

LOT 1 FOREST PLANTATION UNIT 3.
WD 1323-1140, WD 1353-2305, WD 1

GAULIN STEVEN T
35 DEVINE WAY
LEBANON, ME 04027

2026

34-3S-16-02461-301



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.060 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,066	100
FDP	126	60
FGR	462	55
FOP	130	30
TOTALS	2,784	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,435	115.5000	129.36	314,992	2020	2020	0	0	5.00	95.00
1 SINGLE FAM		100% - 2021		Heated Area: 2066				HX Base Yr 2021			
The diagram illustrates a property layout with the following areas and dimensions: BAS (Back Yard): A large central area with a width of 35 and a depth of 28. FDP (Front Yard): A rectangular area at the bottom left with a width of 14 and a depth of 4. FGR (Front Garden): A rectangular area at the bottom right with a width of 22 and a depth of 21. FOP (Front Porch): A small rectangular area at the top left with a width of 13 and a depth of 10. Additional dimensions and connections include: - A horizontal line of 13 connecting the top of the FOP to the top of the BAS. - A horizontal line of 13 connecting the top of the BAS to the top of the FGR. - A vertical line of 10 connecting the top of the FOP to the top of the BAS. - A vertical line of 10 connecting the top of the BAS to the top of the FGR. - A horizontal line of 13 connecting the left side of the FOP to the left side of the BAS. - A horizontal line of 13 connecting the left side of the BAS to the left side of the FDP. - A horizontal line of 14 connecting the left side of the FDP to the left side of the FGR. - A horizontal line of 8 connecting the top of the FDP to the top of the FGR. - A horizontal line of 15 connecting the top of the FDP to the top of the FGR. - A horizontal line of 14 connecting the bottom of the FDP to the bottom of the FGR. - A horizontal line of 22 connecting the bottom of the FDP to the bottom of the FGR. - A horizontal line of 22 connecting the top of the FGR to the top of the BAS. - A horizontal line of 22 connecting the bottom of the FGR to the bottom of the BAS. - A vertical line of 28 connecting the top of the BAS to the top of the FGR. - A vertical line of 21 connecting the top of the FGR to the top of the BAS. - A vertical line of 21 connecting the bottom of the FGR to the bottom of the BAS. - A vertical line of 22 connecting the top of the BAS to the top of the FGR.											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE		299,242			
TOTAL MARKET OB/XF VALUE		32,145			
TOTAL LAND VALUE - MARKET		24,000			
TOTAL MARKET VALUE		355,387			
SOH/AGL Deduction		49,152			
ASSESSED VALUE		306,235			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		255,513			
TOTAL JUST VALUE		355,387			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		358,811			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047214	Swimming Pool and	73,000	05/11/2023
19-486	SFR	0	09/27/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/963	11/23/2020	WD	Q	I	01	305,000
GRANTOR: PK FOREST INVESTMENTS						
GRANTEE: GAULIN STEVEN T						
1395/0634	9/23/2019	WD	Q	V	05	250,000
GRANTOR: MILLENIA CAPITAL INC						
GRANTEE: PK FOREST INVESTMEN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	1,228.00	1,228.00	100	2021
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	2,800.00	2,800.00	100	2023
3	0280	POOL R/CON	0 100	14	28	392.00	UT	70.00	70.00	100	2024
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2024

BUILDING NOTES			
BAS=[ORIG=10,-20] W22 N10 W13 S10 W13 W13 S35 E14 N3 E8 S2 E15 N2 E2 N4 E22 N28 \$			
FGR=[ORIG=-12,8] E22 S21 W22 N21 \$			
FOP=[ORIG=-38,-30] E13 S10 W13 N10 \$			
FDP=[ORIG=-15,14] W14 N2 W8 S3 S4 E22 N5 \$			

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

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