COMM AT SE COR OF NE1/4 OF SEC
RUN W 25.21 FT TO W R/W OF
NW WHITE SPRINGS AVE FOR POB

ANDERSON RONALD L/ANDERSON GAIL A
81 PICOTT RD
KITTERY, ME 03904

2026

13-2S-15-00043-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13215.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	04/25/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	24,023
TOTAL LAND VALUE - MARKET	80,444
TOTAL MARKET VALUE	30,907
SOH/AGL Deduction	0
ASSESSED VALUE	30,907
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,907
TOTAL JUST VALUE	104,467
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/1275	5/20/2004	WD	Q	V	02	42,500

GRANTOR: SOUTHERN SPECIALTY BU

GRANTEE: RONALD L GAIL A AND

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	30	46	1,380.00	UT	10.00	10.00	100	2013	2013	3	100	13,803	
2	0261	PRCH, UOP	0	0	10	46	460.00	UT	7.00	7.00	100	2013	2013	3	100	3,220	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 24,023

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0			0.00	0.00	15.47	AC		1.00	1.00	1.00	445.00	445.00	6,884							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	15.47	AC		1.00	1.00	0.80	6,500.00	5,200.00	80,444							

REVIEW DATE 10/12/2022 BY JB Total Acres: 15.47 Total Land Value: 6,884 Market: 80,444 Agricultural: 6,884 Common: 0 PRINTED 06/09/2026 BY SYS