

OXFORD PROPERTY MANAGEMENT, LLC  
P.O. BOX 151  
SOUTH PARIS ME 04281

Property Data			Assessment Record																																																																																																																																																																																																														
			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																										
Neighborhood <b>11 Nbhd 11</b>			2010	0	21,400	10,000	11,400																																																																																																																																																																																																										
Tree Growth Year <b>0</b>			2011	0	21,400	10,000	11,400																																																																																																																																																																																																										
Open Space (Year) <b>0</b>			2012	0	21,400	10,000	11,400																																																																																																																																																																																																										
Farmland (Year) <b>0</b>			2013	0	21,400	10,000	11,400																																																																																																																																																																																																										
Zone/Land Use <b>11 Rur Agricultural</b>			2014	0	19,500	10,000	9,500																																																																																																																																																																																																										
Secondary Zone			2015	0	19,500	0	19,500																																																																																																																																																																																																										
Topography <b>1 Level</b>			2016	0	19,500	0	19,500																																																																																																																																																																																																										
1.Level 4.Below St 7.			2017	0	19,500	0	19,500																																																																																																																																																																																																										
2.Rolling 5.Low 8.			2018	0	19,500	0	19,500																																																																																																																																																																																																										
3.Above St 6.Swampy 9.			2019	0	19,500	0	19,500																																																																																																																																																																																																										
Utilities <b>2 Public Water 3 Public Sewer</b>			2020	0	19,500	0	19,500																																																																																																																																																																																																										
1.Public 4.Dr Well 7.Cesspool			2021	0	17,900	0	17,900																																																																																																																																																																																																										
2.Water 5.Dug Well 8.Lake Water			2022	0	17,900	0	17,900																																																																																																																																																																																																										
3.Sewer 6.Septic 9.Non			Calc.	0	24,800	0	24,800																																																																																																																																																																																																										
Street <b>1 Paved</b>			<table border="1"> <thead> <tr> <th colspan="2">Front Foot</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Type</th> <th></th> <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>					Front Foot		Effective		Influence		Influence Codes	Type		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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1.Paved 4.Proposed			<b>Square Foot</b>																																																																																																																																																																																																														
2.Semi Imp 5.			16.Gravel Pit Sit																																																																																																																																																																																																														
3.Gravel 6.			17.Gravel Pit Pot																																																																																																																																																																																																														
INSPECTION CODE <b>0</b>			18.Excess Land																																																																																																																																																																																																														
PRINT CARD <b>0</b>			19.Condominium																																																																																																																																																																																																														
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1.Land 4.Mobile 7.			22.Not Used																																																																																																																																																																																																														
2.& B 5.Other 8.			23.Waterfront Lot																																																																																																																																																																																																														
3.Bundling 6. 9.			<b>Acres</b>																																																																																																																																																																																																														
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1.Convent 4.Seller 7.			25.Excess Land (1																																																																																																																																																																																																														
2.FHA/VA 5.Private 8.			26.Excess Land (1																																																																																																																																																																																																														
3.Assumed 6.Cash 9.Unknown			27.Excess Land (>																																																																																																																																																																																																														
Validity			28.Excess Land WF																																																																																																																																																																																																														
1.Valid 4.Split 7.Renovate			29.Not Used																																																																																																																																																																																																														
2.Related 5.Partial 8.Other			<b>Total Acreage 0.00</b>																																																																																																																																																																																																														
3.Distress 6.Exempt 9.Trust																																																																																																																																																																																																																	
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1.Buyer 4.Agent 7.Family																																																																																																																																																																																																																	
2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																																																	
3.Lender 6.MLS 9.																																																																																																																																																																																																																	

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
10/3/06 Mobile home with no land corrected for Grade and Functional Obsolescence. Recommend abatement. 9/30/13 LARGER DECK REMOVED.  
8/28/14 Mailed copy of 2015 Real Estate Tax bill to Oxford Property Management.  
1/24 - DB MEASURE.  
8/24 KL FR . VINYL SHD=NV

Windsor

**Windsor**

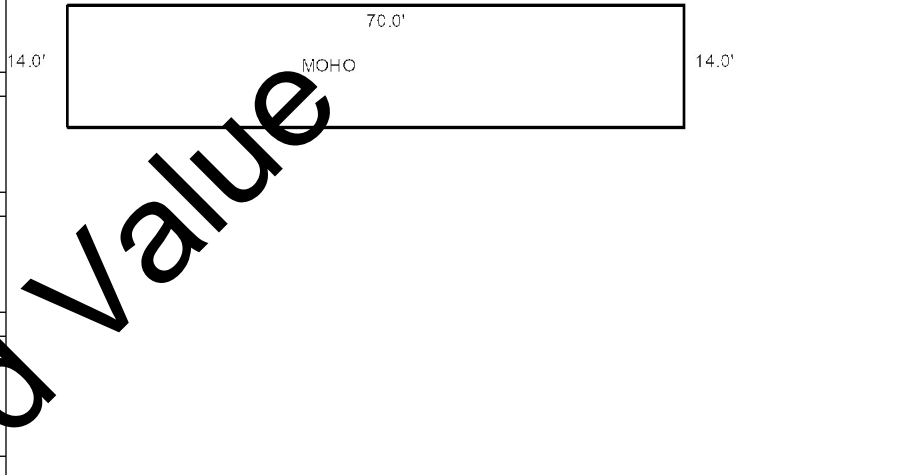
Map Lot 02-048-68T

Account 159

Location 68 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.F/Stair 8.
Stories	4.Steam 8.Monitor/ 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100%</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 <small>A Division of Harris Computer Systems</small></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	1.Location 5. 8.
2.1/2 Bmt 5.Crawl Sp 8.	1.Location 5. 8.	2.Encroach 6. 9.
3.3/4 Bmt 6. 9.None	Entrance Code <b>5 Estimate</b>	1.Interior 4.Vacant 7.
Bsmt Gar # Cars	1.1 Interior 4.Vacant 7.	2.Exterior 5.Estimate 8.
Wet Basement	2.Exterior 5.Estimate 8.	3.Inform 6. 9.
1.Dry 4. 7.	Information Code <b>5 Estimate</b>	1.Owner 4.Agent 7.
2.Damp 5. 8.	1.Owner 4.Agent 7.	2.Relative 5.Estimate 8.
3.Wet 6. 9.	2.Relative 5.Estimate 8.	3.Tenant 6.Other 9.



Date Inspected 8/09/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1988	48	3 100	2	0 %	100 %	
24 Frame Shed	1988	49	2 100	3	0 %	100 %	
68 Wood Deck	1988	24	3 100	4	0 %	100 %	
68 Wood Deck	1988	143	3 100	4	0 %	100 %	
998 14' MOBILE	1988	14x70	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