

FREDETTE, CHRISTINE
61 PINE RIDGE ROAD
WINDSOR ME 04363

Previous Owner
FREDETTE, KEN
61 PINE RIDGE ROAD

WINDSOR ME 04363
Sale Date: 4/16/2007

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
1/24 - DB MEASURE
8/24 KL FR

Windsor

Property Data		
Neighborhood	11 Nbhd 11	
Tree Growth Year	0	
Open Space (Year)	0	
Farmland (Year)	0	
Zone/Land Use	11 Rur Agricultural	
Secondary Zone		
Topography	1 Level	
1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities	2 Public Water 3 Public Sewer	
1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake Water
3.Sewer	6.Septic	9.Non
Street	1 Paved	
1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.No
INSPECTION CODE	0	
PRINT CARD	0	
Sale Data		
Sale Date		
Price		
Sale Type		
1.Land	4.Mobile	7.
2.& B	5.Other	8.
3.Bundling	6.	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Trust
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
2010	0	29,200	0	29,200
2011	0	15,000	0	15,000
2012	0	15,000	0	15,000
2013	0	15,000	0	15,000
2014	0	15,000	0	15,000
2015	0	15,000	0	15,000
2016	0	15,000	0	15,000
2017	0	15,000	0	15,000
2018	0	15,000	0	15,000
2019	0	15,000	0	15,000
2020	0	15,000	0	15,000
2021	0	15,000	0	15,000
2022	0	15,000	0	15,000
Calc.	0	12,200	0	12,200

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Commercial Lot				%		1.Open Space Red
12.Not Used				%		2.Excess Frtg
13.Commercial Lot				%		3.Topography
14.Not Used				%		4.Size/Shape
15.Miscellaneous				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Prime Lot
				%		31.Blueberry/Hort
				%		32.Pasture
				%		33.Orchard
				%		34.Software(Farm
				%		35.Mixed Wood (Fa
				%		36.Hardwood (Farm
				%		37.Software
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Miscellaneous
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Utility Valuat
				%		46.Miscellaneous
Total Acreage		0.00				

Proposed Value

Windsor

Map Lot 02-048-61T

Account 213

Location 61 PINE RIDGE ROAD

Card 1 Of 1 8/22/2024

Building Style	SF Bsmt Living	Layout
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Cottage	Secondary heat	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Mobile	Heat Type 100%	3. 6. 9.
4.Cape 8.Log 12.Gar/Apt	1.HW 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.Radiant	1.1/4 Fin 4.Full Fin 7.
Other Units	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories	4.Steam 8.Monitor/ 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0%	Insulation
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style	Unfinished %
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface	Bath(s) Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint)
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim	# Rooms	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM	# Bedrooms	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM	# Full Baths	Phys. % Good
Year Built	# Half Baths	Funct. % Good
Year Remodeled	# Addn Fixtures	Functional Code
Foundation	# Fireplaces	1.Incomp 4.Long Ter 7.Damaged
1.Concrete 4.Wood 7.		2.O-Built 5.Dilapida 8.No Basement
2.C Block 5.Slab 8.		3.MoHoNoLa 6.Util/Lay 9.No
3.Br/Stone 6.Piers 9.		Econ. % Good
Basement		Economic Code
1.1/4 Bmt 4.Full Bmt 7.	0.None 9.None 7.	1.Location 5. 8.
2.1/2 Bmt 5.Crawl Sp 8.	1.Encroach 6. 9.	2.Encroach 6. 9.
3.3/4 Bmt 6. 9.None	Entrance Code 5 Estimate	1.Interior 4.Vacant 7.
Bsmt Gar # Cars	1.Perennial 5.Estimate 8.	2.Perennial 5.Estimate 8.
Wet Basement	1.Informal 6. 9.	3.Tenant 6.Other 9.
1.Dry 4. 7.	Information Code 5 Estimate	
2.Damp 5. 8.	1.Owner 4.Agent 7.	
3.Wet 6. 9.	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

MOHO 12'
60'

Date Inspected 8/09/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1990	80	1 100	1	0 %	100 %	
62 Patio	1987	160	2 100	3	0 %	100 %	
68 Wood Deck	1987	32	3 100	4	0 %	100 %	
68 Wood Deck	1987	96	3 100	4	0 %	100 %	
997 12' MOBILE	1987	12x60	2 100	2	0 %	50 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Proposed Value