





WALES

263 OAK HILL ROAD

PROPERTY INFORMATION

Site:	**Map R01, Lot 053, Sub B**	Land Value:	**$94,900**
Town:	**Wales**	Building Value:	**$241,884**
Tax Year:	**2025**	Total Real Value:	**$336,784**
Owner:	**SHAW, TRAVIS J**	Exemption Value:	**$25,000**
Last Committed Tax:	**$3,601.11**	Net Taxable Real Value:	**$311,784**

OWNER INFORMATION

Owner #1:	**SHAW, TRAVIS J**	Owner Since:	**12/02/2022**
Owner #2:	**SHAW,**	Book:	**11265**

Documents:

- R01-053-B
- R01-053-B

Mailing Address:	**263 OAK HILL RD WALES, ME 04280**	Purchase Price:	**$332,000**
Trio Account #:	**109**		

LAND INFORMATION

LAND GROUP: TYPE	SIZE	VALUE
Primary Lot: Rural Base	2 AC	$50,000
Primary Lot: Additional	1.4 AC	$4,900
	3.40 AC	**$54,900**

SITE IMPROVEMENT

Improvements made to the property such as a well, septic system or driveway.

DESCRIPTION	SI VALUE
Grade 4	$40,000
	$40,000

BUILDING DATA

BUILDING TYPE	AREA	GRADE	COND	F.OBS.	E.OBS.	VALUE	COLOR	YEAR

BUILDING TYPE	AREA	GRADE	COND	F.OBS.	E.OBS.	VALUE	COLOR	YEAR
Open Porch (OP)	160	4.50	90%	100%	100%	$6,082		
Deck	352	4.50	90%	100%	100%	$8,439		

VISIT HISTORY

DATE	PURPOSE	RESULT	INDIVIDUAL
02/21/2024	Equalization	Measure	Jeff Kendall
04/08/2022	Building Permit	Reprice	Paul Binette
11/28/2007	Equalization	List	Roland Dumont

EXEMPTIONS

TYPE	VALUE
Homestead	$25,000