

OXFORD PROPERTY MANAGEMENT, LLC  
c/o DAVID OR DEBORAH ANDREWS  
P.O. BOX 151  
SOUTH PARIS ME 04281

Previous Owner  
CLIFFORD, GEORGE  
65 PINE RIDGE ROAD

WINDSOR ME 04363  
Sale Date: 5/31/2015

Inspection Witnessed By:

X	Date
No./Date	Description

Notes:

PER OXFORD PROP. MGT. CHANGED NAME FROM STEPHANIE HALLOWELL TO GEORGE CLIFFORD FOR 4-1-14.  
1/24 - DB MEASURE  
8/24 KL FR

Windsor

Property Data				Assessment Record																																																																																																																																																																																																																	
Neighborhood <b>11 Nbhd 11</b>				Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																													
Tree Growth Year <b>0</b>				2010	0	27,800	16,000	11,800																																																																																																																																																																																																													
Open Space (Year) <b>0</b>				2011	0	14,100	14,100	0																																																																																																																																																																																																													
Farmland (Year) <b>0</b>				2012	0	14,100	14,100	0																																																																																																																																																																																																													
Zone/Land Use <b>11 Rur Agricultural</b>				2013	0	14,100	14,100	0																																																																																																																																																																																																													
Secondary Zone				2014	0	14,100	14,100	0																																																																																																																																																																																																													
Topography <b>4 Below Street</b>				2015	0	14,100	0	14,100																																																																																																																																																																																																													
1.Level 4.Below St 7.				2016	0	14,100	0	14,100																																																																																																																																																																																																													
2.Rolling 5.Low 8.				2017	0	14,100	0	14,100																																																																																																																																																																																																													
3.Above St 6.Swampy 9.				2018	0	14,100	0	14,100																																																																																																																																																																																																													
Utilities <b>2 Public Water 3 Public Sewer</b>				2019	0	14,100	0	14,100																																																																																																																																																																																																													
1.Public 4.Dr Well 7.Cesspool				2020	0	14,100	0	14,100																																																																																																																																																																																																													
2.Water 5.Dug Well 8.Lake Water				2021	0	12,900	0	12,900																																																																																																																																																																																																													
3.Sewer 6.Septic 9.Non				2022	0	12,900	0	12,900																																																																																																																																																																																																													
Street <b>1 Paved</b>				Calc.	0	14,400	0	14,400																																																																																																																																																																																																													
1.Paved 4.Proposed				<table border="1"> <thead> <tr> <th colspan="5">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Commercial Lot</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Open Space Red</td></tr> <tr><td>12.Not Used</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Frtg</td></tr> <tr><td>13.Commercial Lot</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Not Used</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Miscellaneous</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Corner Infl</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td><b>Acres</b></td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Prime Lot</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Blueberry/Hort</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Software( Farm</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Mixed Wood (Fa</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Hardwood (Farm</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Software</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Miscellaneous</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Lot Improvemen</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Utility Valuat</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Miscellaneous</td></tr> </tbody> </table>					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					%		<b>Acres</b>					%		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
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2.FHA/VA 5.Private 8.				21.Residential Lo																																																																																																																																																																																																																	
3.Assumed 6.Cash 9.Unknown				22.Not Used																																																																																																																																																																																																																	
Validity <b>8 Other Non Valid</b>				23.Waterfront Lot																																																																																																																																																																																																																	
1.Valid 4.Split 7.Renovate				<b>Acres</b>																																																																																																																																																																																																																	
2.Related 5.Partial 8.Other				24.Not Used																																																																																																																																																																																																																	
3.Distress 6.Exempt 9.Trust				25.Excess Land (1																																																																																																																																																																																																																	
Verified <b>1 Buyer</b>				26.Excess Land (1																																																																																																																																																																																																																	
1.Buyer 4.Agent 7.Family				27.Excess Land (>																																																																																																																																																																																																																	
2.Seller 5.Pub Rec 8.Other				28.Excess Land WF																																																																																																																																																																																																																	
3.Lender 6.MLS 9.				29.Not Used																																																																																																																																																																																																																	
					<b>Total Acreage 0.00</b>																																																																																																																																																																																																																

**Windsor**

Map Lot 02-048-65T

Account 280

Location 65 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 <b>100%</b>	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.FI/Stair 8.
Stories	4.Steam 8.Monitor/ 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0%</b>	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.	 <p><b>TRIO</b> Software A Division of Harris Computer Systems</p>	2.O-Built 5.Dilapid 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.No 7.
2.1/2 Bmt 5.Crawl Sp 8.		1.Location 5. 8.
3.3/4 Bmt 6. 9.None		2.Encroach 6. 9.
Bsmt Gar # Cars		Entrance Code <b>5 Estimate</b>
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.General 5.Estimate 8.
2.Damp 5. 8.	3.Inform 6. 9.	
3.Wet 6. 9.	Information Code <b>5 Estimate</b>	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	



Proposed Value

Date Inspected 8/09/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1984	16	3 100	4	0 %	100 %	
68 Wood Deck	1984	16	3 100	4	0 %	100 %	
998 14' MOBILE	1984	14x52	3 100	2	0 %	50 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



- 1.1 Story Frame
- 2.2 Story Frame
- 3.3 Story Frame
- 4.1-1/2 Story Fr
- 5.1-3/4 Story Fr
- 6.2-1/2 Story Fr
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic