

BROWN, CINDY A. 59 ROSS AVE THOMASTON ME 04861			Property Data			Assessment Record																
			Neighborhood 93 Ross Ave SBDV			Year	Land	Buildings	Exempt	Total												
			Tree Growth Year 0			2021	27,302	75,054	25,000	77,356												
			1ST MORTGAGE			2022	27,302	75,054	24,750	77,606												
			2ND MORTGAGE			2024	27,302	114,211	22,250	119,263												
			Zone/Land Use 5 R1			2025	27,300	114,200	23,250	118,250												
			Secondary Zone																			
			Topography																			
			1.Level 4.Below St 7.LevelBog 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.																			
			Utilities 4 Private Water and Sewer 1.No Water o 4.Private Wa 7.No Water/P 2.Public Wat 5.Public Wat 8.No Water/P 3.Public Wa 6.Private Wa 9.Public Wa																			
Street 1 Paved 1.Paved 4.Proposed 7. 2.Semi Imp 5.R/O/W 8. 3.Gravel 6. 9.None			Land Data																			
Inspection Witnessed By: <div>X</div> <div>Date</div> <table><tr><td>No./Date</td><td>Description</td><td>Date Insp.</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>			No./Date	Description	Date Insp.										Front Foot 11.Regular Lot 12.Delta Triangle 13.Nabla Triangle 14.Rear Land 15.Miscellaneous		Type	Effective		Influence		Influence Codes 1.Unimproved 2.Excess Frtg 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Open Space 8.View/Environ 9.Fract Share Acres 30.Blueberry Fiel 31.Tillable 32.Pasture 33.Orchard 34.Softwood F&O 35.Mixed Wood F&O 36.Hardwood F&O 37.Softwood TG 38.Mixed Wood TG 39.Hardwood TG 40.Wasteland/RP 41.Open Space 42.Mobile Home Si 43.Condo Site 44.Lot Improvemen 45.Subdivision Lo 46.Golf Course
			No./Date	Description	Date Insp.																	
			Frontage	Depth	Factor	Code																
					%																	
					%																	
					%																	
					%																	
		%																				
		%																				
		%																				
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Square Foot 16.Regular Lot 17.Secondary Lot 18.Hydro Facility 19.Improvements 20.Miscellaneous		Square Feet	Square Feet																			
					%																	
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					%																	
Fract. Acre 21.Base 1ac undev 22.Base 1ac devel 23.Misc (Fract) Acres 24.Homesite 25.Baselot 26.Acres 2-5 27.Acres 6-10 28.Acres 10+ 29.Open		Acreege/Sites	Acreege/Sites																			
			22	0.95	100 %	0																
					%																	
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Sale Data TG PLAN YEAR 0 Tif District # 0 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.			Total Acreege 0.95																			

Thomaston

Map Lot 206-007

Account 1196

Location 59 Ross Avenue

Card 1

Of 1

4/02/2025

Building Style 0			SF Bsmt Living 0			Layout 0		
1.Conv.	5.Garrison	9.Single W	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
2.Ranch	6.Split	10.Double	ELECTRICAL ENTR 0			2.Inadeq 5. 8.		
3.R Ranch	7.Contemp	11.Victori	Heat Type 0% 0			3. 6. 9.		
4.Cape	8.Log	12.Other	1.HWBB	5.FHA	9.No Heat	Attic 0		
Dwelling Units 1			2.HWCI	6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.		
Other Units 0			3.Heat Pum	7.Electric	11.	2.1/2 Fin 5.Fl/Stair 8.		
Stories 0			4.Steam	8.Fl/Wall	12.	3.3/4 Fin 6.None 9.None		
1.1	4.1.5	7.	Cool Type 0% 0			Insulation 0		
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.	1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Evapor	5.Not Cool	8.	2.Heavy 5.None 8.None		
Exterior Walls 0			3.H Pump	6.	9.None	3.Capped 6. 9.		
1.Wood	5.Stucco	9.Other	Kitchen Style 0			Unfinished % 0%		
2.Vin/Al	6.Brick	10.	1.Modern	4.Obsolete	7.	Grade & Factor 0 0%		
3.Compos.	7.Stone	11.	2.Typical	5.	8.	1.E Grade 4.B Grade 7.AAA Grad		
4.Asbestos	8.Concrete	12.	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.		
Roof Surface 0			Bath(s) Style 0			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint) 0		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 0		
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 0			2.Fair 5.Avg+ 8.Exc		
RENOVATIONS 0			# Bedrooms 0			3.Avg- 6.Good 9.Same		
INTER vs EXTER 0			# Full Baths 0			Phys. % Good 0%		
Year Built 1994			# Half Baths 0			Funct. % Good 0%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 0		
Foundation 0			# Fireplaces 0			1.Incomp 4.Moho Lea 7.Seasonal		
1.Concrete	4.Wood	7.				2.O-Built 5.Bsmt 8.Defunct		
2.C Block	5.Slab	8.				3.Upgrades 6.Damage 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good 0%		
Basement 0						Economic Code		
1.1/4 Bmt	4.Full Bmt	7.				1.Location 4.Generate 7.		
2.1/2 Bmt	5.None	8.				2.Encroach 9.None 8.		
3.3/4 Bmt	6.None	9.				3.No Power 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 0						1.Inspect 4.Informed 7.Insp req		
1.Dry	4.	7.				2.Interior 5.Vacant 8.		
2.Damp	5.	8.	3.Refused 6.Estimate 9.Reval 20					
3.Wet	6.	9.	Information Code 0					
Date Inspected			1.Data Sou 4.Agent 7.					
			2.Owner 5.Estimate 8.Refused					
			3.Relative 6.Other 9.					
Additions, Outbuildings & Improvements								1.One Story Fram
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram
					%	%		3.Three Story Fr
					%	%		4.1 & 1/2 Story
					%	%		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic