

Initial request from property owner

May 14, 2025

County of Aroostook

COMMISSIONERS' OFFICE

COUNTY ADMINISTRATOR

RYAN D. PELLETIER



COUNTY COMMISSIONERS

PAUL J. UNDERWOOD
PRESQUE ISLE

NORMAN L. FOURNIER
WALLAGRASS

WILLIAM T. DOBBINS
HOULTON

NOTICE TO APPEAL FOR PROPERTY TAX ABATEMENT – PROPERTY OWNER(S)

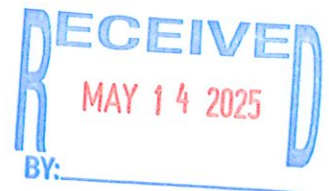
DATE: 5/6, 2025

Property Owner(s): Robney w + DONNA R Baker

Municipality: WESTON

Please provide the following information and requested documentation regarding your Tax Abatement Appeal request.

1. For what tax year(s) (as of April 1st) are you seeking abatement? 2024
2. Please provide a copy of your tax bill for the year(s) for which you are seeking abatement.
3. Did you, prior to April 1st of the year(s) for which you are seeking abatement, receive a written notice by mail from your municipality to furnish true and perfect lists of all your taxable property within the municipality?
 YES NO
If "YES", did you provide such lists?
 YES NO
4. Prior to your appeal to the County Commissioners, did you make written application to the municipal officers or assessors seeking abatement?
 YES NO
If "YES", when did you make such written application? _____
(Please provide a copy)
5. Did the municipal officers or assessors give you a written decision on your application?
 YES NO
If "YES", when did you receive the decision? _____
(Please provide a copy)



6. On what grounds/basis do you believe you are entitled to an abatement? (Select one)

Error of Assessment: _____
Inequity of Assessment: X
Other: _____

Reason for seeking abatement: RATIOS OF LAKE FRONT PROPERTIES
AT 40-5090 SUBJECT PROPERTY ASSESSED
AT 10090

7. To what valuation do you believe your property should be reduced? \$ 165,100

8. Location of Property: 25 LOGAN FARM ROAD WESTON, ME

Please note that should you be dissatisfied with the decision of the County Commissioners you may have a right of further appeal to the Superior Court. In some cases, however, the Superior Court has rejected such appeals because there was no stenographic record of the hearing before the Commissioners. The County Commissioners do not provide such a record; however, they will arrange for an independent recorder to be present at the hearing at a cost to be determined by the recorder. All recorder costs are the sole responsibility of the requestor and due prior to the hearing date. In the event that both parties request a recorder, the costs will be divided evenly among the Property Owner and Municipality.

DO YOU WANT A STENOGRAPHIC RECORDER TO BE PRESENT AT THE HEARING BEFORE THE COUNTY COMMISSIONERS?

YES NO

Rodney Baker Donna Baker
Signature of Property Owner(s)

Rodney Baker Donna Baker
Name(s)

PO BOX 263, DANFORTH ME 04424
Mailing Address

1-603-312-0813
Phone

Please return this completed form, along with the documentation requested to:

County Commissioners' Office
144 Sweden St, Ste 1
Caribou, ME 04736

The market value on waterfront homes in Maine have doubled and sometimes tripled in the past five years or so, leaving the assessed values at 40 to 50 percent of market value. This is the case on Brackett Lake properties as well. I would assume all waterfront properties in Weston. In and of itself, this is not unusual in the present market and will correct itself when all these properties are revalued but, in the meantime the new construction needs to be at the same ratio as similar properties (waterfront). This property is assessed at 100 percent of market value and similar properties are at 50 percent.

02/03/25

The letters authorizes Jerry Samson CMA-Ret to represent us in our request for an abatement of part of the value of our home on Map 013 Lot 31 located at 25 Logan Farm Rd in Weston.

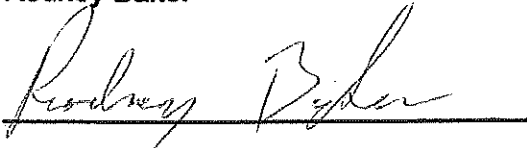
This applies to his representing us with dealings regarding the local selectman/assessor's as well as the county commissioners. All correspondence should be sent to him at:

cleves8313@gmail.com

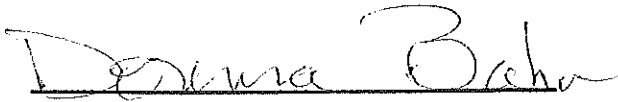
1394 Minot Ave, Auburn, ME 04210

Cell: 207-740-1414

Rodney Baker

A handwritten signature in cursive script that reads "Rodney Baker". The signature is written in black ink and is positioned above a solid horizontal line.

Donna Baker

A handwritten signature in cursive script that reads "Donna Baker". The signature is written in black ink and is positioned above a solid horizontal line.

2024 Real Estate Tax Bill

Town of Weston
5 Church Lane
Weston, ME 04424

R679
Baker, Rodney W
Baker, Donna R
120 Wilson Road
Wakefield NH 03872

Current Billing Information	
Land	83,600
Building	246,600
Assessment	330,200
Exemption	0
Taxable	330,200
Rate Per \$1000	17.500
Total Due	5,778.50

Acres: 1.68 Book/Page B6068P68 Payment Due 11/19/2024 5,778.50
 Map/Lot 013-031
 Location 25 Logan Farm Road
 2.00% discount available. To obtain, pay 5,662.93 in full by 10/21/2024

Information

Without State Aid for Education, Homestead Exemption Reimbursement, and State Revenue Sharing, your tax bill would have been 6.62% higher

Interest at 7.0% charged after 11/19/2024

Phone (207) 448-2316
 Email: townofwestonmaine@gmail.com
 Website: www.townofweston.net

PLEASE INCLUDE EMAIL ADDRESS OR PHONE NUMBER WITH REMITTANCE- THANK YOU
 Please include SASE for receipt if required.

Current Billing Distribution	
County Tax	11.85%
Municipal	30.77%
Education	57.38%

Remittance Instructions

Please make checks or money orders payable to
Town of Weston and mail to:

Tax Collector, Town of Weston
5 Church Lane
Weston, ME 04424
Dwayne Young, Treasurer

N/A

Due Date	Amount Due	Amount Paid
----------	------------	-------------


Please remit this portion with your first payment

2024 Real Estate Tax Bill

Account: R679
 Name: Baker, Rodney W
 Map/Lot: 013-031
 Location: 25 Logan Farm Road

Due Date	Amount Due	Amount Paid
11/19/2024	5,778.50	

First Payment

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3 ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature M L X <i>[Signature]</i>	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee																
1. Article Addressed to: <p style="text-align: center;"><i>Town of Weston - Assessor 5 Church Lane Weston, ME 04424</i></p>	B. Received by (Printed Name) <i>Dwayne Van</i>	C. Date of Delivery <i>2/8/25</i>																
2. Article Number (Transfer from service label) 7020 0090 0001 0844 4115	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No																	
 9590 9402 7763 2152 1122 10	3. Service Type <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																	
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																	
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																	
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™																	
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																	
<input type="checkbox"/> Collect on Delivery Restricted Delivery																		
<input type="checkbox"/> Insured Mail																		
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																		

7 OF 15

Assessed Value ^B 117,500 Ratio 5190

DLN: _____

PROCESSED
ONLINE.
DO NOT RE-PROCESS.

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

Registry WASHINGTON
Date Recorded _____
Time Recorded _____
Transfer Tax Amount _____
Document Number _____
Book _____
Page _____
BOOK/PAGE - REGISTRY USE ONLY

1. County WASHINGTON

2. Municipality DANFORTH

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name
JOHNSTON, JAMES P

3b. Federal ID _____

3c. Last name, first name, MI; or business name
JOHNSTON, MAEGHAN B

3d. Federal ID _____

3e. Mailing address after purchasing this property
19 HUFF ROAD

3f. Municipality
LYMAN

3g. State 3h. ZIP Code
ME 04002

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name
BAKER, RODNEY W.

4b. Federal ID _____

4c. Last name, first name, MI; or Business name
BAKER, DONNA R.

4d. Federal ID _____

4e. Mailing address
PO BOX 263

4f. Municipality
DANFORTH

4g. State 4h. ZIP Code
ME 04424

5. PROPERTY

5a. Map Block Lot Sub-lot
18 43
5b. Type of property - enter the code number that best describes the property being sold (see instructions).
204
5c. Physical location
95 BRACKETT LAKE
5d. Acreage (see instructions)
0.00 .

6. TRANSFER TAX

6a. Purchase price (If this transfer is a gift, enter "0") 6a. \$230,000 .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)
00-00-0000

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: CURRIER, TRASK & JORDAN Phone number: (207) 532-9411
Mailing address: 27 COURT STREET Email address: julie@curriertrask.com
HOULTON, ME 04730 Fax number: _____

Assessed Value 16119,900 RATIO 4490

DLN: 1002440273433

PROCESSED
ONLINE.
DO NOT RE-PROCESS.

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

Registry AROOSTOOK SOUTH

Date Recorded 05/17/2024

Time Recorded 11:54:00 AM

Transfer Tax Amount \$1,188.00

Document Number 03703

Book 6558

Page 39

BOOK/PAGE - REGISTRY USE ONLY

1. County AROOSTOOK

2. Municipality WESTON

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

STARKWEATHER, RAYMOND

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

OWEN, EMILIA

3e. Mailing address after purchasing this property

39 WEST VINEDO LANE

3f. Municipality

TEMPE

3b. Federal ID

3d. Federal ID

3g. State 3h. ZIP Code

AZ 85284

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

HUGHES, DAVID

4b. Federal ID

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

WEBER, MONICA

4d. Federal ID

4e. Mailing address

PO BOX 426

4f. Municipality

DANFORTH

4g. State 4h. ZIP Code

ME 04424

5. PROPERTY	5a. Map	Block	Lot	Sub-lot	Check any that apply	5b. Type of property - enter the code number that best describes the property being sold (see instructions).
	<u>18</u>		<u>10</u>		<input type="checkbox"/> No maps exist <input type="checkbox"/> Multiple parcels <input type="checkbox"/> Portion of parcel <input checked="" type="checkbox"/> Not applicable	<u>204</u>
5c. Physical location						5d. Acreage (see instructions)
<u>81 RANDALL DR</u>						<u>0.75</u>

6. TRANSFER TAX	6a. Purchase price (If the transfer is a gift, enter "0")	6a.	6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a)	6b.
		<u>\$270,000</u>		<u>.00</u>
				<u>.00</u>
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) 05-17-2024

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: LORI CLAYTON Phone number: (207) 760-9250

Mailing address: 141 STATE ST Email address: lori.clayton@gatewaytitleme.com

PRESQUE ISLE, ME 04769 Fax number: _____

9 OF 15

Assessed Value \$91,300 Ratio 3890
Time of Sale

DLN: 1002140171679

**PROCESSED
ONLINE.
DO NOT RE-PROCESS.**

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

Registry AROOSTOOK SOUTH

Date Recorded 11/18/2021

Time Recorded 03:49:00 PM

Transfer Tax Amount \$1,045.00

Document Number 13767

Book 6255

Page 125

BOOK/PAGE - REGISTRY USE ONLY

1. County AROOSTOOK

2. Municipality WESTON

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

CURRAN, MATTHEW G

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

CURRAN, SHANNON R

3e. Mailing address after purchasing this property

3085 STRATHMEADE STREET

3f. Municipality

FALLS CHURCH

3g. State 3h. ZIP Code

VA 22042

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

BAKER, RODNEY

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

BAKER, DONNA R

4e. Mailing address

120 WILSON ROAD

4f. Municipality

WAKEFIELD

4g. State 4h. ZIP Code

NH 03872

5. PROPERTY

5a. Map

18

Block

Lot

34

Sub-lot

Check any that apply

No maps exist
Multiple parcels

Portion of parcel

Not applicable

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

204

5d. Acreage (see instructions)

0.23

5c. Physical location

65 BRACKETT LAKE ROAD

6. TRANSFER TAX

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

\$237,500 .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)

11-12-2021

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: CURRIER, TRASK & JORDAN

Phone number: (207) 532-9411

Mailing address: 27 COURT STREET

Email address: lisa@curriertrask.com

HOULTON, ME 04730

Fax number: 2075329518

Weston
11:39 AM

Real Estate Tax Commitment Book - 17.500
2024 RE Tax Commitment

09/20/2024
Page 4

Account Name & Address	Land	Building	Exemption	Assessment	Tax
57 Baker, Rodney W Baker, Donna R 120 Wilson Road Wakefield NH 03872 95 Brackett Lake Rd 018-043 B6458P236 06/20/2023 B5480P82 10/14/2015 B2863P67 01/19/1996	51,300 Acres 1.17 Soft: 0.00 Mixed: 0.00 Hard: 0.00	66,200 0 0 0	0	117,500	2,056.25
679 Baker, Rodney W Baker, Donna R 120 Wilson Road Wakefield NH 03872 25 Logan Farm Road 013-031 B6068P68 09/22/2020 B4878P270 10/25/2010	83,600 Acres 1.68 Soft: 0.00 Mixed: 0.00 Hard: 0.00	246,600 0 0 0	0	330,200	5,778.50
518 Balogh, Susan R Ogden, James B. & Catherine Y. 121 Hop City Road Ballston Spa NY 12020 184 Little River Cove 019-027 B4022P172 09/02/2004 B2649P64 12/17/1993	102,700 Acres 2.20 Soft: 0.00 Mixed: 0.00 Hard: 0.00	84,100 0 0 0	0	186,800	3,269.00
122 Balser, Steven J Balser, Kathie R 816 Dongan Avenue Scotia NY 12302 8 Scribner Lane 017-039 B6483P75 08/28/2023 B4070P263 01/03/2005 B3074P215	256,900 Acres 6.16 Soft: 0.00 Mixed: 0.00 Hard: 0.00	202,700 0 0 0	0	459,600	8,043.00
401 BARDIER, RONALD P 114 HARTNESS RD SUTTON MA 01590 768 US Route One 006-008-A B6038P337 07/14/2020 B5916P181 07/25/2019 B5700P140 09/12/2017 B4795P189 02/12/2010 B3896P185 10/28/2003	31,900 Acres 12.42 Soft: 0.00 Mixed: 0.00 Hard: 0.00	78,700 0 0 0	25,000 01 Homestead	85,600	1,498.00
24 Baron, Ksavery D GROLEAU, TINA M 725 Number Nine Road Weston ME 04424 725 Number Nine Road 015-008 B6381P150 10/12/2022 B2766P40	44,500 Acres 41.24 Soft: 0.00 Mixed: 0.00 Hard: 0.00	50,700 0 0 0	25,000 01 Homestead	70,200	1,228.50
Page Totals:	570,900	729,000	50,000	1,249,900	21,873.25
Subtotals:	1,356,300	1,571,500	100,000	2,827,800	49,486.50

Weston
11:39 AM

Real Estate Tax Commitment Book - 17.500
2024 RE Tax Commitment

09/20/2024
Page 62

Account Name & Address	Land	Building	Exemption	Assessment	Tax
510 Hubacz, Edward S Hubacz, Janice T 38 Mad Brook Road North Brookfield MA 01535 US Route One 010-027-B B5464P250 08/08/2015 B2120P213 09/12/1988	12,300 Acres 1.40 Soft: 0.00 Mixed: 0.00 Hard: 0.00	0 0 0 0	0	12,300	215.25
50 HUGHES, DAVID P WEBER, MONICA PAGE 3041 SIMITAN DR LAKE HAVASU AZ 86404 81 Randall Drive 018-010 B6379P336 10/07/2022 B5330P33 07/25/2014 B2828P282 09/15/1995	77,900 Acres 0.75 Soft: 0.00 Mixed: 0.00 Hard: 0.00	42,000 0 0 0	0	119,900	2,098.25
280 HUSKA, JEFFREY D COLE, HANNAH R 99 CAPN LIJAHs ROAD CENTERVILLE MA 02632 63 Buds Drive 013A-005 B5923P344 08/08/2019 B5923P340 08/08/2019 B5898P267 06/07/2019 B3604P222 12/28/2001	34,100 Acres 10.11 Soft: 0.00 Mixed: 0.00 Hard: 0.00	0 0 0 0	0	34,100	596.75
579 Hutchinson, Alex D Hutchinson, Lisa A P.O. Box 1215 Houlton ME 04730 23 Chucks Drive 019-003 B5718P90 10/31/2017 B5233P220 09/20/2013 B5233P217 09/20/2013 B4950P240 06/18/2011 B1490P184	39,500 Acres 0.80 Soft: 0.00 Mixed: 0.00 Hard: 0.00	41,400 0 0 0	0	80,900	1,415.75
368 Hutchinson, Lindy A 1701 US Highway 1 Cary ME 04471 21 Chucks Drive 019-004 B5953P207 10/25/2019 B5828P284 10/04/2018 B5324P4 07/08/2014 B2948P138 09/26/1996	20,700 Acres 1.00 Soft: 0.00 Mixed: 0.00 Hard: 0.00	30,800 0 0 0	0	51,500	901.25
769 IRISH, BRADLEY M 6420 JAMESTOWN ROAD FRISCO TX 75035 CHADWICK POINT - LOT 5 002-008-001-005 B6473P54 07/31/2023	177,500 Acres 1.85 Soft: 0.00 Mixed: 0.00 Hard: 0.00	0 0 0 0	0	177,500	3,106.25
Page Totals:	362,000	114,200	0	476,200	8,333.50
Subtotals:	22,206,600	14,280,300	1,389,400	35,097,500	614,206.25

12 01 15

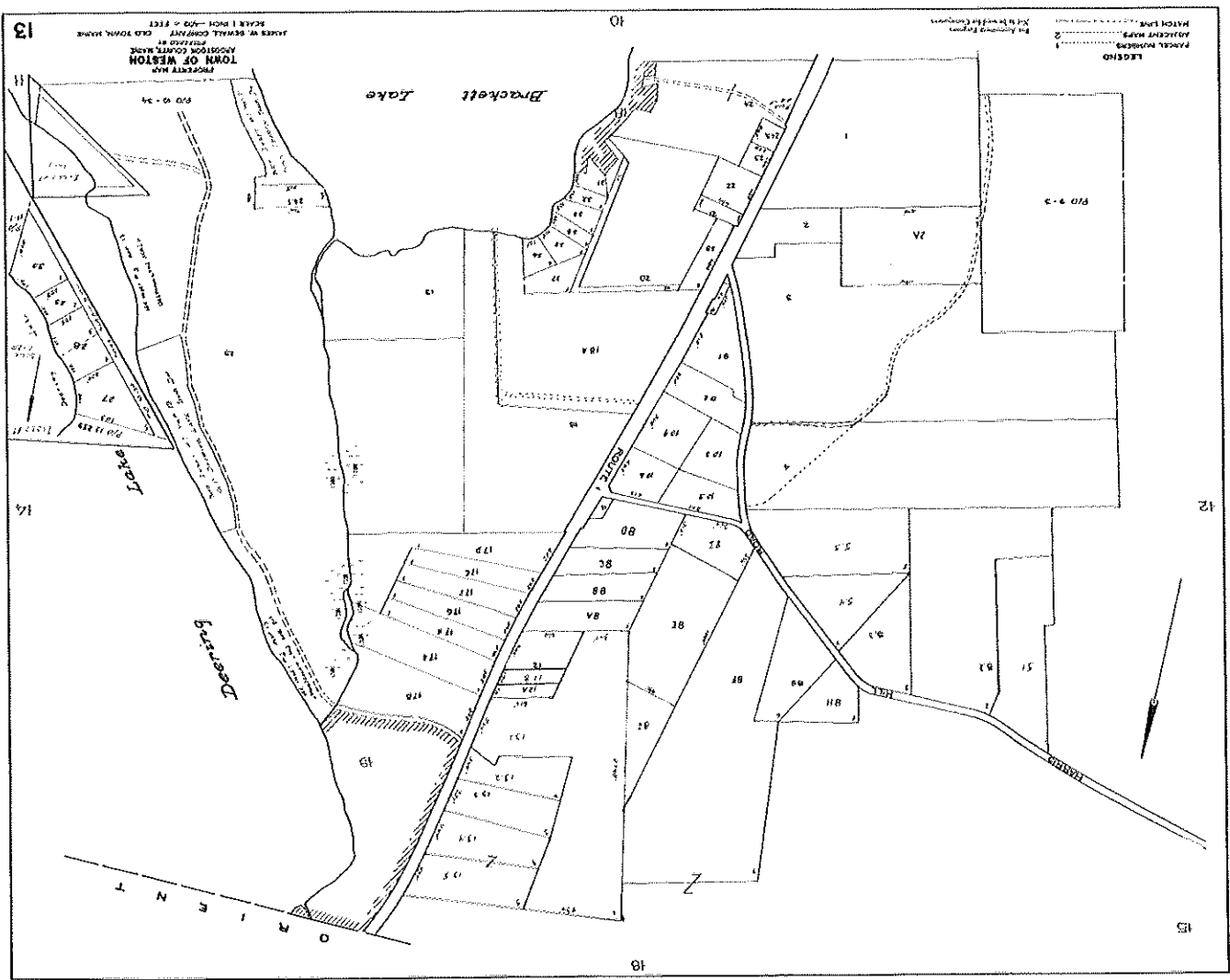
Weston
2:33 PM

Real Estate Tax Commitment Book - 18.500
2020 Real Estate & Personal Property

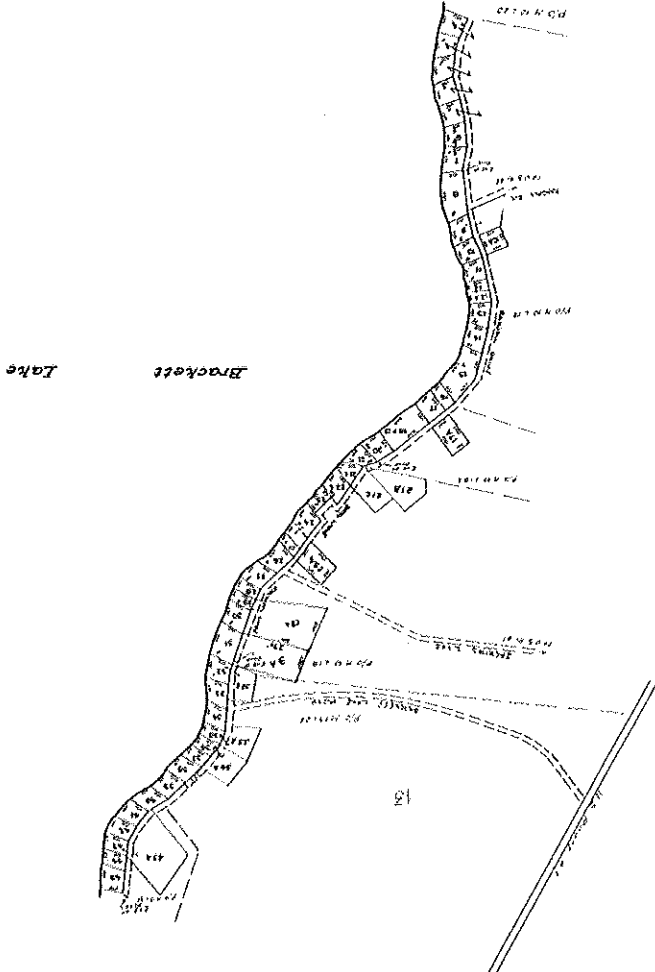
08/06/2020
Page 97

Account Name & Address	Land	Building	Exemption	Assessment	Tax
559 Baker, Rodney W Baker, Donna R 120 Wilson Road Wakefield NH 03872	43,300 Acres 0.23 Soft: 0.00 Mixed: 0.00 Hard: 0.00	48,000 0 0 0	0	91,300	1,689.05
65 Brackett Lake Road 018-034 B2394P265 09/13/1991 B3996P237 08/09/2004					
517 Janet Folsom, Richard Simpson, Judy Wilson c/o Judy Wilson 3124 Allen Street Muscatine IO 52761	35,300 Acres 0.40 Soft: 0.00 Mixed: 0.00 Hard: 0.00	36,500 0 0 0	0	71,800	1,328.30
69 Brackett Lake Road 018-035 B2796P55 06/05/1995					
586 Brown, H Cary P.O. Box 243 Danforth ME 04424	36,400 Acres 0.49 Soft: 0.00 Mixed: 0.00 Hard: 0.00	30,700 0 0 0	0	67,100	1,241.35
73 Brackett Lake Road 018-036 B2302P88 07/21/1990 B4572P298 05/08/2008 B5508P81 05/15/2016					
90 Brown, Ardis B P.O. Box 243 Danforth ME 04424	30,100 Acres 0.15 Soft: 0.00 Mixed: 0.00 Hard: 0.00	0 0 0 0	0	30,100	556.85
77 Brackett Lake Road 018-037 B5508P109 01/15/2016 B4347P251 09/28/2006					
408 Voornas, Lori 1 Providence Avenue Falmouth ME 04105	43,300 Acres 0.23 Soft: 0.00 Mixed: 0.00 Hard: 0.00	57,500 0 0 0	0	100,800	1,864.80
81 Brackett Lake Road 018-038 B3695P315 08/12/2002 B4010P59 08/09/2004 B4633P288 10/06/2008 B5207P73 07/15/2013 B5580P344 08/31/2016					
636 Voornas, Lori 1 Providence Avenue Falmouth ME 04105	200 Acres 0.05 Soft: 0.00 Mixed: 0.00 Hard: 0.00	0 0 0 0	0	200	3.70
Off Brackett Lake Road 018-038-A B5580P344 08/31/2016 B4633P288 10/06/2008 B4073P154 01/10/2005					

	Land	Building	Exempt	Total	Tax
Page Totals:	188,600	172,700	0	361,300	6,684.05
Subtotals:	26,504,700	16,786,900	2,255,000	41,036,600	759,177.10



PROPERTY MAP
TOWN OF WESTON
SUSSEX COUNTY, MASS.
PREPARED BY
JAMES W. BENTLEY, GEODETIC ENGINEER
SCALE 1 INCH = 200 FEET
MAY 1917



LEGEND
ADVERSE CLAIMS
PAID FOR

10

Comps from Property Owner

June 5, 2025

Property Data		Assessment Record		
Year	Land	Buildings	Exempt	Total
2011	18,400	16,100	0	34,500
2012	18,400	16,100	0	34,500
2013	38,100	64,700	0	102,800
2014	38,100	64,700	0	102,800
2015	38,100	64,700	0	102,800
2016	38,100	64,000	0	102,100
2017	38,100	63,300	0	101,400
2018	38,100	63,300	0	101,400
2019	38,100	62,600	0	100,700
2020	38,100	62,600	0	100,700
2021	38,100	61,900	0	100,000
2022	38,100	61,200	0	99,300
2023	41,900	67,300	0	109,200
2024	50,300	79,900	0	130,200

Front Foot		Effective		Influence		Influence Codes	
Type	Frontage	Depth	Factor	Code			
11.Regular Lot	075	100	100	%	0		1.Unimproved
12.Delta Triangle				%			2.Excess Frig
13.Noble Triangle				%			3.Topography
14.Rear Land				%			4.Size/Shape
15.Miscellaneous				%			5.Access
				%			6.Restriction
				%			7.UTILITIES
				%			8.Environment
				%			9.Fract Share
				%			Acres
				%			30.Rear Land 20+
				%			31.Rear Land Lake
				%			32.Electricity Tr
				%			33.RESTRICTIVE ES
				%			34.Pasture 1
				%			35.Road 1
				%			36.Road 2
				%			37.Softwood
				%			38.Mixed Wood
				%			39.Hardwood
				%			40.Wasteland
				%			41.Gravel Pit
				%			42.Mobile Home Si
				%			43.Camp Site
				%			44.Lot Improvement
				%			45.Miscellaneous
				%			46.SITE IMPROVEME
Acres/Sites							
24		0.17	100	%	0		
46		1.00	100	%	0		
Acres							
Fract. Acre							
21.Homesite (Frac							
22.BaseLot (Frac							
23.Misc (Fract)							
Acres							
24.WATERFRONT A							
25.WATERFRONT B							
26.WATERFRONT C							
27.Water Areas							
28.Rear Land 1-10							
29.Rear Land 11-2							
Total Acreage					0.17		

Property Data		Sale Data	
Neighborhood	3 Brackett Lake	1 Arms Length Sale	5 Public Record
Tree Growth Year	0	1.Valid	1.Agent
X Coordinate	0	2.Related	2.Seller
Y Coordinate	0	3.Distress	3.Lender
Zone/Land Use	13 SL-RES	4.Split	4.Agent
Secondary Zone		5.Partial	5.Pub Rec
Topography		6.Exempt	6.MLS
1.Level	4.Below St	7.Changes	7.Family
2.Rolling	5.Low	8.Other	8.Other
3.Above St	6.Swampy	9.	9.
Utilities			
1.Public	4.Dr Well		
2.Water	5.Dug Well		
3.Sewer	6.Sepic		
Street			
1.Paved	4.Proposed		
2.Semi Imp	5.		
3.Gravel	6.		
FLOOD PLAIN MAP	0		
CLASSIFICATION	0		
Sale Date	6/21/2019		
Price	130,000		
Sale Type	2 Land & Buildings		
1.Land	4.Mobile		
2.L & B	5.Other		
3.Building	6.		
Financing	9 Unknown		
1.Convent	4.Seller		
2.FHA/VA	5.Private		
3.Assumed	6.Cash		
Validity			
1.Valid			
2.Related			
3.Distress			
Verified			
1.Buyer			
2.Seller			
3.Lender			

Inspection Witnessed By:		Date
No./Date	Description	Date Insp.
X		

Notes:

HARRIS, BENJAMIN
 HARRIS, AERLLE
 271 BUZZELL RD
 DAYTON ME 04005
 B2519P90 B4013P280 B4677P114 B5175P25 B5911P326
 Previous Owner
 Brown, H Cary
 Brown, Ardis B
 Brown, H. Cary
 Danforth ME 04424 0243
 Sale Date: 6/21/2019
 Previous Owner
 Williams, Herbert E.
 c/o H. Cary Brown & Carl Davis
 P. O. Box 243
 Danforth ME 04424 0243
 Sale Date: 8/11/2004

Town of Weston
 5 Church Lane
 Weston, ME 04424

R569
 HARRIS, BENJAMIN
 HARRIS, AERLLE
 271 BUZZELL RD
 DAYTON ME 04005

Current Billing Information	
Land	50,300
Building	79,900
Assessment	130,200
Exemption	0
Taxable	130,200
Rate Per \$1000	17.500
Total Due	2,278.50

Acres: 0.17
 Map/Lot 018-042 Book/Page B5911P326 Payment Due 11/19/2024 2,278.50
 Location 93 Brackett Lake Road
 2.00% discount available. To obtain, pay 2,232.93 in full by 10/21/2024

Information

Without State Aid for Education, Homestead Exemption Reimbursement, and State Revenue Sharing, your tax bill would have been 6.62% higher

Interest at 7.0% charged after 11/19/2024

Phone (207) 448-2316
 Email: townofwestonmaine@gmail.com
 Website: www.townofweston.net

PLEASE INCLUDE EMAIL ADDRESS OR PHONE NUMBER WITH REMITTANCE- THANK YOU
 Please include SASE for receipt if required.

Current Billing Distribution	
County Tax	11.85%
Municipal	30.77%
Education	57.38%

Remittance Instructions

Please make checks or money orders payable to
 Town of Weston and mail to:

Tax Collector, Town of Weston
 5 Church Lane
 Weston, ME 04424
 Dwayne Young, Treasurer

N/A

Due Date	Amount Due	Amount Paid
----------	------------	-------------

Please remit this portion with your first payment

2024 Real Estate Tax Bill

Account: R569
 Name: HARRIS, BENJAMIN
 Map/Lot: 018-042
 Location: 93 Brackett Lake Road

11/19/2024 2,278.50

Due Date	Amount Due	Amount Paid
----------	------------	-------------

First Payment

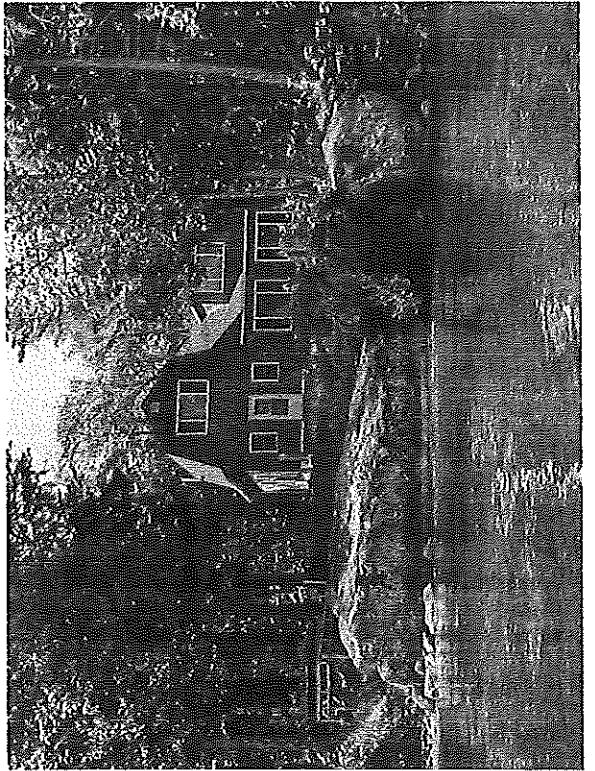
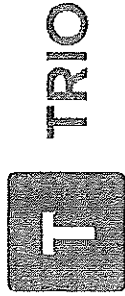
Building Style 10 Seasonal Home		SF Bmt Living 0		Layout 1 Typical			
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
0.Uncoded	4.Cape	8.Log	0	0	0	0	1. Typical 4. 7.
1.Conv.	5.Gambrel	9.DW	0	0	0	0	2. Inadeq 5. 8.
2.Ranch	6.Split	10.Seasona	0	0	0	0	3. 6. 9.
3.Raised R	7.Contempo	11.PC	0	0	0	0	Abtc 9 None
Dwelling Units 1							1. 1/4 Fin 4. Full Fin 7.
Other Units 0							2. 1/2 Fin 5. F/Stair 8.
1.1	4.1.5	7.					3. 3/4 Fin 6. 9. None
2.2	5.1.75	8.					Insulation 1 Full
3.3	6.2.5	9.					1. Full 4. Minimal 7.
Exterior Walls 2 Wood Shingles							2. Heavy 5. Partial 8.
0.Uncoded	4.Asb/Asp	8.AJ/Min	0	0	0	0	3. Capped 6. 9. None
1.Clap	5.T-111	9.Cem.Boar	0	0	0	0	Unfinished % 0%
2.Wd.Sh.	6.Br/Stone	10.LOG	0	0	0	0	Grade & Factor 2 Fair 100%
3.Compos.	7.Novelty	11.Other	0	0	0	0	1.E Grade 4.B Grade 7.
Roof Surface 1 Asphalt Shingles							2.D Grade 5.A Grade 8.SC Grade
1.Asphalt	4.Composit	7.Metal RS	0	0	0	0	3.C Grade 6.AA 9.Same
2.Slab	5.Wood	8.	0	0	0	0	SQFT (Footprint) 364
3.Metal LC	6.Other	9.	0	0	0	0	Condition 4 Average
SF Masonry Trim 0							1.Poor 4.Avg 7.V G
OPEN-3- 0							2.Fair 5.Avg+ 8.Exc
OPEN-4- 0							3.Avg- 6.Good 9.Same
Year Built 2006							Phys. % Good 0%
Year Remodeled 0							Funct. % Good 100%
Foundation 1 Concrete							Functional Code 9 None
1.Concrete	4.Wood	7.					1.Incomp 4.Small 7.Layout
2.C Block	5.Slab	8.					2.O-Built 5.CDU 8.Other
3.Br/Stone	6.Piers	9.					3.Delay 6.Style 9.None
Basement 5 Crawl							Econ. % Good 100%
1.1/4 Bmt	4.Full Bmt	7.					Economic Code None
2.1/2 Bmt	5.Crawl	8.					0.None 3.Services 7.
3.3/4 Bmt	6.	9. None					1.Location 9.None 8.
Bmt Gar # Cars 0							2.Encroach 9.None 9.
Wet Basement 0							Entrance Code 0
1.Dry	4.	7.					1. Inspect 4. Vacant 7.
2.Damp	5.	8.					2. Refused 5. Estimate 8.
3.Wet	6.	9.					3. Informed 6. Reviewed 9.
Date Inspected							
Information Code 0							
1.Owner 4.Agent 7.							
2.Relative 5.Estimate 8.							
3.Tenant 6.Other 9.							
1. ONE STORY							
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.End Frame Por							
23.Frame Garage							
24.Frame Shed							
25.Frame Bay Wind							
26.15FR Overhang							
27.Unfin Basement							
28.Unfinished Att							
29.Finished Attic							

20.0'

1 Story

24.0'

2 Story



LIBBY, JENNIFER L
1 PROVIDENCE AVENUE
FALMOUTH ME 04105

B3695P315 B4010P59 B4633P288 B5207P73 B5580P344

Previous Owner
Voornas, Lori
1 Providence Avenue

Falmouth ME 04105
Sale Date: 1/03/2024

Previous Owner
Paramantigis, Gregory T.
13 Osprey Terrace

Portland ME 04103
Sale Date: 8/30/2016

Previous Owner
Gordon, Patrick
60 Woodland Road, Apt. C4

Cape Elizabeth ME 04107
Sale Date: 7/15/2013

Inspection Witnessed By:

No./Date	Description	Date
X		

Notes:

Property Data

Neighborhood	3 Brackett Lake
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	13 SL-RES
Secondary Zone	

Topography	
1.Level	7.
2.Rolling	8.
3.Above St	9.
Utilities	
1.Public	7.Cesspool
2.Water	8.
3.Sewer	9.None
Street	

1.Paved	7.
2.Semi Imp	8.
3.Gravel	9.None

FLOOD PLAIN MAP

CLASSIFICATION

Sale Date

Price

1/03/2024

Sale Data

Sale Type	2 Land & Buildings
1.Land	4.Mobile
2.L & B	5.Other
3.Building	6.
Financing	9 Unknown
1.Convent	4.Seller
2.FHA/VA	5.Private
3.Assumed	6.Cash
Validity	9.Unknown

2 Related Parties	
1.Valid	7.Changes
2.Related	8.Other
3.Distress	9.
Verified	
1.Buyer	7.Family
2.Seller	8.Other
3.Lender	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	24,500	55,600	0	80,100
2012	24,500	55,600	0	80,100
2013	43,300	59,400	0	102,700
2014	43,300	59,400	0	102,700
2015	43,300	59,400	0	102,700
2016	43,300	58,800	0	102,100
2017	43,300	58,100	0	101,400
2018	43,300	58,100	0	101,400
2019	43,300	57,500	0	100,800
2020	43,300	57,500	0	100,800
2021	43,300	56,900	0	100,200
2022	43,300	56,200	0	99,500
2023	47,600	61,900	0	109,500
2024	57,200	73,400	0	130,600

Land Data

Type	Effective		Influence	Code	Influence Codes
	Frontage	Depth			
11	100	100	%	0	1.Unimproved
			%		2.Excess Frtg
			%		3.Topography
			%		4.Size/Shape
			%		5.Access
			%		6.Restriction
			%		7.UTILITIES
			%		8.Environment
			%		9.Fract Share
			%		Acres
			%		30.Rear Land 20+
			%		31.Rear Land Lake
			%		32.Electricity Tr
			%		33.RESTRUCTIVE ES
			%		34.Pasture 1
			%		35.Road 1
			%		36.Road 2
			%		37.Softwood
			%		38.Mixed Wood
			%		39.Hardwood
			%		40.Wasteland
			%		41.Gravel Pit
			%		42.Mobile Home S
			%		43.Camp Site
			%		44.Lot Improvement
			%		45.Miscellaneous
			%		46.SITE IMPROVEME

Total Acreage 0.23

2024 Real Estate Tax Bill

Town of Weston
 5 Church Lane
 Weston, ME 04424

R408
 LIBBY, JENNIFER L
 1 PROVIDENCE AVENUE
 FALMOUTH ME 04105

Current Billing Information	
Land	57,200
Building	73,400
Assessment	130,600
Exemption	0
Taxable	130,600
Rate Per \$1000	17.500
Total Due	2,285.50

Acres: 0.23
 Map/Lot 018-038 Book/Page B6523P126 Payment Due 11/19/2024 2,285.50
 Location 81 Brackett Lake Road
 2.00% discount available. To obtain, pay 2,239.79 in full by 10/21/2024

Information

Without State Aid for Education, Homestead Exemption Reimbursement, and State Revenue Sharing, your tax bill would have been 6.62% higher

Interest at 7.0% charged after 11/19/2024

Phone (207) 448-2316
 Email: townofwestonmaine@gmail.com
 Website: www.townofweston.net

PLEASE INCLUDE EMAIL ADDRESS OR PHONE NUMBER WITH REMITTANCE- THANK YOU
 Please include SASE for receipt if required.

Current Billing Distribution	
County Tax	11.85%
Municipal	30.77%
Education	57.38%

Remittance Instructions

Please make checks or money orders payable to
 Town of Weston and mail to:

Tax Collector, Town of Weston
 5 Church Lane
 Weston, ME 04424
 Dwayne Young, Treasurer

N/A

Due Date	Amount Due	Amount Paid
----------	------------	-------------

Please remit this portion with your first payment

2024 Real Estate Tax Bill
 Account: R408
 Name: LIBBY, JENNIFER L
 Map/Lot: 018-038
 Location: 81 Brackett Lake Road

11/19/2024	2,285.50	
Due Date	Amount Due	Amount Paid

First Payment

Property Data

Neighborhood	3 Brackett Lake
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	13 SL-RES
Secondary Zone	

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	31,000	23,500	0	54,500
2012	31,000	23,500	0	54,500
2013	49,300	46,300	0	95,600
2014	49,300	31,400	0	80,700
2015	49,300	31,000	0	80,300
2016	49,300	30,600	0	79,900
2017	49,300	30,600	0	79,900
2018	49,300	30,200	0	79,500
2019	49,300	30,200	20,000	99,500
2020	49,300	29,800	25,000	104,100
2021	49,300	29,400	25,000	103,700
2022	49,300	29,400	24,750	103,450
2023	54,200	31,900	25,000	111,100
2024	65,100	38,200	25,000	128,300

Topography

1. Level	7.
2. Rolling	8.
3. Above St	9.
Utilities	
1. Public	7. Cesspool
2. Water	8.
3. Sewer	9. None
Street	

Sale Data

FLOOD PLAIN MAP	0
CLASSIFICATION	0
Sale Date	8/16/2017
Price	190,000
Sale Type	2 Land & Buildings
1. Land	7.
2. L & B	8.
3. Building	9.
Financing	9 Unknown
1. Convent	7.
2. FHA/VA	8.
3. Assumed	9. Unknown
Validity	
1. Valid	7. Changes
2. Related	8. Other
3. Distress	9.
Verified	
1. Buyer	7. Family
2. Seller	8. Other
3. Lender	9.

Land Data

Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11	133	100	100	%	0
11. Regular Lot				%	1. Unimproved
12. Delta Triangle				%	2. Excess Frtg
13. Nabia Triangle				%	3. Topography
14. Rear Land				%	4. Size/Shape
15. Miscellaneous				%	5. Access
				%	6. Restriction
				%	7. UTILITIES
				%	8. Environment
				%	9. Fract. Share
				%	30. Rear Land 20+
				%	31. Rear Land Lake
				%	32. Electricity Tr
				%	33. RESTRICTIVE ES
				%	34. Pasture 1
				%	35. Road 1
				%	36. Road 2
				%	37. Softwood
				%	38. Mixed Wood
				%	39. Hardwood
				%	40. Wasteland
				%	41. Gravel Pit
				%	42. Mobile Home Si
				%	43. Camp Site
				%	44. Lot Improvement
				%	45. Miscellaneous
				%	46. SITE IMPROVEME

Front Foot

11. Regular Lot	
12. Delta Triangle	
13. Nabia Triangle	
14. Rear Land	
15. Miscellaneous	
Square Foot	
16. Regular Lot	
17. Secondary Lot	
18. Excess Land	
19. Condominium	
20. Miscellaneous	
Fract. Acre	
21. Homesite (Fract)	
22. Basslot (Fract)	0.31
23. Misc (Fract)	1.00
24. WATERFRONT A	
25. WATERFRONT B	
26. WATERFRONT C	
27. Water Areas	
28. Rear Land 1-10	
29. Rear Land 11-2	
Total Acreage	0.31

Inspection Witnessed By:

No./Date	Description	Date Insp.

Notes:

2024 Real Estate Tax Bill

Town of Weston
 5 Church Lane
 Weston, ME 04424

R331
 Pringle, John E
 661 B Road
 Houlton ME 04730

Current Billing Information	
Land	65,100
Building	38,200
Assessment	103,300
Exemption	25,000
Taxable	78,300
Rate Per \$1000	17.500
Total Due	1,370.25

Acres: 0.31
 Map/Lot 018-022 Book/Page B3716P332 Payment Due 11/19/2024 1,370.25
 Location 18 Bass Lane
 2.00% discount available. To obtain, pay 1,342.84 in full by 10/21/2024

Information

Without State Aid for Education, Homestead Exemption Reimbursement, and State Revenue Sharing, your tax bill would have been 6.62% higher

Interest at 7.0% charged after 11/19/2024

Phone (207) 448-2316
 Email: townofwestonmaine@gmail.com
 Website: www.townofweston.net

PLEASE INCLUDE EMAIL ADDRESS OR PHONE NUMBER WITH REMITTANCE- THANK YOU
 Please include SASE for receipt if required.

Current Billing Distribution	
County Tax	11.85%
Municipal	30.77%
Education	57.38%

Remittance Instructions

Please make checks or money orders payable to
 Town of Weston and mail to:

Tax Collector, Town of Weston
 5 Church Lane
 Weston, ME 04424
 Dwayne Young, Treasurer

N/A

Due Date	Amount Due	Amount Paid
----------	------------	-------------

Please remit this portion with your first payment

2024 Real Estate Tax Bill

Account: R331
 Name: Pringle, John E
 Map/Lot: 018-022
 Location: 18 Bass Lane

11/19/2024 1,370.25

Due Date	Amount Due	Amount Paid
----------	------------	-------------

First Payment

Molt, Christina S
 Molt, Richard R., Jr.,
 P.O. Box 115
 Bristol ME 04539

B2779P55 B4974P259 B5670P241

Previous Owner
 Wilson, David H. Jr. & Katherine C.
 32 Camino A Las Estrellas

Placitas NM 87043
 Sale Date: 6/20/2017
 Previous Owner
 Crawford, Craig W.
 PO Box 556

Stockton Springs ME 04981
 Sale Date: 9/01/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood 3 Brackett Lake
 Tree Growth Year 0
 X Coordinate 0
 Y Coordinate 0
 Zoning/Land Use 13 SL-RES

Secondary Zone

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

Utilities

1.Public 4.Dr Well 7.Cesspool
 2.Water 5.Dug Well 8.
 3.Sewer 6.Septic 9.None

Street

1.Paved 4.Proposed 7.
 2.Semi Imp 5.
 3.Gravel 6. 9.None

FLOOD PLAIN MAP

0

CLASSIFICATION

0

Sale Data

Sale Date 6/20/2017
 Price 131,000

Sale Type

2 Land & Buildings

1.Land 4.Mobile 7.
 2.L & B 5.Other 8.
 3.Building 6. 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.Changes
 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
2011	34,900	22,000	0	56,900
2012	34,900	22,000	0	56,900
2013	51,400	46,300	0	97,700
2014	51,400	27,800	0	79,200
2015	51,400	27,800	0	79,200
2016	51,400	27,800	0	79,200
2017	51,400	27,800	0	79,200
2018	51,400	27,800	0	79,200
2019	51,400	27,800	0	79,200
2020	51,400	27,800	0	79,200
2021	51,400	27,800	0	79,200
2022	51,400	27,800	0	79,200
2023	56,500	30,600	0	87,100
2024	67,800	36,700	0	104,500

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot						1.Unimproved
12.Delta Triangle						2.Excess Frtg
13.Noble Triangle						3.Topography
14.Rear Land						4.Size/Shape
15.Miscellaneous						5.Access
						6.Restriction
						7.UTILITIES
						8.Environment
						9.Fract Share
						Acres
						30.Rear Land 20+
						31.Rear Land Lake
						32.Electricity Tr
						33.RESTRICTIVE ES
						34.Pasture 1
						35.Road 1
						36.Road 2
						37.Softwood
						38.Mixed Wood
						39.Hardwood
						40.Wasteland
						41.Gravel Pit
						42.Mobile Home Si
						43.Camp Site
						44.Lot Improvement
						45.Miscellaneous
						46.SITE IMPROVEME
Fract. Acre				Acres/Sites		
21.Homesite (Frac			0.34	100	%	0
22.Baselot (Frac			1.00	100	%	0
23.Misc (Frac)						
Acres						
24.WATERFRONT A						
25.WATERFRONT B						
26.WATERFRONT C						
27.Water Areas						
28.Rear Land 1-10						
29.Rear Land 11-2						
Total Acreage				0.34		

Molt, Christina S
Molt, Richard R., Jr.,
P.O. Box 115
Bristol ME 04539

B2779P55 B4974P259 B5670P241
Previous Owner
Wilson, David H. Jr. & Katherine C.
32 Camino A Las Estrellas

Placitas NM 87043
Sale Date: 6/20/2017
Previous Owner
Crawford, Craig W.
PO Box 556

Stockton Springs ME 04981
Sale Date: 9/01/2011

Inspection Witnessed By:

No./Date	Description	Date
X		

Notes:

Property Data

Neighborhood	4 Faulkner Lake
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	11 RURAL
Secondary Zone	
Topography	
1.Level	7.
2.Rolling	8.
3.Above St	9.
Utilities	
1.Public	4.Dr Well
2.Water	5.Dug Well
3.Sewer	6.Septic
Street	
1.Paved	4.Proposed
2.Semi Imp	5.
3.Gravel	6.
FLOOD PLAIN MAP	0
CLASSIFICATION	0
Sale Date	6/20/2017
Price	131,000
Sale Type	2 Land & Buildings
1.Land	4.Mobile
2.L & B	5.Other
3.Building	6.
Financing	9 Unknown
1.Convent	4.Seller
2.FHA/VA	5.Private
3.Assumed	6.Cash
Validity	9.Unknown
1.Valid	1 Arms Length Sale
2.Related	4.Split
3.Distress	5.Partial
Verified	6.Exempt
1.Buyer	7.Public Record
2.Seller	4.Agent
3.Lender	5.Pub Rec
	6.MILS
	7.Family
	8.Other
	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	0	4,200	0	4,200
2012	0	4,200	0	4,200
2013	0	46,300	0	46,300
2014	0	14,800	0	14,800
2015	0	14,800	0	14,800
2016	0	14,800	0	14,800
2017	0	14,800	0	14,800
2018	0	14,800	0	14,800
2019	0	14,800	0	14,800
2020	0	14,800	0	14,800
2021	0	14,800	0	14,800
2022	0	14,800	0	14,800
2023	0	14,800	0	14,800
2024	0	14,800	0	14,800

Land Data

Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11.Regular Lot			%		1.Unimproved
12.Delta Triangle			%		2.Excess Frtg
13.Nabla Triangle			%		3.Topography
14.Rear Land			%		4.Size/Shape
15.Miscellaneous			%		5.Access
			%		6.Restriction
			%		7.UTILITIES
			%		8.Environment
			%		9.Fract Share
			%		Acres
			%		30.Rear Land 20+
			%		31.Rear Land Lake
			%		32.Electricity Tr
			%		33.RESTRUCTIVE ES
			%		34.Pasture 1
			%		35.Road 1
			%		36.Road 2
			%		37.Softwood
			%		38.Mixed Wood
			%		39.Hardwood
			%		40.Wasteland
			%		41.Gravel Pit
			%		42.Mobile Home Si
			%		43.Camp Site
			%		44.Lot Improvement
			%		45.Miscellaneous
			%		46.SITE IMPROVEME
Total Acreage			0.00		

2024 Real Estate Tax Bill

Town of Weston
 5 Church Lane
 Weston, ME 04424

R114
 Molt, Christina S
 Molt, Richard R., Jr.,
 P.O. Box 115
 Bristol ME 04539

Current Billing Information	
Land	67,800
Building	51,500
Assessment	119,300
Exemption	0
Taxable	119,300
Rate Per \$1000	17.500
Total Due	2,087.75

Acres: 0.34
 Map/Lot 018-031 Book/Page B2779P55 Payment Due 11/19/2024 2,087.75
 Location 79 Jackins Lane
 2.00% discount available. To obtain, pay 2,045.99 in full by 10/21/2024

Information

Without State Aid for Education, Homestead Exemption Reimbursement, and State Revenue Sharing, your tax bill would have been 6.62% higher

Interest at 7.0% charged after 11/19/2024

Phone (207) 448-2316
 Email: townofwestonmaine@gmail.com
 Website: www.townofweston.net

PLEASE INCLUDE EMAIL ADDRESS OR PHONE NUMBER WITH REMITTANCE- THANK YOU
 Please include SASE for receipt if required.

Current Billing Distribution	
County Tax	11.85%
Municipal	30.77%
Education	57.38%

Remittance Instructions

Please make checks or money orders payable to
 Town of Weston and mail to:

Tax Collector, Town of Weston
 5 Church Lane
 Weston, ME 04424
 Dwayne Young, Treasurer

N/A

Due Date	Amount Due	Amount Paid
----------	------------	-------------

Please remit this portion with your first payment

2024 Real Estate Tax Bill

Account: R114
 Name: Molt, Christina S
 Map/Lot: 018-031
 Location: 79 Jackins Lane

11/19/2024	2,087.75	
Due Date	Amount Due	Amount Paid

First Payment

ADAMS, DAVID J
 ADAMS, SANDRA L
 15 MIDDLE ST #B509
 PORTLAND ME 04101

B3078P3 B6307P192

Previous Owner
 Pringle, Merle J
 Pringle, Barbara A
 11 State Street
 Hampton Bays NY 11946
 Sale Date: 4/04/2022

Property Data

Neighborhood 3 Brackett Lake
 Tree Growth Year 0
 X Coordinate 0
 Y Coordinate 0
 Zone/Land Use 13 SL-RES

Secondary Zone

Topography

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

Utilities

- 1.Public 4.Dr Well 7.Cesspool
- 2.Water 5.Dug Well 8.
- 3.Sewer 6.Septic 9.None

Street

- 1.Paved 4.Proposed 7.
- 2.Semi Imp 5.
- 3.Gravel 6. 9.None

FLOOD PLAIN MAP 0

CLASSIFICATION 0

Sale Data

Sale Date 4/04/2022
 Price 145,000

Sale Type 2 Land & Buildings

- 1.Land 4.Mobile 7.
- 2.1 & B 5.Other 8.
- 3.Building 6. 9.

Financing 9 Unknown

- 1.Convent 4.Seller 7.
- 2.FHAVA 5.Private 8.
- 3.Assumed 6.Cash 9.Unknown

Validity 1 Arms Length Sale

- 1.Valid 4.Split 7.Changes
- 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
2011	25,600	34,100	0	59,700
2012	25,600	34,100	0	59,700
2013	43,600	46,300	0	89,900
2014	43,600	38,300	0	81,900
2015	43,600	38,300	0	81,900
2016	43,600	38,300	0	81,900
2017	43,600	38,300	0	81,900
2018	43,600	38,300	0	81,900
2019	43,600	38,300	0	81,900
2020	43,600	38,300	0	81,900
2021	43,600	38,300	0	81,900
2022	43,600	38,300	0	81,900
2023	48,000	42,100	0	90,100
2024	57,600	50,500	0	108,100

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot	11	100	100	100	%	0
12.Delta Triangle					%	
13.Nabla Triangle					%	
14.Rear Land					%	
15.Miscellaneous					%	
Square Foot		Square Feet				
16.Regular Lot					%	
17.Secondary Lot					%	
18.Excess Land					%	
19.Condominium					%	
20.Miscellaneous					%	
Fract. Acre		Acres/Sites				
21.Homesite (Fract)	24	0.23	100	100	%	0
22.Baselot (Fract)	28	0.37	100	100	%	0
23.Misc (Fract)	46	1.00	100	100	%	0
Acres						
24.WATERFRONT A					%	
25.WATERFRONT B					%	
26.WATERFRONT C					%	
27.Water Areas					%	
28.Rear Land 1-10					%	
29.Rear Land 11-2					%	
Total Acreage				0.60		

DLN: 1002240188309

**PROCESSED
ONLINE.
DO NOT RE-PROCESS.**

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

Registry AROOSTOOK SOUTH

Date Recorded 04/06/2022

Time Recorded 01:46:00 PM

Transfer Tax Amount \$638.00

Document Number 03259

Book 6307

Page 192

BOOK/PAGE - REGISTRY USE ONLY

3b. Federal ID

3d. Federal ID

3g. State 3h. ZIP Code
ME 04101

1. County AROOSTOOK

2. Municipality WESTON

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

ADAMS, DAVID J.

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

ADAMS, SANDRA L.

3e. Mailing address after purchasing this property

15 MIDDLE STREET #B509

3f. Municipality

PORTLAND

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

PRINGLE, BARBARA A.

4b. Federal ID

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

4d. Federal ID

4e. Mailing address

11 STATE STREET

4f. Municipality

HAMPTON BAY

4g. State 4h. ZIP Code
NY 11946

5. PROPERTY	5a. Map	Block	Lot	Sub-lot	Check any that apply	5b. Type of property - enter the code number that best describes the property being sold (see instructions).
	<u>18</u>		<u>9</u>		<input type="checkbox"/> No maps exist <input type="checkbox"/> Multiple parcels <input type="checkbox"/> Portion of parcel <input checked="" type="checkbox"/> Not applicable	<u>204</u>

5c. Physical location

79 RANDALL DRIVE

5d. Acreage (see instructions)
0.60

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") 6a. \$145,000 **.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)
04-04-2022

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: CURRIER, TRASK & JORDAN

Phone number: (207) 532-9411

Mailing address: 27 COURT STREET

Email address: kinette@curriertrask.com

HOULTON, ME 04730

Fax number: _____

2024 Real Estate Tax Bill

Town of Weston
 5 Church Lane
 Weston, ME 04424

R475
 ADAMS, DAVID J
 ADAMS, SANDRA L
 15 MIDDLE ST #B509
 PORTLAND ME 04101

Current Billing Information	
Land	57,600
Building	50,500
Assessment	108,100
Exemption	0
Taxable	108,100
Rate Per \$1000	17.500
Total Due	1,891.75

Acres: 0.60
 Map/Lot 018-009 Book/Page B6307P192 Payment Due 11/19/2024 1,891.75
 Location 79 Randall Drive
 2.00% discount available. To obtain, pay 1,853.91 in full by 10/21/2024

Information

Without State Aid for Education, Homestead Exemption Reimbursement, and State Revenue Sharing, your tax bill would have been 6.62% higher

Interest at 7.0% charged after 11/19/2024

Phone (207) 448-2316
 Email: townofwestonmaine@gmail.com
 Website: www.townofweston.net

PLEASE INCLUDE EMAIL ADDRESS OR PHONE NUMBER WITH REMITTANCE- THANK YOU
 Please include SASE for receipt if required.

Current Billing Distribution	
County Tax	11.85%
Municipal	30.77%
Education	57.38%

Remittance Instructions

Please make checks or money orders payable to
 Town of Weston and mail to:

Tax Collector, Town of Weston
 5 Church Lane
 Weston, ME 04424
 Dwayne Young, Treasurer

N/A

Due Date	Amount Due	Amount Paid
----------	------------	-------------

Please remit this portion with your first payment

2024 Real Estate Tax Bill

11/19/2024 1,891.75

Account: R475
 Name: ADAMS, DAVID J
 Map/Lot: 018-009
 Location: 79 Randall Drive

Due Date	Amount Due	Amount Paid
----------	------------	-------------

First Payment

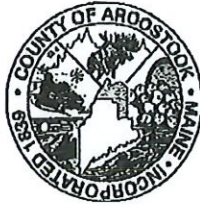
Response from Town of Weston

June 13, 2025

County of Aroostook
COMMISSIONERS' OFFICE

COUNTY ADMINISTRATOR

RYAN D. PELLETIER



COUNTY COMMISSIONERS

PAUL J. UNDERWOOD
PRESQUE ISLE

WILLIAM T. BOBBINS
HOULTON

DANIEL V. DEVEAU
CYR PLANTATION

NOTICE OF APPEAL FOR PROPERTY TAX ABATEMENT – MUNICIPALITY

DATE: May 28, 2025

To the Municipality of Weston

Property owner(s) Rodney + Donna Baker

has/have appealed to the Board of Aroostook County Commissioners seeking an abatement of the tax assessment of certain property owned by him/them in your municipality for the tax year(s) 2024. Before the Commissioners may schedule a hearing on the appeal it is necessary that you answer all of the following questions and/or provide the information requested.

1. Please provide a copy of the tax bill that was sent to the property owner(s) for the year(s) in question.
2. On what date were property taxes committed in your municipality for the year(s) in question?
September 20, 2024
3. Did the municipal officers or assessors, prior to April 1st of the year(s) in question, give written notice to the property owner(s) to furnish true and perfect lists of all of their taxable property within your municipality?

[] YES [] NO

If "YES", please provide a copy of the notice that was given to the property owner(s) and describe how such notice was given (i.e. regular mail, registered mail, hand delivery etc.):

4. If the answer to 3. above was "YES", did the property owner(s) provide such lists?

[] YES [] NO

5. Prior to this appeal, did the property owner(s) make written application to the municipal officers or assessors for an abatement for the year(s) in question?

[] YES [] NO

If "YES", when: 2/3/25



6. If the answer to Question #5 was "YES", did the municipal officers or assessors make a written decision on the application?

YES NO

If "YES, when was the decision given to the property owner(s)? _____
(Please provide a copy)

7. Location of Property: 25 Logan Farm Rd

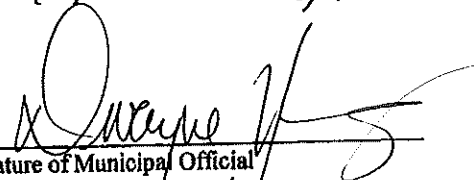
8. Has your municipality adopted a Board of Assessment Review?

YES NO

Please note that should you be dissatisfied with the decision of the County Commissioners you may have a right of further appeal to the Superior Court. In some cases, however, the Superior Court has rejected such appeals because there was no stenographic record of the hearing before the Commissioners. The County Commissioners do not provide such a record; however, they will arrange for an independent recorder to be present at the hearing at a cost to be determined by the recorder. All recorder costs are the sole responsibility of the requestor and due prior to the hearing date. In the event that both parties request a recorder, the costs will be divided evenly among the Property Owner and Municipality.

DO YOU WANT A STENOGRAPHIC RECORDER TO BE PRESENT AT THE HEARING BEFORE THE COUNTY COMMISSIONERS?

YES NO


Signature of Municipal Official

Dwayne Young
Name

5 Church Lane Weston, ME 04424
Mailing Address

207 448-2316
Phone

Please return this completed form, along with the documentation requested to:

County Commissioners' Office
144 Sweden St, Ste 1
Caribou, ME 04736

Map Lot 013-031

Account 679

Location 25 Logan Farm Road

Card 1 Of 1

6/09/2025

Baker, Rodney W
Baker, Donna R
PO Box 263
Danforth ME 04424

B4878P270 B6058P68

Previous Owner
Butler, Ronald P
Butler, Sandra H

301 Main Road
Bradford ME 04410
Sale Date: 9/21/2020

Property Data

Neighborhood 3 Brackett Lake
Tree Growth Year 0
X Coordinate 0
Y Coordinate 0
Zone/Land Use 13 SL-RES
Secondary Zone
Topography
1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.
Utilities
1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None
Street
1.Paved 4.Proposed 7.
2.Semi Imp 5.
3.Gravel 6.
9.None

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	65,700	0	0	65,700
2012	66,000	0	0	66,000
2013	67,100	0	0	67,100
2014	67,100	0	0	67,100
2015	63,400	0	0	63,400
2016	63,400	0	0	63,400
2017	63,400	0	0	63,400
2018	63,400	0	0	63,400
2019	63,400	0	0	63,400
2020	63,400	0	0	63,400
2021	63,400	0	0	63,400
2022	63,400	188,800	0	252,200
2023	69,700	205,500	0	275,200
2024	83,600	246,600	0	330,200

Land Data

Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11.Regular Lot	153	290	100	%	1.Unimproved
12.Delta Triangle				%	2.Excess Frg
13.Nabla Triangle				%	3.Topography
14.Rear Land				%	4.Size/Shape
15.Miscellaneous				%	5.Access
				%	6.Restriction
				%	7.UTILITIES
				%	8.Environment
				%	9.Fract Share
				%	Acres
				%	30.Rear Land 20+
				%	31.Rear Land Lake
				%	32.Electricity Tr
				%	33.RESTRICTIVE ES
				%	34.Pasture 1
				%	35.Road 1
				%	36.Road 2
24		0.69	100	%	37.Softwood
28		0.99	100	%	38.Mixed Wood
44		1.00	100	%	39.Hardwood
				%	40.Westland
				%	41.Gravel Pit
				%	42.Mobile Home S
				%	43.Camp Site
				%	44.Loc Improvement
				%	45.Miscellaneous
				%	46.SITE IMPROVEM

Front Foot

11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Land
15.Miscellaneous

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Homeste (Fract)
22.BaseLot (Fract)
23.Misc (Fract)
Acres
24.WATERFRONT A
25.WATERFRONT B
26.WATERFRONT C
27.Water Areas
28.Rear Land 1-10
29.Rear Land 11-2

Total Acreage

1.68

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

22.0603 - added 28x36 1.5st/b, 16x20 ep, 10x28 deck,
10x20slab, 28x36 1.5 st garage/sl -sb

Weston

FARRAR, JARED
 FARRAR, REBECCA
 PO BOX 206
 BAILEYVILLE ME 04694

Property Data		Assessment Record			
Year	Land	Buildings	Exempt	Total	
2023	0	150,400	0	150,400	
2024	26,300	198,600	0	224,900	
Neighborhood 6 Secondary Road					
Tree Growth Year 0					
X Coordinate					
Y Coordinate					
Zone/Land Use 12 RES					
Secondary Zone					
Topography 3 Above Street					
1. Level 4. Below St 7.					
2. Rolling 5. Low 8.					
3. Above St 6. Swampy 9.					
Utilities 4 Drilled Well 6 Septic System					
1. Public 4. Dr Well 7. Cesspool					
2. Water 5. Dug Well 8.					
3. Sewer 6. Septic 9. None					
Street 3 Gravel					
1. Paved 4. Proposed 7.					
2. Semi Imp 5. 8.					
3. Gravel 6. 9. None					
FLOOD PLAIN MAP 0					
CLASSIFICATION 0					
Sale Data					
Sale Date 7/28/2023					
Price 75,000					
Sale Type 1 Land Only					
1. Land 4. Mobile 7.					
2. L & B 5. Other 8.					
3. Building 6. 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. Changes					
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. MILS 9.					

Inspection Witnessed By:

No./Date	Description	Date	Date Insp.
X			

Notes:
 23-0906 - added 32x48 1.75st/b, incomplete check in 2024 - sb
 24-0912 - 2.10 acres split from 007-027 -sb

Front Foot	Effective		Influence		Influence Codes
	Type	Depth	Factor	Code	
11. Regular Lot				%	1. Unimproved
12. Delta Triangle				%	2. Excess Frtg
13. Nebia Triangle				%	3. Topography
14. Rear Land				%	4. Size/Shape
15. Miscellaneous				%	5. Access
				%	6. Restriction
				%	7. UTILITIES
				%	8. Environment
				%	9. Fract. Share
				%	Acres
				%	30. Rear Land 20+
				%	31. Rear Land Lake
				%	32. Electricity Tr
				%	33. RESTRICTIVE ES
				%	34. Pasture 1
				%	35. Road 1
				%	36. Road 2
				%	37. Softwood
				%	38. Mixed Wood
				%	39. Hardwood
				%	40. Wetland
				%	41. Gravel Pit
				%	42. Mobile Home SI
				%	43. Camp Site
				%	44. Lot Improvement
				%	45. Miscellaneous
				%	46. SITE IMPROVEME
Total Acreage 2.10					

MCLAUGHLIN, JOSHUA A
 MCLAUGHLIN, SARAH M
 13 PARK STREET
 HOULTON ME 04730

B4659P62 B6091P213
 Previous Owner
 Goodall, Gary
 Goodall, Luetta
 73 Smyrna Center RD
 Smyrna ME 04780
 Sale Date: 11/09/2020
 Previous Owner
 Hill, Philip E.
 73 Smyrna Center RD

Smyrna ME 04780
 Sale Date: 4/02/2007

Property Data	
Neighborhood	1 East Grand Lake
Trees Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	13 SL-RES
Secondary Zone	
Topography	
1. Level	7.
2. Rolling	8.
3. Above St	9.
Utilities	
1. Public	7. Cesspool
2. Water	8.
3. Sewer	9. None
Street	
1. Paved	7.
2. Semi Imp	8.
3. Gravel	9. None
FLOOD PLAIN MAP	0
CLASSIFICATION	0

Sale Data	
Sale Date	11/09/2020
Price	185,000
Sale Type	2 Land & Buildings
1. Land	7.
2. L & B	8.
3. Building	9.
Financing	9 Unknown
1. Convent	7.
2. FHA/VA	8.
3. Assumed	9. Unknown
Validity	1 Arms Length Sale
1. Valid	7. Changes
2. Related	8. Other
3. Distress	9.
Verified	5 Public Record
1. Buyer	7. Family
2. Seller	8. Other
3. Lender	9.

Inspection Witnessed By:

X

No./Date	Description	Date Insp.

Notes:
 Land Purchased from Typhoon LLC 12/19/2008 Purchase Price \$86250
 22.0603 - removed old camp, added 30x40 1.5 st/b, 10x16 OP, 5x7 BE -sb

Assessment Record			
Year	Land	Buildings	Total
2011	98,800	8,900	107,700
2012	98,800	8,900	107,700
2013	140,700	46,300	187,000
2014	140,700	24,200	164,900
2015	140,700	24,200	164,900
2016	140,700	24,200	164,900
2017	140,700	24,200	164,900
2018	140,700	24,200	164,900
2019	140,700	24,200	164,900
2020	140,700	24,200	164,900
2021	140,700	24,200	164,900
2022	140,700	178,700	319,400
2023	154,800	196,600	351,400
2024	185,700	233,600	419,300

Land Data			
Front Foot	Type	Effective	Influence
		Frontage	Depth
11. Regular Lot	11	247	195
12. Delta Triangle			
13. Nabla Triangle			
14. Rear Land			
15. Miscellaneous			
Square Foot		Square Feet	
16. Regular Lot			
17. Secondary Lot			
18. Excess Land			
19. Condominium			
20. Miscellaneous			
Fract. Acre		Acres/Sites	
21. Homestead (Fract)	24	1.11	100 %
22. Baseline (Fract)	46	1.00	100 %
23. Misc. (Fract)			
Acres			
24. WATERFRONT A			
25. WATERFRONT B			
26. WATERFRONT C			
27. Water Areas			
28. Rear Land 1-10			
29. Rear Land 11-2			

Influence Codes	
1. Unimproved	
2. Excess Frig	
3. Topography	
4. Size/Shape	
5. Access	
6. Restriction	
7. UTILITIES	
8. Environment	
9. Fract Share	
Acres	
30. Rear Land 20+	
31. Rear Land Lake	
32. Electricity Tr	
33. RESTRICTIVE ES	
34. Pasture 1	
35. Road 1	
36. Road 2	
37. Softwood	
38. Mixed Wood	
39. Hardwood	
40. Wasteland	
41. Gravel Pit	
42. Mobile Home 51	
43. Camp Site	
44. Lot Improvement	
45. Miscellaneous	
46. SITE IMPROVEMENT	

Total Acreage 1.11

Map Lot 011-001-B-013

Account 746

Location 262 Upper Dark Cove Road

Card 1 Of 1

6/09/2025

JACKSON, GORDON
PO Box 143
Danforth ME 04424

B611P235
Previous Owner
TST LLC
PO Box 189

Lincoln ME 04457
Sale Date: 12/23/2020

Property Data		Assessment Record			
Neighborhood	Year	Land	Buildings	Exempt	Total
1 East Grand Lake	2021	120,800	0	0	120,800
Tree Growth Year 0	2022	120,800	0	0	120,800
X Coordinate	2023	154,900	163,000	0	317,900
Y Coordinate	2024	185,900	213,800	25,000	374,700
Zone/Land Use 13 SI-RES					
Secondary Zone					
Topography 2 Rolling					
1.Level	4.Below St	7.			
2.Rolling	5.Low	8.			
3.Above St	6.Swampy	9.			
Utilities					
1.Public	4.Dr Well	7.Cesspool			
2.Water	5.Dug Well	8.			
3.Sewer	6.Septic	9.None			
Street					
1.Paved	4.Proposed	7.			
2.Semi Imp	5.	8.			
3.Gravel	6.	9.None			
FLOOD PLAIN MAP		0			
CLASSIFICATION		0			
Sale Data		12/23/2020			
Price		115,000			
Sale Type	1 Land Only				
1.Land	4.Mobile	7.			
2.L & B	5.Other	8.			
3.Building	6.	9.			
Financing	9 Unknown				
1.Convert	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.Changes			
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.			

Inspection Witnessed By:

X Date

No./Date Description Date Insp.

Notes:
22-0518...EASEMENT GRANTED TO EASTERN MAINE
ELECTRIC BK/PG 6256/322
23.0904 - added site improvements, 30x60 garage with living space above, incomplete check in 2024 -sb
24.0918 - removed incomplete -sb

Land Data

Front Foot	Type	Effective	Depth	Influence	Influence
		Frontage		Factor	Code
11.Regular Lot				%	1.Unimproved
12.Delta Triangle				%	2.Excess Ftg
13.Nabla Triangle				%	3.Topography
14.Rear Land				%	4.Size/Shape
15.Miscellaneous				%	5.Access
				%	6.Restriction
				%	7.UTILITIES
				%	8.Environment
				%	9.Fract Share
				%	30.Rear Land 20+
				%	31.Rear Land Lake
				%	32.Electricity Tr
				%	33.RESTRICTIVE ES
				%	34.Pasture 1
				%	35.Road 1
				%	36.Road 2
				%	37.Softwood
				%	38.Mixed Wood
				%	39.Hardwood
				%	40.Wasteland
				%	41.Gravel PR
				%	42.Mobile Home S
				%	43.Camp Site
				%	44.Lot Improvement
				%	45.Miscellaneous
				%	46.SITE IMPROVEME
Total Acreage				3.22	

Weston

Building Style		SF Bsmt Living		Layout	
0.Uncoded	4.Cape	8.Log	Fin Bsmt Grade	1.Typical	4.
1.Cnv.	5.Gambrel	9.DW	ELECTRICAL AMPS	2.Inadeq	5.
2.Bnch	6.Split	10.Seasona	Heat Type	3.	6.
3.Raised R	7.Contempo	11.PC	0.Uncoded	4.Steam	7.
Dwelling Units			1.HWBB	5.FWA	8.
Other Units			2.Radiator	6.Gra/WA	9.None
Stones			3.Rad Fir	7.Electic	10.Wood St
1.1	4.1.5	7.	Cool Type	8.	12.
2.2	5.1.75	8.	1.Cont Air	9.None	
3.3	6.2.5	9.	2.		
Exterior Walls			3.		
0.Uncoded	4.Ash/Asp	8.A/Vin	Kitchen Style	4.Obsolete	7.
1.Clp	5.T-111	9.Com.Boar	1.Good	5.	8.
2.Wd.Sh.	6.Br/Stone	10.LOG	2.Typical	6.	9.None
3.Compos.	7.Novelty	11.Other	3.Old Type		
Roof Surface			Bath(S) Style	4.Obsolete	7.
1.Asphalt	4.Composit	7.Metal RS	1.Good	5.	8.
2.Slate	5.Wood	8.	2.Typical	6.	9.None
3.Metal LC	6.Other	9.	3.Old Type		
SF Masonry Trfm			# Rooms		
OPEN-3-			# Bedrooms		
OPEN-4-			# Full Baths		
Year Built			# Half Baths		
Year Remodeled			# Addn Fixtures		
Foundation			# Fireplaces		
1.Concrete	4.Wood	7.			
2.C Block	5.Slab	8.			
3.Br/Stone	6.Piers	9.			
Basement					
1.1/4 Bmt	4.Full Bmt	7.			
2.1/2 Bmt	5.Crawl	8.			
3.3/4 Bmt	6.	9.None			
Bsmt Car # Cars					
Wet Basement					
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			

Date Inspected		Economic Code		Entrance Code		Information Code		Functional Code		Sound Value	
0.None	3.Services	7.	1.1	1.Inspect	4.Vacant	7.	1.1	1.Incomp	4.Small	1.ONE STORY FRAM	
1.Location	9.None	8.	2.2	2.Refused	5.Estimate	8.	2.2	2.O-Built	5.CDU	2.TWOC STORY FRAM	
2.Encroach	6.	9.	3.3	3.Informed	6.Reviewed	9.	3.3	3.Delap	6.Style	3.THREE STORY FR	
Economic Code			Entrance Code		0	Information Code		0	1.ONE STORY FRAM		
0.None			1.1		1.Owner	4.Agent	7.	Functional Code		1.100 %	
1.Location		9.None	2.2		2.Relative	5.Estimate	8.	Phys.		0 %	
2.Encroach		6.	3.3		3.Tenant	6.Other	9.	Funct.		100 %	
3.Services		7.	4.4					Cond		6 %	
4.Vacant		7.	5.5					Grade		4 100	
5.Estimate		8.	6.6					Units		2928	
6.Reviewed		9.	7.7					Year		2023	
7.7			8.8					Type		79 2 STORY	
8.8			9.9							2023	
9.9										1 ONE STORY	

TRIO		Additions, Outbuildings & Improvements	
1	TRIO	Year	2023
2	TRIO	Units	2928
3	TRIO	Grade	4 100
4	TRIO	Cond	6 %
5	TRIO	Phys.	0 %
6	TRIO	Funct.	100 %
7	TRIO	Sound Value	4 100
8	TRIO		6 %
9	TRIO		70 %
10	TRIO		%
11	TRIO		%
12	TRIO		%
13	TRIO		%
14	TRIO		%
15	TRIO		%
16	TRIO		%
17	TRIO		%
18	TRIO		%
19	TRIO		%
20	TRIO		%
21	TRIO		%
22	TRIO		%
23	TRIO		%
24	TRIO		%
25	TRIO		%
26	TRIO		%
27	TRIO		%
28	TRIO		%
29	TRIO		%

DANCAUSE, BRIAN
 DANCAUSE, EMILY
 85 GOULD ROAD
 DAYTON ME 04005

B2302P88 B4572P298 B6384P343
 Previous Owner
 Brown, H Cary
 P.O. Box 243

Danforth ME 04424
 Sale Date: 9/16/2022
 Previous Owner
 Yost, Allen W. & Eleanor M.
 Box 1535

Lanesboro MA 01237
 Sale Date: 1/15/2016
 Previous Owner
 Yost, Allen
 Box 1535

Lanesboro MA 01237
 Inspection Witnessed By:
 X

No./Date	Description	Date Insp.

Notes:
 24.0919 -removed old house and shed, added 26x40
 1.5st/crawl space -sb

Property Data		Assessment Record				
Neighborhood	3 Brackett Lake	Year	Land	Buildings	Exempt	Total
Tree Growth Year	0	2011	16,900	12,600	0	29,500
X Coordinate	0	2012	16,900	12,600	0	29,500
Y Coordinate	0	2013	36,400	46,300	0	82,700
Zone/Land Use	13 SL-RES	2014	36,400	30,700	0	67,100
Secondary Zone		2015	36,400	30,700	0	67,100
Topography		2016	36,400	30,700	0	67,100
		2017	36,400	30,700	0	67,100
		2018	36,400	30,700	0	67,100
		2019	36,400	30,700	0	67,100
		2020	36,400	30,700	0	67,100
		2021	36,400	30,700	0	67,100
		2022	36,400	30,700	0	67,100
		2023	40,000	33,800	0	73,800
		2024	48,000	158,500	0	206,500

Front Foot		Effective		Influence		Influence Codes	
Type	Depth	Factor	Code	Factor	Code	Factor	Code
11.Regular Lot	100	100	%	100	%	0	1.Unimproved
12.Delta Triangle							2.Excess Ftg
13.Nabla Triangle							3.Topography
14.Rear Land							4.Size/Shape
15.Miscellaneous							5.Access
							6.Restriction
							7.UTILITIES
							8.Environment
							9.Fract Share
							Acres
							30.Rear Land 20+
							31.Rear Land Lake
							32.Electricity Tr
							33.RESTRUCTIVE ES
							34.Pasture 1
							35.Road 1
							36.Road 2
							37.Softwood
							38.Mixed Wood
							39.Hardwood
							40.Wasteland
							41.Gravel Pit
							42.Mobile Home SI
							44.Lot Improvement
							45.Miscellaneous
							46.SITE IMPROVEME

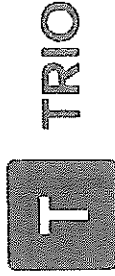
Sale Data		Land Data	
Sale Date	9/16/2022	Frontage	Depth
Price	40,000	1065	100
Sale Type	2 Land & Buildings		
1.Land	7.		
2.L & B	8.		
3.Building	9.		
Financing	9 Unknown		
1.Convent	7.		
2.FHA/VA	8.		
3.Assumed	9.Unknown		
Validity	1 Arms Length Sale		
1.Valid	4.Split		
2.Related	7.Changes		
3.Distress	8.Other		
Verified	5.Exempt		
1.Buyer	5 Public Record		
2.Seller	4.Agent		
3.Lender	5.Pub Rec		
	6.MLS		
	7.Family		
	8.Other		
	9.		

Map Lot 018-036

Account 586

Location 73 Brackett Lake Road

Building Style 7 Contemporary	SF Bmnt Living 0	Layout 1 Typical
0.Uncoded	Fin Bmnt Grade 0	1. Typical 4.
1.Conv.	ELECTRICAL/AMPS 0	2. Inadeq 5.
2.Ranch	Heat Type 100%	3. 6.
3.Raised R	4.Steam 8.F/Wall	Attc 9 None
Dwelling Units 1	5.No Heat 5.PWA	1.1/4 Fin 4.Full Fin 7.
Other Units 0	1.HWB8 10.Wood St	2.1/2 Fin 5.F/Stair 8.
Stories 4 One & 1/2 Story	2.Radiator 7.Electric 12.	3.3/4 Fin 6.
1.1	Cool Type 0%	Insulation 1 Full
2.2	1.Cent Air 4.	1.Full 4.Minimal 7.
3.3	5. 5.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard	6. 6.	3.Capped 6.
0.Uncoded	Kitchen Style 2 Typical	Unfinished % 15%
1.Clap	1.Good 4.Obsolete 7.	Grade & Factor 4 Good 100%
2.Wd.Sh	2.Typical 5.	1.E Grade 4.B Grade 7.
3.Compos.	3.Old Type 6.	2.D Grade 5.A Grade 8.SC Grade
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s) 7.	3.C. Grade 6.AA 9.Same
1.Asphalt	1.Good 4.Obsolete 7.	SQFT (Footprint) 1040
2.Slate	2.Typical 5.	Condition 4.Average
3.Metal LC	3.Old Type 6.	1.Poor 4.Avg 7.Y G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-	# Full Baths 2	Phys. % Good 0%
Year Built 2024	# Half Baths 0	Funct. % Good 85%
Foundation 1 Concrete	# Addn Features 0	Functional Code 9 None
1.Concrete	# Fireplaces 0	1.Incomp 4.Small 7.Layout
2.C Block		2.O-Built 5.CDU 8.Other
3.Br/Stone		3.Detop 6.Style 9.None
Basement 5 Crawl		Econ. % Good 100%
1.1/4 Bmt		Economic Code None
2.1/2 Bmt		0.None 3.Services 7.
3.3/4 Bmt		1.Localon 9.None 8.
Bmnt Gar. # Cars 0		2.Encroach 5.
Wet Basement 1 Dry Basement		Entrance Code 0
1.Dry 4.		1.Inspect 4.Vacant 7.
2.Damp 5.		2.Refused 5.Estimate 8.
3.Wet 6.		3.Informed 6.Reviewed 9.
		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0	240	0 0	0	0	0	1.ONE STORY FRAM
68 Wood Deck	0	192	0 0	0	0	0	2.TWO STORY FRAM
24 Frame Shed	0	64	0 0	0	0	0	3.THREE STORY FR
24 Frame Shed	0	32	0 0	0	0	0	4.1 & 1/2 STORY
22 Encl Frame Porch	0	260	0 0	0	0	0	5.1 & 3/4 STORY
							6.2 & 1/2 STORY
							21.Open Frame Por
							22.End Frame Por
							23.Frame Garage
							24.Frame Shed
							25.Frame Bay Wind
							26.ISP Overhang
							27.Unfin Basement
							28.Unfinished Att
							29.Finished Attic

Property Data
 Neighborhood 1 East Grand Lake
 Trees Growth Year 0
 X Coordinate 0
 Y Coordinate 0
 Zone/Land Use 13 SL-RES
 Secondary Zone
 Topography
 1.Level 4.Below St 7.
 2.Rolling 5.Low 8.
 3.Above St 6.Swampy 9.
 Utilities
 1.Public 4.Dr Well 7.Cesspool
 2.Water 5.Dug Well 8.
 3.Sewer 6.Septic 9.None
 Street
 1.Paved 4.Proposed 7.
 2.Semi Imp 5.
 3.Gravel 6. 9.None
 FLOOD PLAIN MAP 0
 CLASSIFICATION 0

Sale Data
 Sale Date 6/13/2023
 Price
 Sale Type 2 Land & buildings
 1.Land 4.Mobile 7.
 2.L & B 5.Other 8.
 3.Building 6. 9.
 Financing 9 Unknown
 1.Convent 4.Seller 7.
 2.FHA/VA 5.Private 8.
 3.Assumed 6.Cash 9.Unknown
 Validity
 1.Valid 4.Split 7.Changes
 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
2011	54,300	23,100	0	77,400
2012	54,300	23,100	0	77,400
2013	110,800	139,100	0	249,900
2014	110,800	140,800	0	251,600
2015	110,800	140,800	0	251,600
2016	110,800	140,800	0	251,600
2017	110,800	139,400	0	250,200
2018	110,800	139,400	0	250,200
2019	110,800	139,400	0	250,200
2020	110,800	137,900	0	248,700
2021	110,800	137,900	0	248,700
2022	110,800	137,900	0	248,700
2023	121,900	150,100	25,000	247,000
2024	146,300	180,200	25,000	301,500

Land Data

Front Foot	Type	Effective	Influence	Influence
		Frontage	Depth	Factor
11.Regular Lot	11	127	200	95 %
12.Delta Triangle				2
13.Noble Triangle				
14.Rear Land				
15.Miscellaneous				
Square Foot		Square Feet		
16.Regular Lot				
17.Secondary Lot				
18.Excess Land				
19.Condominium				
20.Miscellaneous				
Fract. Acre		Acres/Sites		
21.Homesite (Fract)	24	0.58	100 %	0
22.Baselet (Fract)	46	1.00	100 %	0
23.Misc (Fract)				
24.WATERFRONT A				
25.WATERFRONT B				
26.WATERFRONT C				
27.Water Areas				
28.Rear Land 1-10				
29.Rear Land 11-2				
Total Acreage				0.58

Influence Codes

- 1.Unimproved
- 2.Excess Frtg
- 3.Topography
- 4.Size/Shape
- 5.Access
- 6.Restriction
- 7.UUTILITIES
- 8.Environment
- 9.Fract Share
- 30.Rear Land 20+
- 31.Rear Land Lake
- 32.Electricity Tr
- 33.RESTRUCTIVE ES
- 34.Pasture 1
- 35.Road 1
- 36.Road 2
- 37.Softwood
- 38.Mixed Wood
- 39.Hardwood
- 40.Wetland
- 41.Gravel Pit
- 42.Mobile Home SI
- 43.Camp Site
- 44.Lot Improvement
- 45.Miscellaneous
- 46.SITE IMPROVEME

Notes:

Weston ME 04424
 Sale Date: 10/24/2011
 Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Weston



**APPLICATION FOR
ABATEMENT OF MUNICIPAL PROPERTY TAXES**
36 M.R.S. §§ 841 - 849, and Property Tax Bulletin No. 10

This application must be filed with your municipal assessor. A separate application should be filed for each separately assessed parcel of real estate claimed to be overvalued.

1. Name: Rodney + Dorena Baker
2. Mailing address: P.O. Box 263 Danforth Ave 04420
3. Physical address (if different than mailing address): 25 Logan Farm Road W. W. St. W. St.
4. Phone: 603-312-0813 Email: _____
5. Tax year for abatement: 2024
6. Assessed value of real estate: \$ 530,200
7. Reduction of real estate value requested: \$ 165,100
8. Assessed value of personal property: \$ ---
9. Reduction of personal property value requested: \$ ---
10. Reasons for requesting abatement (please be specific about the reason(s) you believe the assessment is illegal, erroneous, or that the property is overvalued for tax purposes, and include supporting documentation such as comparable sales/deed reference): _____

(See Attached)

DECLARATION(S) UNDER THE PENALTIES OF PERJURY. I declare that I have examined this return/report/document and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Rodney Baker Dorena Baker _____ 4/3/25
 Signature of applicant Date

02/03/25

The letters authorizes Jerry Samson CMA-Ret to represent us in our request for an abatement of part of the value of our home on Map 013 Lot 31 located at 25 Logan Farm Rd in Weston.

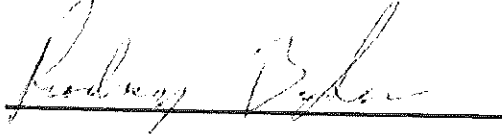
This applies to his representing us with dealings regarding the local selectman/assessor's as well as the county commissioners. All correspondence should be sent to him at:

cleves8313@gmail.com

1394 Minot Ave, Auburn, ME 04210

Cell: 207-740-1414

Rodney Baker

A handwritten signature in cursive script that reads "Rodney Baker". The signature is written in black ink and is positioned above a solid horizontal line.

Donna Baker

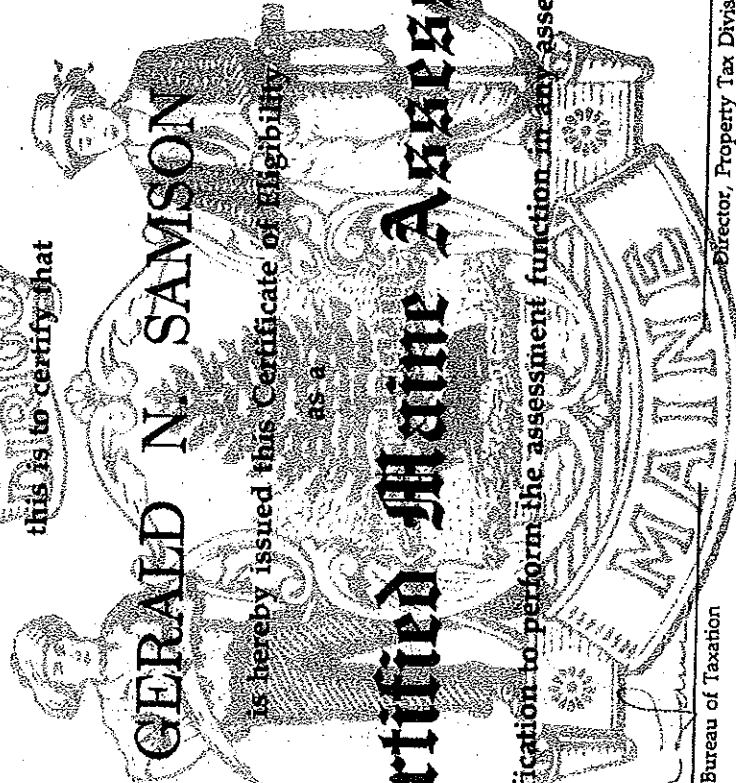
A handwritten signature in cursive script that reads "Donna Baker". The signature is written in black ink and is positioned above a solid horizontal line.

The market value on waterfront homes in Maine have doubled and sometimes tripled in the past five years or so, leaving the assessed values at 40 to 50 percent of market value. This is the case on Brackett Lake properties as well. I would assume all waterfront properties in Weston. In and of itself, this is not unusual in the present market and will correct itself when all these properties are revalued but, in the meantime the new construction needs to be at the same ratio as similar properties (waterfront). This property is assessed at 100 percent of market value and similar properties are at 50 percent.

4204

State of Maine

Having successfully demonstrated proficiency in the field of Property Tax Administration
this is to certify that



GERALD N. SAMSON

is hereby issued this Certificate of Eligibility
as a

Certified Maine Assessor

As evidence of qualification to perform the assessment function in any assessing Jurisdiction in
the State of Maine.

John La Londe
State Tax Assessor, Bureau of Taxation

Director, Property Tax Division, Bureau of Taxation

No. 421

Date NOVEMBER 5, 1988

Assessed Value [#] 119,900
4490 Ratio

DLN: 1002440273433

**PROCESSED
ONLINE.
DO NOT RE-PROCESS.**

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

Registry AROOSTOOK SOUTH
Date Recorded 05/17/2024
Time Recorded 11:54:00 AM
Transfer Tax Amount \$1,188.00
Document Number 03703
Book 6558
Page 39
BOOK/PAGE - REGISTRY USE ONLY

1. County AROOSTOOK
2. Municipality WESTON

3. GRANTEE/PURCHASER
3a. Last name, first name, MI; or business name
STARKWEATHER, RAYMOND
3c. Last name, first name, MI; or business name
OWEN, EMILIA

3e. Mailing address after purchasing this property
39 WEST VINEDO LANE

3f. Municipality
TEMPE

3b. Federal ID
3d. Federal ID
3g. State AZ 3h. ZIP Code 85284

4. GRANTOR/SELLER
4a. Last name, first name, MI; or business name
HUGHES, DAVID

4c. Last name, first name, MI; or Business name
WEBER, MONICA

4e. Mailing address
PO BOX 426

4f. Municipality
DANFORTH

4g. State ME 4h. ZIP Code 04424

5. PROPERTY	5a. Map	Block	Lot	Sub-lot	Check any that apply	5b. Type of property - enter the code number that best describes the property being sold (see instructions).
	<u>18</u>		<u>10</u>		<input type="checkbox"/> No maps exist <input type="checkbox"/> Multiple parcels <input type="checkbox"/> Portion of parcel <input checked="" type="checkbox"/> Not applicable	<u>204</u>
5c. Physical location <u>81 RANDALL DR</u>					5d. Acreage (see instructions) <u>0.75</u>	

6. TRANSFER TAX	6a. Purchase price (If the transfer is a gift, enter "0")	6a.	6b.
		<u>\$270,000</u>	<u>.00</u>
	6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a)		<u>.00</u>
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)
05-17-2024

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: LORI CLAYTON Phone number: (207) 760-9250
Mailing address: 141 STATE ST Email address: lori.clayton@gatewaytitleme.com
PRESQUE ISLE, ME 04769 Fax number: _____

Added MAJOR CONSTRUCTION
AFTER Sale

Assessed Value AT Time
OF SALE \$91,300

RATIO 40%

DLN: 1002140171679

**PROCESSED
ONLINE.
DO NOT RE-PROCESS.**

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

Registry AROOSTOOK SOUTH
Date Recorded 11/18/2021
Time Recorded 03:49:00 PM
Transfer Tax Amount \$1,045.00
Document Number 13767
Book 6255
Page 125
BOOK/PAGE - REGISTRY USE ONLY

1. County AROOSTOOK

2. Municipality WESTON

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

CURRAN, MATTHEW G

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

CURRAN, SHANNON R

3e. Mailing address after purchasing this property

3085 STRATHMEADE STREET

3f. Municipality

FALLS CHURCH

3g. State 3h. ZIP Code

VA 22042

3b. Federal ID

3d. Federal ID

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

BAKER, RODNEY

4b. Federal ID

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

BAKER, DONNA R

4d. Federal ID

4e. Mailing address

120 WILSON ROAD

4f. Municipality

WAKEFIELD

4g. State 4h. ZIP Code

NH 03872

5. PROPERTY

5a. Map
18

Block

Lot
34

Sub-lot

Check any that apply

No maps exist
Multiple parcels

Portion of parcel

Not applicable

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

204

5d. Acreage (see instructions)

0.23

5c. Physical location

65 BRACKETT LAKE ROAD

6. TRANSFER TAX

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

\$237,500 .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)

11-12-2021

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: CURRIER, TRASK & JORDAN

Phone number: (207) 532-9411

Mailing address: 27 COURT STREET

Email address: lisa@curriertrask.com

HOULTON, ME 04730

Fax number: 2075329518

Rev. 3/19

* House Needs complete REHAB

Assessed Value \$109,100

DLN: 1002240188309

* RATIO 74%

PROCESSED
ONLINE.
DO NOT RE-PROCESS.

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

Registry AROOSTOOK SOUTH

Date Recorded 04/06/2022

Time Recorded 01:46:00 PM

Transfer Tax Amount \$638.00

Document Number 03259

Book 6307

Page 192

BOOK/PAGE - REGISTRY USE ONLY

3b. Federal ID

3d. Federal ID

3g. State 3h. ZIP Code

ME 04101

4b. Federal ID

4d. Federal ID

4g. State 4h. ZIP Code

NY 11946

204

5d. Acreage (see instructions)

0.60

1. County AROOSTOOK

2. Municipality WESTON

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

ADAMS, DAVID J.

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

ADAMS, SANDRA L.

3e. Mailing address after purchasing this property

15 MIDDLE STREET #B509

3f. Municipality

PORTLAND

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

PRINGLE, BARBARA A.

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

4e. Mailing address

11 STATE STREET

4f. Municipality

HAMPTON BAY

4g. State 4h. ZIP Code

NY 11946

5. PROPERTY

5a. Map

18

Block

Lot

9

Sub-lot

Check any that apply

No maps exist

Multiple parcels

Portion of parcel

Not applicable

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

204

5d. Acreage (see instructions)

0.60

5c. Physical location

79 RANDALL DRIVE

6. TRANSFER TAX

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

\$145,000 .00

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

.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)

04-04-2022

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: CURRIER, TRASK & JORDAN

Phone number: (207) 532-9411

Mailing address: 27 COURT STREET

Email address: kinette@curriertrask.com

HOULTON, ME 04730

Fax number:

Rev. 3/19

Property Owner & Town Comp Chart

***NOTE: Information in this chart comes directly from the comps included in this packet that were sent to the Commissioners by both the Property Owner and the Town.**

	Subject Property	Comp #1	Comp #2	Comp #3		Comp #4	Comp #5
	25 Logan Farm Rd	93 Backett Lake Rd	81 Bracket Lake Rd	79 Jackins Lane #1	79 Jackins Lane #2	18 Bass Lane	79 Randall Dr
Acreage	1.68	0.17	0.23	0.34	0	0.31	0.6
House Footprint sq ft	1008	832	384	768	77	792	768
Stories	1.5	1.5	2	1	1	1	1.5
Water Frontage	0.69	0.17	0.23	0.34	0	0.31	0.6
Additions/Outbuilding Sq ft	1864	28	480	440	440	510	448
Land Assessment	83,600.00	50,300.00	57,200.00	67,800.00	0.00	65,100.00	57,600.00
Building Assessment	246,600.00	79,900.00	73,400.00	36,700.00	14,800.00	38,200.00	50,500.00
Exemption							
Total Assessment	330,200.00	130,200.00	130,600.00	104,500.00	14,800.00	25,000.00	108,100.00
Tax Amount	5,778.50	2,278.50	2,285.50		2,087.75	1,370.25	1,891.75

	Subject Property	Comp #1	Comp #2	Comp #3	Comp #4	Comp #5
	25 Logan Farm Rd	Dark Cove Rd	598 Little River Cove	262 Upper Deck Cove Rd	73 Brackett Lake Rd	237 Dark Cove Rd
Acreage	1.68	2.1	1.11	3.22	0.49	0.58
House Footprint sq ft	1008	1536	1440	0	1040	988
Stories	1.5	1.75	1.5	0	1.5	1
Water Frontage	0.69	0	1.11	3.22	0.15	0.58
Additions/Outbuilding Sq ft	1864	0	695	4272	788	1232
Land Assessment	83,600.00	26,300.00	185,700.00	185,900.00	48,000.00	146,300.00
Building Assessment	246,600.00	198,600.00	233,600.00	213,800.00	158,500.00	180,200.00
Exemption						-25,000.00
Total Assessment	330,200.00	224,900.00	419,300.00	374,700.00	206,500.00	301,500.00
Tax Amount	5,778.50					