 Unknown

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity 3 Distressed Sale

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified 5 Public Record

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	6,200	56,800	0	63,000
2007	6,200	56,800	0	63,000
2008	6,200	56,800	0	63,000
2009	6,200	56,800	0	63,000
2010	6,200	56,800	0	63,000
2011	6,200	56,800	0	63,000
2012	29,000	31,400	0	60,400
2013	29,000	31,400	0	60,400
2014	29,000	31,400	0	60,400
2015	22,700	25,100	0	47,800
2016	22,700	25,100	0	47,800
2017	22,700	25,100	0	47,800
2018	22,700	25,100	0	47,800
2019	22,700	25,100	0	47,800

Land Data

Front Foot

11.
12.
13.
14.
15.

Square Foot

16.Lindley Estate
17.
18.
19.
20.

Fract. Acre

21.House Lot (Fra
22.Baselot (Fract
23.

Acres

24.Houselot
25.Baselot
26.Lindley Estate
27.
28.Rear Land 1
29.Rear Land 2

	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
				%	
				%	
				%	
				%	
				%	
				%	
				%	
	Square Feet				
				%	
				%	
				%	
				%	
				%	
				%	
				%	
	Acreage/Sites				
22		0.39		100 %	0
44		1.00		50 %	0
				%	
				%	
				%	
				%	
				%	

Total Acreage 0.39

Influence Codes

1.Use
2.R/W
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Vacancy
8.Semi-Improved
9.Fract Share

Acres

30.Rear Land 3
31.Rear Land 4
32.
33.
34.Tillable
35.Pasture
36.Orchard
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Ho
43.
44.Lot Improvemen
45.Mobile Home Pa
46.Golf Course pe

Caribou

Map Lot 011-004-J | Account 4613 | Location 10 OTTER STREET | Card 1 Of 1 | 2/01/2020

Occupancy Code		143 Utility Building	
No. of Dwelling Units		0	0
Building Class/Quality		5 Rigid Frame	
1.Steel	1.Low Cost	1 Low Cost	
2.Rein Conc	2.Average		
3.Masonry	3.Good		
4.Wood Frm	4.Excellent		
5.Rigid Frm			
Grade Factor		1.00	
Exterior Walls		8 Steel	
1.Br/St	6.Compos		
2.C Block	7.Al/Vinyl		
3.Concrete	8.Steel		
4.Wood	9.Other		
5.Stucco			
Stories/Height		1 12	
Ground Floor Area		4,800	
Perimeter Units/Fl		296	
Heating/Cooling		13 Forced Warm Air	
11.Elec BB	19.Wall/Fl		
12.Wall	20.HeatCoo		
13.FWA	21.Package		
14.HW	22.W/C Air		
15.Space	23.H/C Wat		
16.Steam w	24.HeatPum		
17.Steam N	25.Indiv H		
18.Radiant	26.		
Year Built		1975	
Year Remodeled		0	
Condition		3 Below Average	
1.Poor	6.Good		
2.Fair	7.Very Good		
3.Below Ave	8.Excellent		
4.Average	9.Same		
5.Above Ave			
Physical % Good		0	
Functional % Good		100	
Economic % Good		100	

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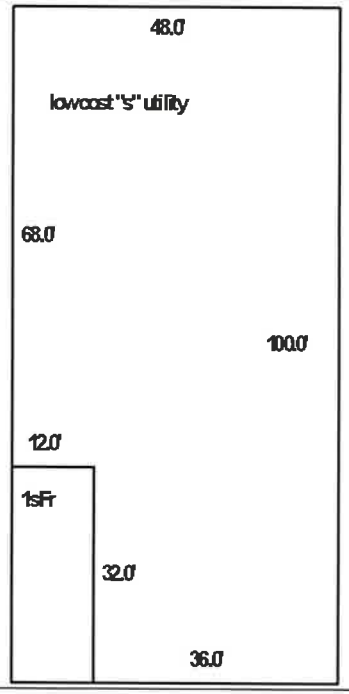
Entrance Code
5 Estimated

1.Interior	6.Hanger
2.Refusal	7.
3.Informed	8.Exsist R
4.Vacant	9.
5.Estimate	

Information Code
5 Estimate

1.Owner	6.Other
2.Relative	7.Vacant
3.Tenant	8.Exist R
4.Agent	9.For Sale
5.Estimate	



Date Inspected 9/02/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

DLN: 0012005118239

PROCESSED ONLINE.
DO NOT RE-PROCESS.

MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5967
Page: 29
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: NORDIC PROPERTIES LLC,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 460 YORK ST

3f. Municipality: CARIBOU

3g. State: ME

3h. ZIP Code: 04736

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: OUTDOOR SPORT INSTITUTE INC,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 175 ARROOSTOOK AVE

4f. Municipality: MILLINOCKET

4g. State: ME

4h. ZIP Code: 04462

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
26		47	

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 0307

5c. Physical location: 552 MAIN ST

5d. Acreage (see instructions): 0.00 0.68

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $80,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $0 .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-06-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY
Phone number: (207) 624-5606
Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106
AUGUSTA, ME 04332-9106
Email address: rett.tax.mrs@maine.gov
Fax number:

Rev. 3/19

Map Lot 026-047 | Account 2639 | Location 552 MAIN STREET | Card 1 Of 1 | 2/01/2020

DIRIGO OUTDOOR PROGRAMS, INC.
552 MAIN STREET
CARIBOU ME 04736

B5355P216

Previous Owner
MAINE WINTER SPORTS CENTER
552 MAIN STREET

CARIBOU ME 04736
Sale Date: 9/26/2014

Previous Owner
DEAD RIVER COMPANY
580 MAIN STREET

PRESQUE ISLE ME 04769 2449
Sale Date: 1/10/2006

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
552 MAIN STREET

05-02-2014: BOOK 5300 PAGE 13 FORMAL NAME CHANGE TO AROOSTOOK NORDIC INC
2019: OPERATING AS "OUTDOOR SPORTS INSTITUTE", SAVE EIN # & SAME MISSION

Caribou

Property Data

Neighborhood	6 6
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	21 Commercial
Secondary Zone	

Topography

1.Level	4.Below St	7.LevelBog
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities

1.Public	4.Dr Well	7.Septic
2.Water	5.Dug Well	8.Holding Ta
3.Sewer	6.Shared Wel	9.None

Street

1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

TG PLAN YEAR	0
ACTION NEEDED	0

Sale Data

Sale Date	9/26/2014
Price	

Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.C/I L&B
2.L & B	5.Other	8.
3.Building	6.C/I Land	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	6 Exempt Property	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	24,700	113,100	137,800	0
2007	24,700	113,100	137,800	0
2008	24,700	113,100	137,800	0
2009	24,700	113,100	137,800	0
2010	24,700	113,100	137,800	0
2012	29,300	138,300	167,600	0
2013	29,300	138,300	167,600	0
2014	29,300	138,300	167,600	0
2015	29,300	138,300	167,600	0
2016	29,300	138,300	167,600	0
2017	29,300	138,300	167,600	0
2018	29,300	138,300	167,600	0
2019	29,300	138,300	167,600	0

Land Data

Front Foot
11.
12.
13.
14.
15.

Square Foot
16.Lindley Estate
17.
18.
19.
20.

Fract. Acre
21.House Lot (Fra
22.Baselot (Fract
23.

Acres
24.Houselot
25.Baselot
26.Lindley Estate
27.
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
22		0.50	100 %	0
28		0.18	100 %	0
44		1.00	50 %	0
			%	
			%	
			%	
			%	

Total Acreage 0.68

Influence Codes
1.Use
2.R/W
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Vacancy
8.Semi-Improved
9.Fract Share
Acres
30.Rear Land 3
31.Rear Land 4
32.
33.
34.Tillable
35.Pasture
36.Orchard
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Ho
43.
44.Lot Improvemen
45.Mobile Home Pa
46.Golf Course pe

Caribou

Map Lot 026-047 | Account 2639 | Location 552 MAIN STREET | Card 1 Of 1 | 2/01/2020

Occupancy Code	86 Office	69 Storage Garage
No. of Dwelling Units	0	0
Building Class/Quality	5 Rigid Frame	5 Rigid Frame
1.Steel 1.Low Cost	1 Low Cost	2 Average
2.Rein Conc 2.Average		
3.Masonry 3.Good		
4.Wood Frm 4.Excellent		
5.Rigid Frm		
Grade Factor	1.00	1.00
Exterior Walls	8 Steel	8 Steel
1.Br/St 6.Compos		
2.C Block 7.Al/Vinyl		
3.Concrete 8.Steel		
4.Wood 9.Other		
5.Stucco		
Stories/Height	1 12	1 12
Ground Floor Area	2,480	1,600
Perimeter Units/Fl	204	160
Heating/Cooling	14 Hot Water	14 Hot Water
11.Elec BB 19.Wall/Fl		
12.Wall 20.HeatCoo		
13.FWA 21.Package		
14.HW 22.W/C Air		
15.Space 23.H/C Wat		
16.Steam w 24.HeatPum		
17.Steam N 25.Indiv H		
18.Radiant 26.		
Year Built	1960	1960
Year Remodeled	0	0
Condition	4 Average	4 Average
1.Poor 6.Good		
2.Fair 7.Very Good		
3.Below Ave 8.Excellent		
4.Average 9.Same		
5.Above Ave		
Physical % Good	0	0
Functional % Good	100	100
Economic % Good	100	

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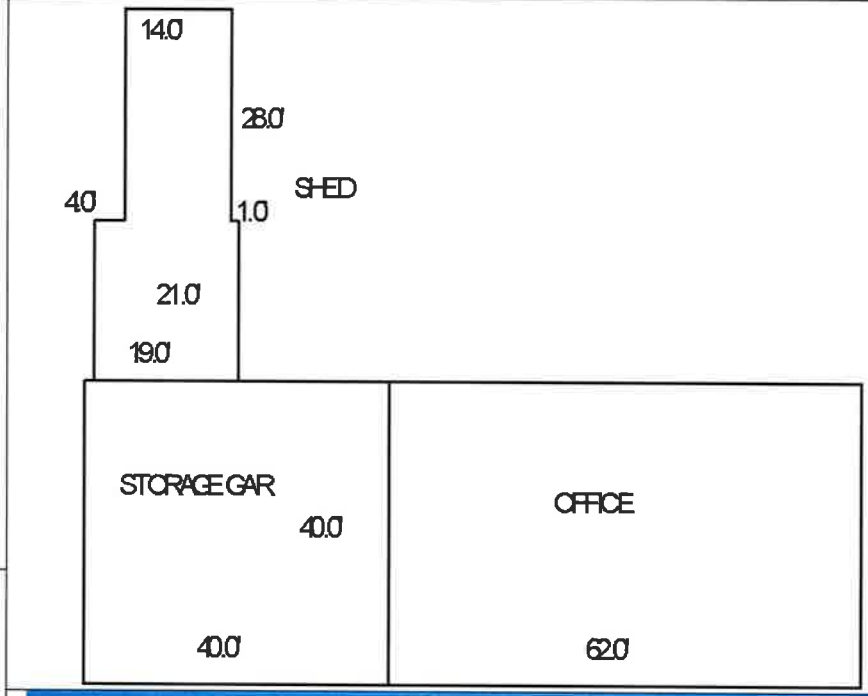
Entrance Code
1 Interior Inspect
1.Interior 6.Hanger
2.Refusal 7.
3.Informed 8.Exsist R
4.Vacant 9.
5.Estimate

Information Code
6 Other
1.Owner 6.Other
2.Relative 7.Vacant
3.Tenant 8.Exist R
4.Agent 9.For Sale
5.Estimate



Date Inspected 9/27/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1981	791	2 100	4	0 %	75 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

DLN: 1001940081288

PROCESSED ONLINE.
DO NOT RE-PROCESS.

MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/09/2019
Time Recorded: 11:54:00 AM
Transfer Tax Amount: $180.40
Document Number: 13257
Book: 5967
Page: 196
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: THE COUNTY FEDERAL CREDIT UNION,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 110 CARMICHAEL STREET

3f. Municipality: PRESQUE ISLE

3g. State: ME

3h. ZIP Code: 04769

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: THE COUNTY FEDERAL CREDIT UNION,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 110 CARMICHIAL STREET

4f. Municipality: PRESQUE ISLE

4g. State: ME

4h. ZIP Code: 04769

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
39		190	

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): ~~201~~ 303

5c. Physical location: 55 ELMWOOD AVENUE

5d. Acreage (see instructions): 0.28 ~~0~~ .29

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $41,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-09-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below. X

Foreclosure Sale

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

- X Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- X The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: SHARON CHAMBERLAND
Phone number: (207) 764-2840
Mailing address: 55 NORTH STREET, SUITE B
PRESQUE ISLE, ME 04769
Email address: amber@norstartitle.com
Fax number:

Rev. 3/19

Map Lot 039-190 | Account 4244 | Location 55 ELMWOOD AVENUE | Card 1 Of 1 | 2/01/2020

COUNTY FEDERAL CREDIT UNION, THE
82 BENNETT DRIVE
CARIBOU ME 04736

B5901P248

Previous Owner
ROHN, RONNIE
ROHN, JANET M
49 MAIN ST APT#3A
CARIBOU ME 04736
Sale Date: 6/13/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
55 ELMWOOD AVENUE

04-03-2019: BOOK 5877 PAGE 100 FORECLOSURE CERTIFICATE - THE COUNTY FEDERAL CREDIT UNION
06-13-2019: BOOK 5901 PAGE 248 QUITCLAIM DEED IN LIEU OF FORECLOSURE
08-02-2019: BOOK 5921 PAGE 141 STIPULATED JUDGMENT OF FORECLOSURE AND SALE

Caribou

Property Data

Neighborhood	45 45
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	11 Residential
Secondary Zone	
Topography	2 Rolling

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **1 All Public**

1.Public 4.Dr Well 7.Septic
2.Water 5.Dug Well 8.Holding Ta
3.Sewer 6.Shared Wel 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR	0
ACTION NEEDED	0

Sale Data

Sale Date	6/13/2019
Price	

Sale Type **2 Land & Buildings**

1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing **9 Unknown**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **3 Distressed Sale**

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	8,100	59,500	11,500	56,100
2007	8,100	65,100	11,500	61,700
2008	8,100	65,100	11,500	61,700
2009	8,100	65,100	11,500	61,700
2010	8,100	65,100	8,500	64,700
2011	8,100	65,100	8,300	64,900
2012	16,100	49,600	10,000	55,700
2013	16,100	49,600	10,000	55,700
2014	16,100	49,600	10,000	55,700
2015	16,100	49,600	10,000	55,700
2016	16,100	49,600	15,000	50,700
2017	16,100	49,600	20,000	45,700
2018	16,100	49,600	20,000	45,700
2019	16,100	49,600	20,000	45,700

Land Data

Front Foot
11.
12.
13.
14.
15.

Square Foot
16.Lindley Estate
17.
18.
19.
20.

Fract. Acre
21.House Lot (Fra
22.Baselot (Fract
23.

Acres
24.Houselot
25.Baselot
26.Lindley Estate
27.
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
21		0.25	100 %	0
28		0.04	100 %	0
44		1.00	50 %	8
			%	
			%	
			%	
			%	

Total Acreage 0.29

Influence Codes
1.Use
2.R/W
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Vacancy
8.Semi-Improved
9.Fract Share
Acres
30.Rear Land 3
31.Rear Land 4
32.
33.
34.Tillable
35.Pasture
36.Orchard
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Ho
43.
44.Lot Improvemen
45.Mobile Home Pa
46.Golf Course pe

Caribou

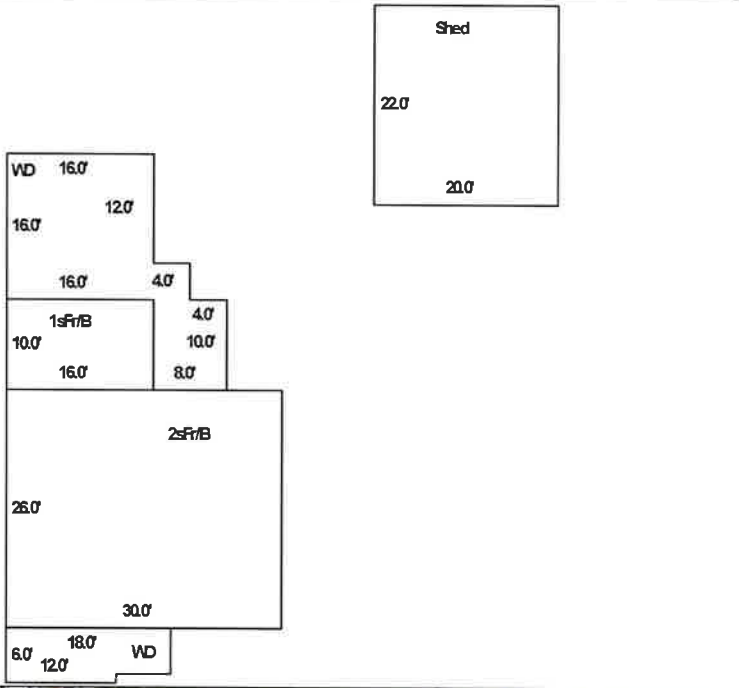
Map Lot 039-190 | Account 4244 | Location 55 ELMWOOD AVENUE | Card 1 Of 1 | 2/01/2020

Building Style **1 Conventional**		
1.Conv.	5.Colonial	9.Condo
2.Ranch	6.Split	10.Log
3.R Ranch	7.Contemp	11.Other
4.Cape	8.Cottage	12.Gambrel
Dwelling Units **1**		
Other Units **0**		
Stories **2 Two Story**		
1.1	4.1.5	7.3.50
2.2	5.1.75	8.4
3.3	6.2.5	9.
Exterior Walls **13 Masonite**		
1.Wood	5.Shingles	9.Other
2.Vinyl	6.Brick	10.Alum
3.Compos.	7.Single	11.Log
4.Asbestos	8.Concrete	12.Stone
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Rolled R	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1952**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.ICF
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Sp	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **2 Damp Basement**		
1.Dry	4.Dirt	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

TRIO Software
A Division of Harris Computer Systems

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **2 Fair 110%**		
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.MS Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **780**		
Condition **3 Below Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Plb/Heat	7.
2.O-Built	5.	8.Frac Sha
3.Style	6.	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.No Power	7.
1.Location	4.Generate	8.
2.Encroach	9.None	9.
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.Exsist R
3.Informed	6.Hanger	9.
Information Code **1 Owner**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.Exist R
3.Tenant	6.Other	9.For Sale



Date Inspected 9/20/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Deck	1990	102	3 100	4	0 %	100 %	
7 1 Story Bsmt Fr	0	160	0 0	0	0 %	0 %	
68 Deck	1985	352	3 100	4	0 %	100 %	
24 Frame Shed	1	440	2 100	2	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

DLN: 0012005118840

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
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Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5967
Page: 254
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: STUBBS PEGGY J,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 3 POND ST

3f. Municipality: CARIBOU

3g. State: ME

3h. ZIP Code: 04736

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: ESTATE OF JOHN WILLIAM STUBBS,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 60 SPRUCE RIDGE RD

4f. Municipality: CARIBOU

4g. State: ME

4h. ZIP Code: 04736

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
29	0	27	

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 0

5c. Physical location: 1 AND 3 POND ST AND LO

5d. Acreage (see instructions): 0.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $0 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $61,600 .00

6c. Exemption claim - X Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

Inter-spousal transfer

7. DATE OF TRANSFER (MM-DD-YYYY): 12-09-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY

Phone number: (207) 624-5606

Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106
AUGUSTA, ME 04332-9106

Email address: rett.tax.mrs@maine.gov

Fax number:

Rev. 3/19

DLN: 1001940081406

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
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Registry: AROOSTOOK SOUTH
Date Recorded: 12/10/2019
Time Recorded: 10:58:00 AM
Transfer Tax Amount: $0.00
Document Number: 13273
Book: 5967
Page: 310
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: MJG, INC.,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 112 HILLVIEW AVE.

3f. Municipality: HOULTON

3g. State: ME

3h. ZIP Code: 04730

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: GERVAIS HOLDINGS, INC.,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: RR3, BOX 30

4f. Municipality: HOULTON

4g. State: ME

4h. ZIP Code: 04730

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
5		4G	

Check any that apply:
- No maps exist
- Multiple parcels
- X Portion of parcel
- Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 303

5c. Physical location: 49 MAIN STREET

5d. Acreage (see instructions): 6.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $0 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $1,358,400 .00

6c. Exemption claim - X Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

M.R.S.A. §4641-C(3)- Deed affecting a previous deed.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-10-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- X Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: DANIEL NELSON
Phone number: (207) 532-6527
Mailing address: P.O. BOX 804
HOULTON, ME 04730
Email address: shn@pwless.net
Fax number:

Rev. 3/19

DLN: 0012005118442

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
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Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5968
Page: 225
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: WALKER SAMUEL,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 59 EXCHANGE ST

3f. Municipality: PRESQUE ISLE

3g. State: ME

3h. ZIP Code: 04769

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: CARIBOU UTILITIES DISTRICT,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: PO BOX 10

4f. Municipality: CARIBOU

4g. State: ME

4h. ZIP Code: 04731

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
28	0	24	0

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 0

5c. Physical location: 23 VAUGHN ST

5d. Acreage (see instructions): 0.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $0 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $0 .00

6c. Exemption claim - X Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-10-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

CUD release

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

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PREPARER. Name of preparer: TRIPS ENTRY
Phone number: (207) 624-5606
Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106
AUGUSTA, ME 04332-9106
Email address: rett.tax.mrs@maine.gov
Fax number:

Rev. 3/19

DLN: 0012005118341

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
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Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5968
Page: 226
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: WALKER SAMUEL,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 59 EXCHANGE ST

3f. Municipality: PRESQUE ISLE

3g. State: ME

3h. ZIP Code: 04769

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: CARIBOU UTILITIES DISTRICT,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: PO BOX 10

4f. Municipality: CARIBOU

4g. State: ME

4h. ZIP Code: 04736

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
28	0	24	0

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 0

5c. Physical location: 23 VAUGHN ST

5d. Acreage (see instructions): 0.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $0 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $0 .00

6c. Exemption claim - X Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-10-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

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- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

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PREPARER. Name of preparer: TRIPS ENTRY
Phone number: (207) 624-5606
Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106
AUGUSTA, ME 04332-9106
Email address: rett.tax.mrs@maine.gov
Fax number:

Rev. 3/19

DLN: 0012005119044

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
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Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5969
Page: 32
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: OUELLETTE CYNTHIA D,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 232 YORK ST

3f. Municipality: CARIBOU

3g. State: ME

3h. ZIP Code: 04736

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: OUELLETTE KENNETH A,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 232 YORK ST

4f. Municipality: CARIBOU

4g. State: ME

4h. ZIP Code: 04736

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
7	0	15	

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 0

5c. Physical location: 232 YORK ST AND LOT15C

5d. Acreage (see instructions): 0.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $0 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $0 .00

6c. Exemption claim - X Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-12-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

deed between spouses

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

- X Seller has qualified as a Maine resident
  A waiver has been received from the State Tax Assessor
- X Consideration for the property is less than $50,000
  The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY

Phone number: (207) 624-5606

Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106
AUGUSTA, ME 04332-9106

Email address: rett.tax.mrs@maine.gov

Fax number:

Rev. 3/19

DLN: 0012005119044

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
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Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5969
Page: 32
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: OUELLETTE CYNTHIA D,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 232 YORK ST

3f. Municipality: CARIBOU

3g. State: ME

3h. ZIP Code: 04736

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: OUELLETTE KENNETH A,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 232 YORK ST

4f. Municipality: CARIBOU

4g. State: ME

4h. ZIP Code: 04736

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
7	0	15	

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 0

5c. Physical location: 232 YORK ST AND LOT15C

5d. Acreage (see instructions): 0.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $0 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $0 .00

6c. Exemption claim - X Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-12-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

deed between spouses

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

- X Seller has qualified as a Maine resident
  A waiver has been received from the State Tax Assessor
- X Consideration for the property is less than $50,000
  The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY
Phone number: (207) 624-5606
Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106
AUGUSTA, ME 04332-9106
Email address: rett.tax.mrs@maine.gov
Fax number:

Rev. 3/19

DLN: 0012005118943

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5969
Page: 34
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: OUELLETTE KENNETH A,

3b. Federal ID:

3c. Last name, first name, MI; or business name: OUELLETTE CYNTHIA D,

3d. Federal ID:

3e. Mailing address after purchasing this property: 232 YORK STREET

3f. Municipality: CARIBOU

3g. State: ME

3h. ZIP Code: 04736

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: OUELLETTE CYNTHIA D,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 232 YORK STREET

4f. Municipality: CARIBOU

4g. State: ME

4h. ZIP Code: 04736

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
7	00	15	

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 0

5c. Physical location: 232 YORK STREET

5d. Acreage (see instructions): 0.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $0 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $0 .00

6c. Exemption claim - X Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-12-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

deed between spouses

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

- X Seller has qualified as a Maine resident
  A waiver has been received from the State Tax Assessor
- X Consideration for the property is less than $50,000
  The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY

Phone number: (207) 624-5606

Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106
AUGUSTA, ME 04332-9106

Email address: rett.tax.mrs@maine.gov

Fax number:

Rev. 3/19

DLN: 1001940081926

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/13/2019
Time Recorded: 02:59:00 PM
Transfer Tax Amount: $1,210.00
Document Number: 13409
Book: 5969
Page: 36
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU, CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: J & A, LLC,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 28 CORRIVEAU STREET

3f. Municipality: CARIBOU

3g. State: ME

3h. ZIP Code: 04736

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: MORGAN, PAUL J

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 21 FISHER STREET

4f. Municipality: FORT FAIRFIELD

4g. State: ME

4h. ZIP Code: 04742

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
15		41	

Check any that apply:
- No maps exist
- X Multiple parcels
- Portion of parcel
- Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 301

5c. Physical location: 539 ACCESS HIGHWAY

5d. Acreage (see instructions): 0.00 0.68

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $275,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-13-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- X Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: PATRICK BENNETT
Phone number: (207) 498-8711
Mailing address: 14 SWEDEN STREET, SUITE 205
CARIBOU, ME 04736
Email address: patrick@cariboulaw.com
Fax number:

Rev. 3/19

Map Lot 015-041 | Account 1689 | Location 539 ACCESS HIGHWAY | Card 1 Of 1 | 2/01/2020

MORGAN, PAUL J
21 FISHER STREET
FORT FAIRFIELD ME 04742

B5574P256

Previous Owner
LEVESQUE, RUSSELL P.
539 ACCESS HIGHWAY

CARIBOU ME 04736
Sale Date: 8/15/2016

Previous Owner
LEVESQUE, WILLARD & ALINE
539 ACCESS HIGHWAY

CARIBOU ME 04736
Sale Date: 3/22/2006

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
539 ACCESS HIGHWAY

Caribou

Property Data

Neighborhood	1 1	
Tree Growth Year	0	
X Coordinate	0	
Y Coordinate	0	
Zone/Land Use	21 Commercial	
Secondary Zone	11 & Residential	
Topography	2 Rolling	
1.Level	4.Below St	7.LevelBog
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities	4 Drilled Well	7 Septic System
1.Public	4.Dr Well	7.Septic
2.Water	5.Dug Well	8.Holding Ta
3.Sewer	6.Shared Wel	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None
TG PLAN YEAR	0	
ACTION NEEDED	0	

Sale Data

Sale Date	8/15/2016	
Price	211,780	
Sale Type	7 Comm/Ind L&B	
1.Land	4.Mobile	7.C/I L&B
2.L & B	5.Other	8.
3.Building	6.C/I Land	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	13,400	132,600	0	146,000
2007	13,400	132,600	0	146,000
2008	13,400	132,600	0	146,000
2009	13,400	132,600	0	146,000
2010	13,400	132,600	0	146,000
2011	13,400	132,600	8,300	137,700
2012	22,800	231,100	10,000	243,900
2013	22,800	231,100	10,000	243,900
2014	22,800	231,100	10,000	243,900
2015	22,800	231,100	10,000	243,900
2016	22,800	231,100	15,000	238,900
2017	22,800	231,100	0	253,900
2018	22,800	231,100	20,000	233,900
2019	22,800	231,200	20,000	234,000

Land Data

Front Foot
11.
12.
13.
14.
15.

Square Foot
16.Lindley Estate
17.
18.
19.
20.

Fract. Acre
21.House Lot (Fra
22.Baselot (Fract
23.

Acres
24.Houselot
25.Baselot
26.Lindley Estate
27.
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
22	0.68		100 %	0
44	1.00		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.68

Influence Codes
1.Use
2.R/W
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Vacancy
8.Semi-Improved
9.Fract Share
Acres
30.Rear Land 3
31.Rear Land 4
32.
33.
34.Tillable
35.Pasture
36.Orchard
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Ho
43.
44.Lot Improvemen
45.Mobile Home Pa
46.Golf Course pe

Caribou

Map Lot 015-041 | Account 1689 | Location 539 ACCESS HIGHWAY | Card 1 Of 1 | 2/01/2020

Occupancy Code	28 Convenience	28 Convenience
No. of Dwelling Units	2	1
Building Class/Quality	4 Wood Frame	4 Wood Frame
1.Steel 1.Low Cost	1 Low Cost	1 Low Cost
2.Rein Conc 2.Average		
3.Masonry 3.Good		
4.Wood Frm 4.Excellent		
5.Rigid Frm		
Grade Factor	1.00	1.00
Exterior Walls	7 Aluminum/Vinyl	7 Aluminum/Vinyl
1.Br/St 6.Compos		
2.C Block 7.Al/Vinyl		
3.Concrete 8.Steel		
4.Wood 9.Other		
5.Stucco		
Stories/Height	1 8	2 8
Ground Floor Area	3,926	1,500
Perimeter Units/Fl	358	160
Heating/Cooling	14 Hot Water	14 Hot Water
11.Elec BB 19.Wall/Fl		
12.Wall 20.HeatCoo		
13.FWA 21.Package		
14.HW 22.W/C Air		
15.Space 23.H/C Wat		
16.Steam w 24.HeatPum		
17.Steam N 25.Indiv H		
18.Radiant 26.		
Year Built	1965	1965
Year Remodeled	0	0
Condition	4 Average	4 Average
1.Poor 6.Good		
2.Fair 7.Very Good		
3.Below Ave 8.Excellent		
4.Average 9.Same		
5.Above Ave		
Physical % Good	0	0
Functional % Good	100	100
Economic % Good	100	

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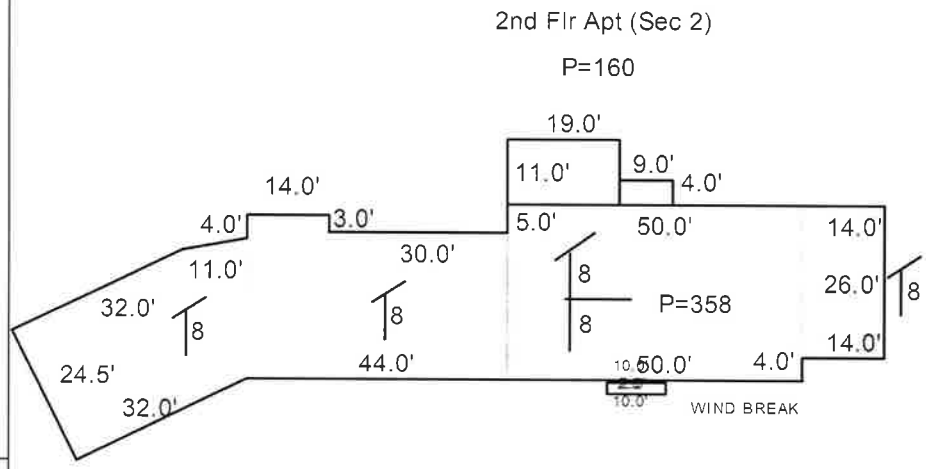
Entrance Code
2 Refused Entry
1.Interior 6.Hanger
2.Refusal 7.
3.Informed 8.Exsist R
4.Vacant 9.
5.Estimate

Information Code
1 Owner
1.Owner 6.Other
2.Relative 7.Vacant
3.Tenant 8.Exist R
4.Agent 9.For Sale
5.Estimate



Date Inspected 8/30/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
61 Canopy/Carport	2019	20	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

DLN: 1001940082159

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
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Registry: AROOSTOOK SOUTH
Date Recorded: 12/17/2019
Time Recorded: 09:32:00 AM
Transfer Tax Amount: $242.00
Document Number: 13523
Book: 5970
Page: 22
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: THE CENTER FOR THE ADVANCEMENT OF RURAL LIVING,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 358 WASHBURN STREET

3f. Municipality: CARIBOU

3g. State: ME

3h. ZIP Code: 04736

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: HOPE AND JUSTICE PROJECT, INC.,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 5 ERSKINE STREET

4f. Municipality: PRESQUE ISLE

4g. State: ME

4h. ZIP Code: 04769

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
35		135	

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 201 202

5c. Physical location: 22 HAMMOND STREET

5d. Acreage (see instructions): 0.23

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $55,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-16-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- X Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: STACEY BEALS
Phone number: (207) 764-2910
Mailing address: 454 MAIN STREET
PRESQUE ISLE, ME 04769
Email address: sbeals@bemisrossignol.com
Fax number:

Rev. 3/19

Map Lot 035-135 | Account 3782 | Location 22 HAMMOND STREET | Card 1 Of 1 | 2/01/2020

FAMILY SUPPORT CENTER, INC.
P. O . BOX 22
PRESQUE ISLE ME 04769 0022

B1780P70

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
22 HAMMOND STREET

Caribou

Property Data

Neighborhood **41 41**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public 4.Dr Well 7.Septic
2.Water 5.Dug Well 8.Holding Ta
3.Sewer 6.Shared Wel 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR **0**

ACTION NEEDED **0**

Sale Data

Sale Date

Price

Sale Type

1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	7,200	52,800	60,000	0
2007	7,200	58,100	65,300	0
2008	7,200	58,100	65,300	0
2009	7,200	58,100	65,300	0
2010	7,200	58,100	65,300	0
2012	13,600	76,500	90,100	0
2013	13,600	76,500	90,100	0
2014	13,600	76,500	90,100	0
2015	13,600	76,500	90,100	0
2016	13,600	76,500	90,100	0
2017	13,600	76,500	90,100	0
2018	13,600	76,500	90,100	0
2019	13,600	76,500	90,100	0

Land Data

Front Foot

11.
12.
13.
14.
15.

Square Foot

16.Lindley Estate
17.
18.
19.
20.

Fract. Acre

21.House Lot (Fra
22.Baselot (Fract
23.

Acres

24.Houselot
25.Baselot
26.Lindley Estate
27.
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.23		100 %	0
44	1.00		50 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.23

Influence Codes

1.Use
2.R/W
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Vacancy
8.Semi-Improved
9.Fract Share
Acres
30.Rear Land 3
31.Rear Land 4
32.
33.
34.Tillable
35.Pasture
36.Orchard
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Ho
43.
44.Lot Improvemen
45.Mobile Home Pa
46.Golf Course pe

Caribou

Map Lot 035-135 | Account 3782 | Location 22 HAMMOND STREET | Card 1 Of 1 | 2/01/2020

Building Style **1 Conventional**		
1.Conv.	5.Colonial	9.Condo
2.Ranch	6.Split	10.Log
3.R Ranch	7.Contemp	11.Other
4.Cape	8.Cottage	12.Gambrel
Dwelling Units **2**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.3.50
2.2	5.1.75	8.4
3.3	6.2.5	9.
Exterior Walls **2 Vinyl**		
1.Wood	5.Shingles	9.Other
2.Vinyl	6.Brick	10.Alum
3.Compos.	7.Single	11.Log
4.Asbestos	8.Concrete	12.Stone
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Rolled R	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.ICF
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Sp	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **2 Damp Basement**		
1.Dry	4.Dirt	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

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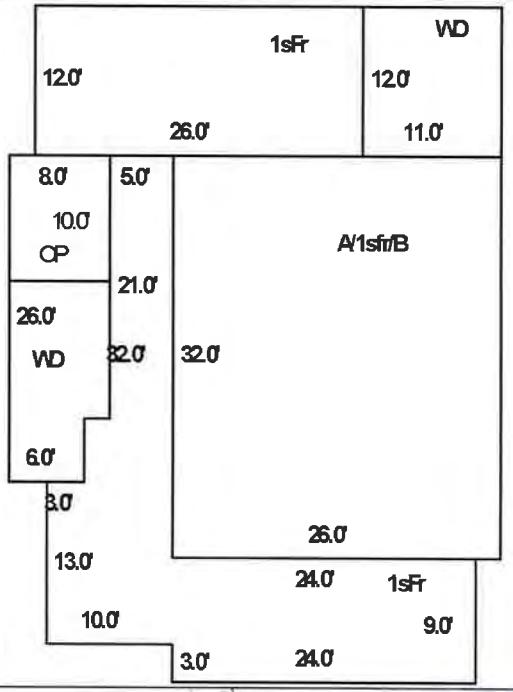
Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **4 Full Finished**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **2 Fair 110%**		
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.MS Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **832**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Plb/Heat	7.
2.O-Built	5.	8.Frac Sha
3.Style	6.	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.No Power	7.
1.Location	4.Generate	8.
2.Encroach	9.None	9.
Entrance Code **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.Exsist R
3.Informed	6.Hanger	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.Exist R
3.Tenant	6.Other	9.For Sale



Date Inspected 9/20/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Deck	2000	132	3 100	4	0 %	100 %	
1 One Story Frame	1990	312	9 100	4	0 %	100 %	
1 One Story Frame	1975	510	9 100	4	0 %	100 %	
68 Deck	2000	198	3 100	4	0 %	100 %	
21 Open Frame	0	80	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

DLN: 1001940082193

PROCESSED ONLINE.
DO NOT RE-PROCESS.

MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/17/2019
Time Recorded: 09:39:00 AM
Transfer Tax Amount: $140.80
Document Number: 13526
Book: 5970
Page: 44
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: MICHAUD, ANDREW

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: P.O. BOX 1088

3f. Municipality: CARIBOU

3g. State: ME

3h. ZIP Code: 04736

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: MCELWEE, CAROL A

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 54 PIONEER AVENUE

4f. Municipality: CARIBOU

4g. State: ME

4h. ZIP Code: 04736

5. PROPERTY

5a. Map: 36 Block: Lot: 62 Sub-lot:

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): ~~201~~ 202

5c. Physical location: 54 PIONEER AVENUE

5d. Acreage (see instructions): ~~0.00~~ 0.24

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $32,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-16-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- X Seller has qualified as a Maine resident
  A waiver has been received from the State Tax Assessor
- X Consideration for the property is less than $50,000
  The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: PATRICK BENNETT Phone number: (207) 498-8711

Mailing address: 14 SWEDEN STREET, SUITE 205 Email address: patrick@cariboulaw.com

CARIBOU, ME 04736 Fax number:

Rev. 3/19

Map Lot 036-062 | Account 3940 | Location 54 PIONEER AVENUE | Card 1 Of 1 | 2/01/2020

MCELWEE, CAROL A
54 PIONEER AVENUE
CARIBOU ME 04736

B2216P102 B2302P35

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

54 PIONEER AVENUE
4/18/2012 APPOINTMENT - NO SHOW
11-01-2019: BOOK 5956 PAGE 31, PORTION OF PARCEL (.19 ACRE) TO ADAM HUSTON

Caribou

Property Data

Neighborhood **33 33**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **1 All Public**

1.Public 4.Dr Well 7.Septic
2.Water 5.Dug Well 8.Holding Ta
3.Sewer 6.Shared Wel 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR **0**

ACTION NEEDED **0**

Sale Data

Sale Date

Price

Sale Type
1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing
1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity
1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	9,800	66,000	11,500	64,300
2007	9,800	72,200	11,500	70,500
2008	9,800	72,200	11,500	70,500
2009	9,800	72,200	11,500	70,500
2010	9,800	72,200	8,500	73,500
2011	9,800	72,200	8,300	73,700
2012	14,300	81,700	10,000	86,000
2013	14,300	81,700	10,000	86,000
2014	14,300	81,700	10,000	86,000
2015	14,300	81,700	10,000	86,000
2016	14,300	81,700	15,000	81,000
2017	14,300	81,700	20,000	76,000
2018	14,300	81,700	20,000	76,000
2019	14,300	81,700	20,000	76,000

Land Data

Front Foot
11.
12.
13.
14.
15.

Square Foot
16.Lindley Estate
17.
18.
19.
20.

Fract. Acre
21.House Lot (Fra
22.Baselot (Fract
23.

Acres
24.Houselot
25.Baselot
26.Lindley Estate
27.
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.24		100 %	0
44	1.00		50 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.24

Influence Codes
1.Use
2.R/W
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Vacancy
8.Semi-Improved
9.Fract Share
Acres
30.Rear Land 3
31.Rear Land 4
32.
33.
34.Tillable
35.Pasture
36.Orchard
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Ho
43.
44.Lot Improvemen
45.Mobile Home Pa
46.Golf Course pe

Caribou

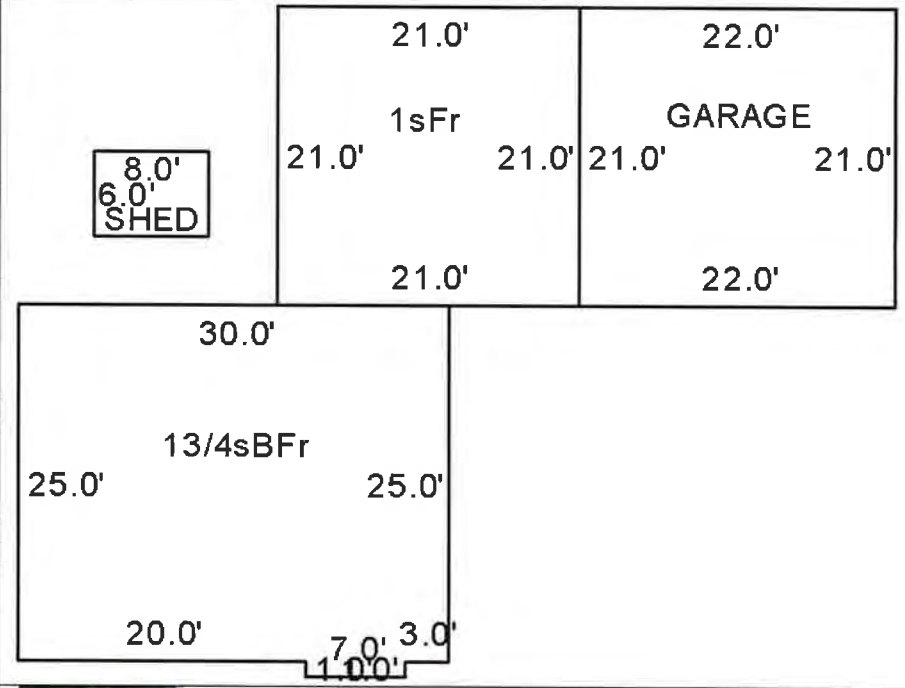
Map Lot 036-062 | Account 3940 | Location 54 PIONEER AVENUE | Card 1 Of 1 | 2/01/2020

Building Style **1 Conventional**		
1.Conv.	5.Colonial	9.Condo
2.Ranch	6.Split	10.Log
3.R Ranch	7.Contemp	11.Other
4.Cape	8.Cottage	12.Gambrel
Dwelling Units **1**		
Other Units **0**		
Stories **5 One & 3/4 Story**		
1.1	4.1.5	7.3.50
2.2	5.1.75	8.4
3.3	6.2.5	9.
Exterior Walls **1 Wood Siding**		
1.Wood	5.Shingles	9.Other
2.Vinyl	6.Brick	10.Alum
3.Compos.	7.Single	11.Log
4.Asbestos	8.Concrete	12.Stone
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Rolled R	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1976**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.ICF
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Sp	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **2 Damp Basement**		
1.Dry	4.Dirt	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

TRIO Software
A Division of Harris Computer Systems

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.MS Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **757**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Plb/Heat	7.
2.O-Built	5.	8.Frac Sha
3.Style	6.	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.No Power	7.
1.Location	4.Generate	8.
2.Encroach	9.None	9.
Entrance Code **6 Hanger**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.Exsist R
3.Informed	6.Hanger	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.Exist R
3.Tenant	6.Other	9.For Sale



Date Inspected 9/26/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	441	2 100	4	0 %	100 %	
23 Frame Garage	0	462	2 100	4	0 %	100 %	
24 Frame Shed	0				%	%	400
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

DLN: 0012005118545

PROCESSED ONLINE.
DO NOT RE-PROCESS.

MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5970
Page: 145
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: CHAVEZ DE PAZ VILLANUEVA CARLO,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 10 WASHINGTON ST

3f. Municipality: CARIBOU

3g. State: ME

3h. ZIP Code: 04736

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: MECHALKO LISA L,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: PO BOX 191

4f. Municipality: SINCLAIR

4g. State: ME

4h. ZIP Code: 04779

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
36A	0	23	

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 0 202

5c. Physical location: 56 SOLAR DRIVE

5d. Acreage (see instructions): ~~0.00~~ 0.49

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $208,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $0 .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-13-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- X Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY
Phone number: (207) 624-5606
Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106
AUGUSTA, ME 04332-9106
Email address: rett.tax.mrs@maine.gov
Fax number:

Rev. 3/19

Map Lot 036A-023 | Account 4636 | Location 56 SOLAR DRIVE | Card 1 Of 1 | 2/01/2020

MECHALKO, LISA L
56 SOLAR DRIVE
CARIBOU ME 04736

B5075P243

Previous Owner
EVANS, LINDA M. SHADE- &
EVANS IV, HARRY T.
56 SOLAR DRIVE
CARIBOU ME 04736
Sale Date: 6/25/2012

Previous Owner
SHADE-EVANS, LINDA M.
56 SOLAR DRIVE

CARIBOU ME 04736
Sale Date: 1/10/2012

Previous Owner
ST. PETER, YVONNETTE A.
56 SOLAR DRIVE

CARIBOU ME 04736
Sale Date: 9/14/2010

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Caribou

Property Data

Neighborhood **26 26**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public 4.Dr Well 7.Septic
2.Water 5.Dug Well 8.Holding Ta
3.Sewer 6.Shared Wel 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR **0**

ACTION NEEDED **0**

Sale Data

Sale Date **6/25/2012**

Price **145,000**

Sale Type **2 Land & Buildings**

1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing **1 Conventional**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	11,600	101,800	11,500	101,900
2007	11,600	111,100	11,500	111,200
2008	11,600	111,100	11,500	111,200
2009	11,600	111,100	11,500	111,200
2010	11,600	111,100	8,500	114,200
2011	11,600	111,100	0	122,700
2012	23,600	149,200	16,000	156,800
2013	23,600	149,200	0	172,800
2014	23,600	149,200	10,000	162,800
2015	23,600	149,200	10,000	162,800
2016	23,600	149,200	15,000	157,800
2017	23,600	149,200	20,000	152,800
2018	23,600	149,200	20,000	152,800
2019	23,600	149,200	20,000	152,800

Land Data

Front Foot

11.
12.
13.
14.
15.

Square Foot

16.Lindley Estate
17.
18.
19.
20.

Fract. Acre

21.House Lot (Fra
22.Baselot (Fract
23.

Acres

24.Houselot
25.Baselot
26.Lindley Estate
27.
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.49		100 %	0
44	1.00		50 %	8
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.49

Influence Codes

1.Use
2.R/W
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Vacancy
8.Semi-Improved
9.Fract Share
Acres
30.Rear Land 3
31.Rear Land 4
32.
33.
34.Tillable
35.Pasture
36.Orchard
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Ho
43.
44.Lot Improvemen
45.Mobile Home Pa
46.Golf Course pe

Caribou

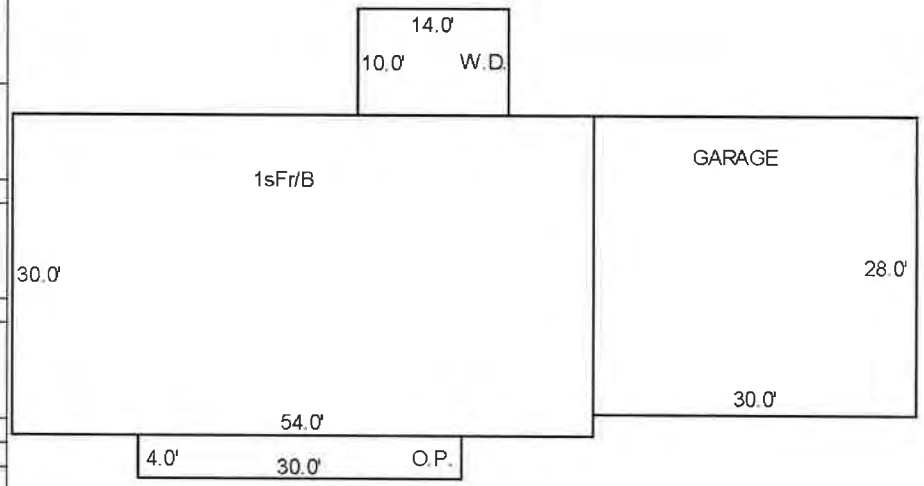
Map Lot 036A-023 | Account 4636 | Location 56 SOLAR DRIVE | Card 1 Of 1 | 2/01/2020

Building Style **2 Ranch**		
1.Conv.	5.Colonial	9.Condo
2.Ranch	6.Split	10.Log
3.R Ranch	7.Contemp	11.Other
4.Cape	8.Cottage	12.Gambrel
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.3.5
2.2	5.1.75	8.4
3.3	6.2.5	9.
Exterior Walls **2 Vinyl**		
1.Wood	5.Shingles	9.Other
2.Vinyl	6.Brick	10.Alum
3.Compos.	7.Single	11.Log
4.Asbestos	8.Concrete	12.Stone
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Rolled R	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **2004**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.ICF
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Sp	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

TRIO Software
A Division of Harris Computer Systems

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.MS Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1620**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Plb/Heat	7.
2.O-Built	5.	8.Frac Sha
3.Style	6.	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.No Power	7.
1.Location	4.Generate	8.
2.Encroach	9.None	9.
Entrance Code **1 Interior Inspect**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.Exsist R
3.Informed	6.Hanger	9.
Information Code **1 Owner**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.Exist R
3.Tenant	6.Other	9.For Sale



Date Inspected 9/15/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	120	0 0	0	0 %	0 %	
23 Frame Garage	0	840	0 0	0	0 %	0 %	
68 Deck	0	140	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

DLN: 1001940082738

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/20/2019
Time Recorded: 08:29:00 AM
Transfer Tax Amount: $0.00
Document Number: 13624
Book: 5971
Page: 176
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: DOUGHTY, JODY F

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 17 BETA STREET

3f. Municipality: CARIBOU

3g. State: ME

3h. ZIP Code: 04736

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: COWETT, LAURA L

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 290 SKYWAY STREET, APT. 58-1

4f. Municipality: PRESQUE ISLE

4g. State: ME

4h. ZIP Code: 04769

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
36A		35	

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 201

5c. Physical location: 17 BETA STREET

5d. Acreage (see instructions): 0.48

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") 6a. $0.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b. $250,000.00

6c. Exemption claim - X Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

Interspousal Transfer Incident to Divorce

7. DATE OF TRANSFER (MM-DD-YYYY): 10-29-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

- X Seller has qualified as a Maine resident
  A waiver has been received from the State Tax Assessor
- X Consideration for the property is less than $50,000
  The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: SHARON CHAMBERLAND
Phone number: (207) 764-2840

Mailing address: 55 NORTH STREET, SUITE B
PRESQUE ISLE, ME 04769
Email address: amber@norstartitle.com
Fax number:

Rev. 3/19

DLN: 0012005118646

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5972
Page: 98
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: SMALL ABBY J,

3b. Federal ID:

3c. Last name, first name, MI; or business name: PREISSLER ANTHONY J,

3d. Federal ID:

3e. Mailing address after purchasing this property: 16 TEAGUE STREET

3f. Municipality: CARIBOU

3g. State: ME

3h. ZIP Code: 04736

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: GALLAGHER REGEN A,

4b. Federal ID:

4c. Last name, first name, MI; or Business name: LAFERRIERE SHAWN L,

4d. Federal ID:

4e. Mailing address: 15 ALPHA STREET

4f. Municipality: CARIBOU

4g. State: ME

4h. ZIP Code: 04736

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
36A	00	4	

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 0 202

5c. Physical location: 15 ALPHA STREET

5d. Acreage (see instructions): 0.00 / 1.42

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $400,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $0 .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-20-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER Name of preparer: TRIPS ENTRY Phone number: (207) 624-5606

Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106 Email address: rett.tax.mrs@maine.gov

AUGUSTA, ME 04332-9106 Fax number:

Rev. 3/19

Map Lot 036A-004 | Account 4460 | Location 15 ALPHA STREET | Card 1 Of 1 | 2/01/2020

GALLAGER, REGEN A
LAFERRIERE, SHAWN L
15 ALPHA STREET
CARIBOU ME 04736

B4670P147

Previous Owner
OUELLETTE, KEITH K. AND WANDA L.
15 ALPHA STREET

CARIBOU ME 04736
Sale Date: 2/10/2009

Previous Owner
ST. PETER, PATRICK E. AND CLAIRE M.
15 ALPHA STREET

CARIBOU ME 04736
Sale Date: 9/01/2005

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
15 ALPHA STREET

Caribou

Property Data

Neighborhood **26 26**

Tree Growth Year **0**
X Coordinate **0**
Y Coordinate **0**
Zone/Land Use **11 Residential**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public 4.Dr Well 7.Septic
2.Water 5.Dug Well 8.Holding Ta
3.Sewer 6.Shared Wel 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR **0**
ACTION NEEDED **0**

Sale Data

Sale Date **2/10/2009**
Price **227,000**

Sale Type **1 Land Only**

1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing **1 Conventional**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified **1 Buyer**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	21,800	162,700	11,500	173,000
2007	21,800	177,900	11,500	188,200
2008	21,800	177,900	11,500	188,200
2009	21,800	177,900	0	199,700
2010	21,800	177,900	0	199,700
2011	21,800	177,900	8,300	191,400
2012	32,700	263,400	10,000	286,100
2013	32,700	263,400	10,000	286,100
2014	32,700	286,300	10,000	309,000
2015	32,700	286,300	10,000	309,000
2016	32,700	286,300	15,000	304,000
2017	32,700	286,300	20,000	299,000
2018	32,700	286,300	20,000	299,000
2019	32,700	286,300	20,000	299,000

Land Data

Front Foot
11.
12.
13.
14.
15.

Square Foot
16.Lindley Estate
17.
18.
19.
20.

Fract. Acre
21.House Lot (Fra
22.Baselot (Fract
23.

Acres
24.Houselot
25.Baselot
26.Lindley Estate
27.
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
24	1.00		100 %	0
28	0.42		100 %	0
44	1.00		50 %	8
			%	
			%	
			%	
			%	

Total Acreage 1.42

Influence Codes
1.Use
2.R/W
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Vacancy
8.Semi-Improved
9.Fract Share
Acres
30.Rear Land 3
31.Rear Land 4
32.
33.
34.Tillable
35.Pasture
36.Orchard
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Ho
43.
44.Lot Improvemen
45.Mobile Home Pa
46.Golf Course pe

Caribou

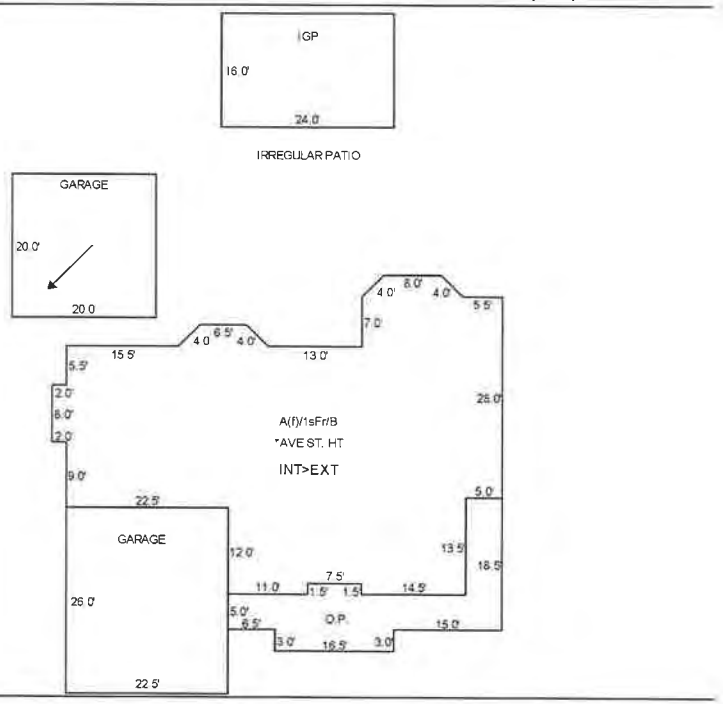
Map Lot 036A-004 | Account 4460 | Location 15 ALPHA STREET | Card 1 Of 1 | 2/01/2020

Building Style	**1 Conventional**	
1.Conv.	5.Colonial	9.Condo
2.Ranch	6.Split	10.Log
3.R Ranch	7.Contemp	11.Other
4.Cape	8.Cottage	12.Gambrel
Dwelling Units	**2**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.3.50
2.2	5.1.75	8.4
3.3	6.2.5	9.
Exterior Walls	**2 Vinyl**	
1.Wood	5.Shingles	9.Other
2.Vinyl	6.Brick	10.Alum
3.Compos.	7.Single	11.Log
4.Asbestos	8.Concrete	12.Stone
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Rolled R	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1995**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.ICF
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Sp	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**0**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.Dirt	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**976**	
Fin Bsmt Grade	**9 100**	
OPEN 5 OPTIONAL	**0**	
Heat Type	**100%**	**1 Hot Water BB**
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.
3.H Pump	7.Electric	11.
4.Radiant	8.Fl/Wall	12.
Cool Type	**0%**	**9 None**
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None
Kitchen Style	**2 Typical**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
Bath(s) Style	**2 Typical Bath(s)**	
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None
# Rooms	**0**	
# Bedrooms	**4**	
# Full Baths	**3**	
# Half Baths	**2**	
# Addn Fixtures	**2**	
# Fireplaces	**1**	

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**	
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic	**2 1/2 Finished**	
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation	**1 Full**	
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished %	**0%**	
Grade & Factor	**4 Good 100%**	
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.MS Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	**1953**	
Condition	**4 Average**	
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good	**0%**	
Funct. % Good	**100%**	
Functional Code	**9 None**	
1.Incomp	4.Plb/Heat	7.
2.O-Built	5.	8.Frac Sha
3.Style	6.	9.None
Econ. % Good	**100%**	
Economic Code	**None**	
0.None	3.No Power	7.
1.Location	4.Generate	8.
2.Encroach	9.None	9.
Entrance Code	**1 Interior Inspect**	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.Exsist R
3.Informed	6.Hanger	9.
Information Code	**1 Owner**	
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.Exist R
3.Tenant	6.Other	9.For Sale



Date Inspected 9/15/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	318	0 0	0	0 %	0 %	
23 Frame Garage	0	585	0 0	0	0 %	0 %	
63 Swimming Pool	2011	384	3 100	4	0 %	50 %	
62 Patio	2011	576	3 100	4	0 %	100 %	
72 11/2s Garage	2013	624	3 100	4	0 %	100 %	
25 Finished 1/2	2013	300	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

DLN: 0012005119148

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5972
Page: 306
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: ALBERT ROLAND,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 8 SHIRLEY DRIVE

3f. Municipality: CARIBOU

3g. State: ME

3h. ZIP Code: 04736

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: CARIBOU UTILITES DISTRICT,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: PO BOX 879

4f. Municipality: CARIBOU

4g. State: ME

4h. ZIP Code: 04736

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
0	00	0	

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 0

5c. Physical location:

5d. Acreage (see instructions): 0.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $0 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $0 .00

6c. Exemption claim - X Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-18-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

CUD release

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY
Phone number: (207) 624-5606
Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106
AUGUSTA, ME 04332-9106
Email address: rett.tax.mrs@maine.gov
Fax number:

Rev. 3/19

DLN: 0012005118747

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5973
Page: 57
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: MECHALKO LISA,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: PO BOX 191

3f. Municipality: SINCLAIR

3g. State: ME

3h. ZIP Code: 04779

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: SOUCIER DANIEL,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 11 KIMBERLY STREET

4f. Municipality: PALMYRA

4g. State: ME

4h. ZIP Code: 04965

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
3	00	25	

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 0 206

5c. Physical location: 40 CAMPGROUND HILL RD

5d. Acreage (see instructions): 0.00 / 1.75

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $45,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $0 .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-20-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- X Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY
Phone number: (207) 624-5606
Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106
AUGUSTA, ME 04332-9106
Email address: rett.tax.mrs@maine.gov
Fax number:

Rev. 3/19

Map Lot 003-025 | Account 151 | Location 40 CAMPGROUND HILL ROAD | Card 1 Of 1 | 2/01/2020

SOUCIER, DANIEL J
40 CAMPGROUND HILL ROAD
CARIBOU ME 04736

B4740P338

Previous Owner
CRAIG, LOOMIS A. AND DARLA R.
16 HOWARD STREET

PRESQUE ISLE ME 04769
Sale Date: 8/24/2009

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
40 CAMPGROUND HILL ROAD

08-24-2009: BOOK 4740 PAGE 338 WARRANTY DEED JTROS TO DANIEL & LINDA SOUCIER
12/11/2018: DATE OF DEATH, LINDA TOWNSEND SOUCIER

Caribou

Property Data

Neighborhood	8 8
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	11 Residential
Secondary Zone	
Topography	2 Rolling

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **4 Drilled Well** **7 Septic System**

1.Public 4.Dr Well 7.Septic
2.Water 5.Dug Well 8.Holding Ta
3.Sewer 6.Shared Wel 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR	0
ACTION NEEDED	0

Sale Data

Sale Date	8/24/2009
Price	59,400

Sale Type **1 Land Only**

1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing **1 Conventional**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified **1 Buyer**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	11,000	29,500	0	40,500
2007	11,000	29,500	0	40,500
2008	11,000	29,500	0	40,500
2009	11,000	29,500	0	40,500
2010	11,000	29,500	0	40,500
2011	11,000	29,500	8,300	32,200
2012	19,300	39,400	10,000	48,700
2013	19,300	39,400	10,000	48,700
2014	19,300	39,400	10,000	48,700
2015	19,300	39,400	10,000	48,700
2016	19,300	39,400	15,000	43,700
2017	19,300	39,400	20,000	38,700
2018	19,300	39,400	20,000	38,700
2019	19,300	39,400	20,000	38,700

Land Data

Front Foot
11.
12.
13.
14.
15.

Square Foot
16.Lindley Estate
17.
18.
19.
20.

Fract. Acre
21.House Lot (Fra
22.Baselot (Fract
23.

Acres
24.Houselot
25.Baselot
26.Lindley Estate
27.
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
24		1.00	100 %	0
28		0.75	100 %	0
44		1.00	100 %	0
			%	
			%	
			%	
			%	

Total Acreage 1.75

Influence Codes
1.Use
2.R/W
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Vacancy
8.Semi-Improved
9.Fract Share
Acres
30.Rear Land 3
31.Rear Land 4
32.
33.
34.Tillable
35.Pasture
36.Orchard
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Ho
43.
44.Lot Improvemen
45.Mobile Home Pa
46.Golf Course pe

Caribou

Map Lot 003-025 | Account 151 | Location 40 CAMPGROUND HILL ROAD | Card 1 Of 1 | 2/01/2020

Building Style 0		
1.Conv.	5.Colonial	9.Condo
2.Ranch	6.Split	10.Log
3.R Ranch	7.Contemp	11.Other
4.Cape	8.Cottage	12.Gambrel
Dwelling Units 0		
Other Units 0		
Stories 0		
1.1	4.1.5	7.3.50
2.2	5.1.75	8.4
3.3	6.2.5	9.
Exterior Walls 0		
1.Wood	5.Shingles	9.Other
2.Vinyl	6.Brick	10.Alum
3.Compos.	7.Single	11.Log
4.Asbestos	8.Concrete	12.Stone
Roof Surface 0		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Rolled R	9.
SF Masonry Trim 0		
OPEN-3-CUSTOM 0		
OPEN-4-CUSTOM 0		
Year Built 0		
Year Remodeled 0		
Foundation 0		
1.Concrete	4.Wood	7.ICF
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement 0		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Sp	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars 0		
Wet Basement 0		
1.Dry	4.Dirt	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

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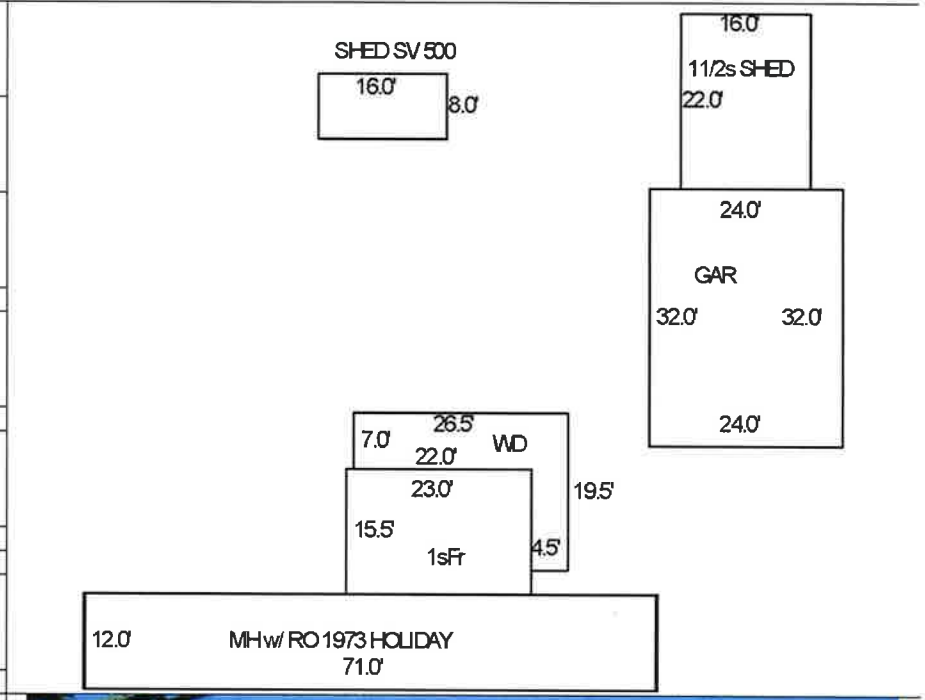
Layout 0		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic 0		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation 0		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % 0%		
Grade & Factor 0 0%		
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.MS Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) 0		
Condition 0		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good 0%		
Funct. % Good 100%		
Functional Code 9 None		
1.Incomp	4.Plb/Heat	7.
2.O-Built	5.	8.Frac Sha
3.Style	6.	9.None
Econ. % Good 100%		
Economic Code None		
0.None	3.No Power	7.
1.Location	4.Generate	8.
2.Encroach	9.None	9.
Entrance Code 3 Information Only		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.Exsist R
3.Informed	6.Hanger	9.
Information Code 1 Owner		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.Exist R
3.Tenant	6.Other	9.For Sale



Date Inspected 8/11/2010

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
789 Holiday MH	1973	12x71	3 100	3	0 %	85 %	
86 Roof Over MH	0	852	2 100	3	0 %	85 %	
1 One Story Frame	1999	356	2 100	4	0 %	85 %	
68 Deck	2006	242	3 100	4	0 %	100 %	
23 Frame Garage	1985	768	3 100	4	0 %	100 %	
73 11/2s Shed	1985	352	1 100	4	0 %	75 %	
24 Frame Shed	0				%	%	500
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

DLN: 0012005119450

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5973
Page: 305
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: HITCHCOCK ERIC,

3b. Federal ID:

3c. Last name, first name, MI; or business name: HITCHCOCK JACLYN,

3d. Federal ID:

3e. Mailing address after purchasing this property: 14 GINN ROAN

3f. Municipality: PRESQUE ISLE

3g. State: ME

3h. ZIP Code: 04769

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: HITCHCOCK ALANE,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 424 GREEN RIDGE ROAD

4f. Municipality: CARIBOU

4g. State: ME

4h. ZIP Code: 04736

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
3	00	16	

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 0

5c. Physical location: 424 GREEN RIDGE ROAD

5d. Acreage (see instructions): 0.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $240,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $0 .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 09-27-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

Inter-family transfer

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

- X Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY
Phone number: (207) 624-5606
Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106
AUGUSTA, ME 04332-9106
Email address: rett.tax.mrs@maine.gov
Fax number:

Rev. 3/19

DLN: 0012005119349

PROCESSED ONLINE.
DO NOT RE-PROCESS.

MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5973
Page: 333
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: C RAY MANAGEMENT LLC,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 188 BENNETT DRIVE

3f. Municipality: CARIBOU

3g. State: ME

3h. ZIP Code: 04736

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: BRESCIA STANLEY F,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: PO BOX 575

4f. Municipality: CARIBOU

4g. State: ME

4h. ZIP Code: 04736

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
11	0	5	H

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): ~~0~~ 301

5c. Physical location: 6 CARROLL ST

5d. Acreage (see instructions): ~~0.00~~ 2.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $150,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $0 .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-27-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- X Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY
Phone number: (207) 624-5606
Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106
AUGUSTA, ME 04332-9106
Email address: rett.tax.mrs@maine.gov
Fax number:

Rev. 3/19

Map Lot 011-005-H | Account 4788 | Location 6 CARROLL STREET | Card 1 Of 1 | 2/01/2020

BRESCIA, STANLEY F
PO BOX 575
CARIBOU ME 04736

B5883P91

Previous Owner
THIBODEAU, GUILDA
D/B/A VALLEY WOODWORKING
6 CARROLL STREET
CARIBOU MAINE 04736
Sale Date: 4/26/2019

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Caribou

Property Data

Neighborhood **10 10**

Tree Growth Year **0**

X Coordinate **0**

Y Coordinate **0**

Zone/Land Use **21 Commercial**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public 4.Dr Well 7.Septic
2.Water 5.Dug Well 8.Holding Ta
3.Sewer 6.Shared Wel 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR **0**

ACTION NEEDED **0**

Sale Data

Sale Date **4/26/2019**

Price **193,000**

Sale Type **2 Land & Buildings**

1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing **1 Conventional**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified **5 Public Record**

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	12,500	102,100	0	114,600
2007	12,500	102,100	0	114,600
2008	12,500	102,100	0	114,600
2009	12,500	102,100	0	114,600
2010	12,500	102,100	0	114,600
2011	12,500	102,100	0	114,600
2012	31,200	145,300	0	176,500
2013	31,200	145,300	0	176,500
2014	31,200	145,300	0	176,500
2015	25,000	145,300	0	170,300
2016	25,000	145,300	0	170,300
2017	25,000	145,300	0	170,300
2018	25,000	145,300	20,000	150,300
2019	25,000	145,300	20,000	150,300

Land Data

Front Foot

11.
12.
13.
14.
15.

Square Foot

16.Lindley Estate
17.
18.
19.
20.

Fract. Acre

21.House Lot (Fra
22.Baselot (Fract
23.

Acres

24.Houselot
25.Baselot
26.Lindley Estate
27.
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
25	0.62		100 %	0
28	1.38		100 %	0
44	1.00		50 %	8
			%	
			%	
			%	
			%	

Total Acreage 2.00

Influence Codes

1.Use
2.R/W
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Vacancy
8.Semi-Improved
9.Fract Share
Acres
30.Rear Land 3
31.Rear Land 4
32.
33.
34.Tillable
35.Pasture
36.Orchard
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Ho
43.
44.Lot Improvemen
45.Mobile Home Pa
46.Golf Course pe

Caribou

Map Lot 011-005-H | Account 4788 | Location 6 CARROLL STREET | Card 1 Of 1 | 2/01/2020

Occupancy Code	37 Retail Store	147 Lumber Storage
No. of Dwelling Units	0	0
Building Class/Quality	4 Wood Frame	4 Wood Frame
1.Steel 1.Low Cost	1 Low Cost	1 Low Cost
2.Rein Conc 2.Average		
3.Masonry 3.Good		
4.Wood Frm 4.Excellent		
5.Rigid Frm		
Grade Factor	1.00	1.00
Exterior Walls	8 Steel	4 Wood Siding
1.Br/St 6.Compos		
2.C Block 7.Al/Vinyl		
3.Concrete 8.Steel		
4.Wood 9.Other		
5.Stucco		
Stories/Height	1 12	1 12
Ground Floor Area	8,460	3,520
Perimeter Units/Fl	402	248
Heating/Cooling	13 Forced Warm Air	0
11.Elec BB 19.Wall/Fl		
12.Wall 20.HeatCoo		
13.FWA 21.Package		
14.HW 22.W/C Air		
15.Space 23.H/C Wat		
16.Steam w 24.HeatPum		
17.Steam N 25.Indiv H		
18.Radiant 26.		
Year Built	1970	1970
Year Remodeled	0	0
Condition	3 Below Average	2 Fair
1.Poor 6.Good		
2.Fair 7.Very Good		
3.Below Ave 8.Excellent		
4.Average 9.Same		
5.Above Ave		
Physical % Good	0	0
Functional % Good	75	50
Economic % Good	100	

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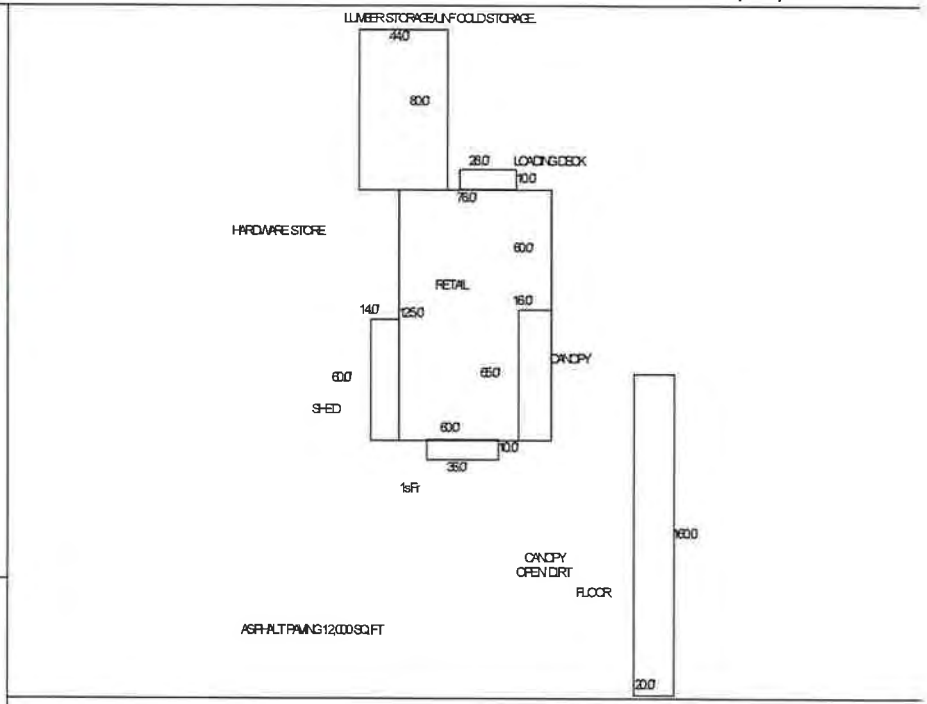
Entrance Code

1.Interior 6.Hanger
2.Refusal 7.
3.Informed 8.Exsist R
4.Vacant 9.
5.Estimate

Information Code

1.Owner 6.Other
2.Relative 7.Vacant
3.Tenant 8.Exist R
4.Agent 9.For Sale
5.Estimate



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
161 Loading Dock	0	280	2 100	9	0 %	0 %	
22 Encl Frame Porch	0	360	1 100	9	0 %	0 %	
24 Frame Shed	1982	840	2 100	2	0 %	75 %	
61 Canopy/Carport	1982	3200	1 100	2	0 %	50 %	
61 Canopy/Carport	1982	1040	2 100	2	0 %	75 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

DLN: 1001940083360

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/27/2019
Time Recorded: 01:42:00 PM
Transfer Tax Amount: $132.00
Document Number: 13859
Book: 5974
Page: 37
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 4425 PONCE DE LEON BLVD, 5TH FL

3f. Municipality: CORAL GABLES

3g. State: FL

3h. ZIP Code: 33146

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 4425 PONCE DE LEON BLVD, 5TH FL

4f. Municipality: CORAL GABLES

4g. State: FL

4h. ZIP Code: 33146

5. PROPERTY

5a. Map: 26 Block: Lot: 33F Sub-lot:

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 202

5c. Physical location: 40 PARIS SNOW DRIVE

5d. Acreage (see instructions): 0.23

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $30,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 07-18-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below. X

Foreclosure

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: BENDETT & MCHUGH, PC

Phone number: (860) 255-5037

Mailing address: 270 FARMINGTON AVE., SUITE 151
FARMINGTON, CT 06032

Email address: marslan@bmpc-law.com

Fax number:

Rev. 3/19

Map Lot 026-033-F | Account 2623 | Location 40 PARIS SNOW DRIVE | Card 1 Of 1 | 2/01/2020

CEDERMAN, CHERYL A
C/O CHERYL CEDERMAN GAGNON
28 DOYLE ROAD
CARIBOU ME 04736

B3445P261

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

40 PARIS SNOW DRIVE

05-21-2015: DATE OF DEATH, NEAL F. GAGNON (MARRIED CHERYL CEDERMAN 11-30-2011 PER OBIT)
03-28-2019: BOOK 5875 PAGE 177 JUDGEMENT FORECLOSURE AND SALE
08-20-2019: RECEIVED FORECLOSED PROPERTY REGISTRATION.

Caribou

Property Data

Neighborhood	32 32
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	11 Residential
Secondary Zone	
Topography	2 Rolling

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **2 Public Water** **3 Public Sewer**

1.Public 4.Dr Well 7.Septic
2.Water 5.Dug Well 8.Holding Ta
3.Sewer 6.Shared Wel 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR	0
ACTION NEEDED	0

Sale Data

Sale Date	
Price	

Sale Type
1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing
1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity
1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

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

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	5,800	45,200	11,500	39,500
2007	5,800	49,700	11,500	44,000
2008	5,800	49,700	11,500	44,000
2009	5,800	49,700	11,500	44,000
2010	5,800	49,700	8,500	47,000
2011	5,800	49,700	8,300	47,200
2012	15,500	45,900	10,000	51,400
2013	15,500	45,900	10,000	51,400
2014	15,500	45,900	10,000	51,400
2015	15,500	45,900	10,000	51,400
2016	15,500	45,900	15,000	46,400
2017	15,500	45,900	20,000	41,400
2018	15,500	45,900	20,000	41,400
2019	15,500	45,900	20,000	41,400

Land Data

Front Foot
11.
12.
13.
14.
15.

Square Foot
16.Lindley Estate
17.
18.
19.
20.

Fract. Acre
21.House Lot (Fra
22.Baselot (Fract
23.

Acres
24.Houselot
25.Baselot
26.Lindley Estate
27.
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Square Feet			
			%	
			%	
			%	
			%	
			%	
			%	
			%	
	Acreage/Sites			
21	0.23		100 %	0
44	1.00		50 %	8
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.23

Influence Codes
1.Use
2.R/W
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Vacancy
8.Semi-Improved
9.Fract Share
Acres
30.Rear Land 3
31.Rear Land 4
32.
33.
34.Tillable
35.Pasture
36.Orchard
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Ho
43.
44.Lot Improvemen
45.Mobile Home Pa
46.Golf Course pe

Caribou

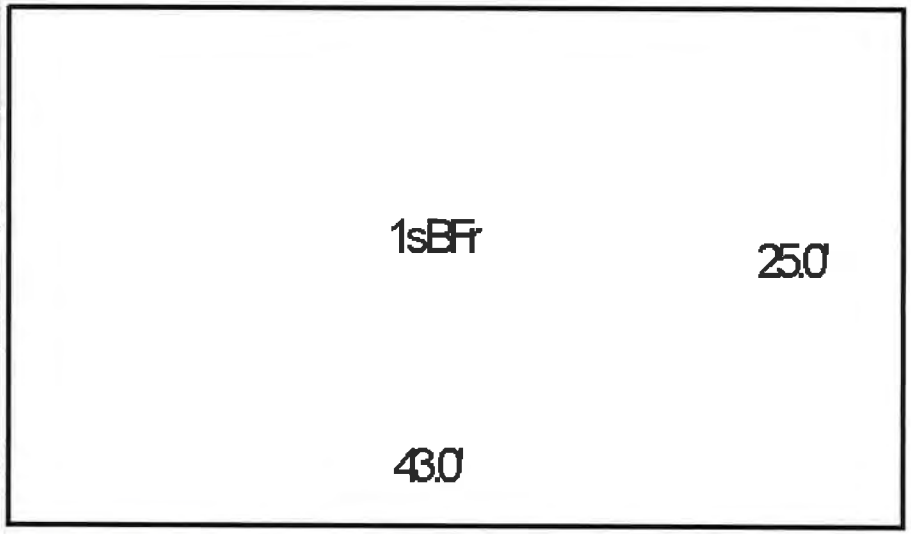
Map Lot 026-033-F | Account 2623 | Location 40 PARIS SNOW DRIVE | Card 1 Of 1 | 2/01/2020

Building Style **2 Ranch**		
1.Conv.	5.Colonial	9.Condo
2.Ranch	6.Split	10.Log
3.R Ranch	7.Contemp	11.Other
4.Cape	8.Cottage	12.Gambrel
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.3.50
2.2	5.1.75	8.4
3.3	6.2.5	9.
Exterior Walls **5 Shingles**		
1.Wood	5.Shingles	9.Other
2.Vinyl	6.Brick	10.Alum
3.Compos.	7.Single	11.Log
4.Asbestos	8.Concrete	12.Stone
Roof Surface **1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Rolled R	9.
SF Masonry Trim **0**		
OPEN-3-CUSTOM **0**		
OPEN-4-CUSTOM **0**		
Year Built **1955**		
Year Remodeled **0**		
Foundation **1 Concrete**		
1.Concrete	4.Wood	7.ICF
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Sp	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars **0**		
Wet Basement **1 Dry Basement**		
1.Dry	4.Dirt	7.
2.Damp	5.	8.
3.Wet	6.	9.

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

TRIO Software
A Division of Harris Computer Systems

Layout **1 Typical**		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.
Attic **9 None**		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None
Insulation **1 Full**		
1.Full	4.Minimal	7.
2.Heavy	5.Partial	8.
3.Capped	6.	9.None
Unfinished % **0%**		
Grade & Factor **3 Average 100%**		
1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.MS Grade
3.C Grade	6.AA Grade	9.Same
SQFT (Footprint) **1075**		
Condition **4 Average**		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same
Phys. % Good **0%**		
Funct. % Good **100%**		
Functional Code **9 None**		
1.Incomp	4.Plb/Heat	7.
2.O-Built	5.	8.Frac Sha
3.Style	6.	9.None
Econ. % Good **100%**		
Economic Code **None**		
0.None	3.No Power	7.
1.Location	4.Generate	8.
2.Encroach	9.None	9.
Entrance Code **3 Information Only**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.Exsist R
3.Informed	6.Hanger	9.
Information Code **2 Relative**		
1.Owner	4.Agent	7.Vacant
2.Relative	5.Estimate	8.Exist R
3.Tenant	6.Other	9.For Sale



Date Inspected 8/30/2011

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Finished 1/2 S
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

DLN: 0012005119251

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5974
Page: 203
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: PALMER SUSAN M AND ROY JEFFERY,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 309 COTE RD

3f. Municipality: LIMESTONE

3g. State: ME

3h. ZIP Code: 04750

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: CITY OF CARIBOU,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 25 HIGH ST

4f. Municipality: CARIBOU

4g. State: ME

4h. ZIP Code: 04736

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
011	0	028	C

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 201

5c. Physical location: ACCESS HIGHWAY

5d. Acreage (see instructions): 10.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $0 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $0 .00

6c. Exemption claim - X Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-09-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

Conveyance back to prior owner

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY Phone number: (207) 624-5606

Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106 Email address: rett.tax.mrs@maine.gov

AUGUSTA, ME 04332-9106 Fax number:

Rev. 3/19

DLN: 0012005119652

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MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/01/2019
Time Recorded: 12:00:00 AM
Transfer Tax Amount: $0.00
Document Number: 0
Book: 5974
Page: 204
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: MIERZWA EDWARD J,

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 335 E SAN AUGUSTINE ST APT 17

3f. Municipality: DEER PARK

3g. State: TX

3h. ZIP Code: 77536 4129

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: CITY OF CARIBOU,

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 25 HIGH ST

4f. Municipality: CARIBOU

4g. State: ME

4h. ZIP Code: 04736

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
028	0	048	0

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 202

5c. Physical location: 7 WASHINGTON ST

5d. Acreage (see instructions): 0.32

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. $17,700 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $0 .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-09-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below. X

Tax acquired property

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: TRIPS ENTRY
Phone number: (207) 624-5606
Mailing address: 51 COMMERCE DRIVE, SUITE 100, PO BOX 9106
AUGUSTA, ME 04332-9106
Email address: rett.tax.mrs@maine.gov
Fax number:

Rev. 3/19

DLN: 1001940083520

PROCESSED ONLINE.
DO NOT RE-PROCESS.

MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

Registry: AROOSTOOK SOUTH
Date Recorded: 12/30/2019
Time Recorded: 03:27:00 PM
Transfer Tax Amount: $110.00
Document Number: 13981
Book: 5974
Page: 291
BOOK/PAGE - REGISTRY USE ONLY

1. County: AROOSTOOK

2. Municipality: CARIBOU

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: BELYEA, DAVID A

3b. Federal ID:

3c. Last name, first name, MI; or business name: BELYEA, SHEILA A

3d. Federal ID:

3e. Mailing address after purchasing this property: 204 BAILEY ROAD

3f. Municipality: CARIBOU

3g. State: ME

3h. ZIP Code: 04736

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: BELYEA, STEPHEN H

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 3174 SOUTH 625 WEST

4f. Municipality: MORGANTOWN

4g. State: IN

4h. ZIP Code: 46160

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
001		21	

Check any that apply:
- No maps exist
- Multiple parcels
- Portion of parcel
- X Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): ~~101~~ 508

5c. Physical location: 144 VANCE ROAD

5d. Acreage (see instructions): Tree Growth 0.00 38.1

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") 6a. $25,000.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. .00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY): 12-30-2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

Sale between relatives

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- X Consideration for the property is less than $50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: PATRICK BENNETT
Phone number: (207) 498-8711
Mailing address: 14 SWEDEN STREET, SUITE 205
CARIBOU, ME 04736
Email address: patrick@cariboulaw.com
Fax number:

Rev. 3/19