

CENTRAL MAINE POWER COMPANY
 c/o AVANGRID MANAGEMENT COMPANY
 ONE CITY CENTER, 5TH FLOOR
 PORTLAND ME 04101

B10401P227

Previous Owner
 SHIRLEY VARNEY LIVING TRUST
 MICHAEL RICHARDSON, TRUSTEE
 c/o CMP- IBERDROLA
 NEW GLOUCESTER ME 04260
 Sale Date: 4/27/2010

Previous Owner
 VARNEY, SHIRLEY E.
 10 RIDGE ROAD

WINDSOR ME 04363
 Sale Date: 7/25/2006

Property Data			Assessment Record				
Neighborhood 11 Nbhd 11			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2011	1,000	0	0	1,000
Open Space (Year) 0			2012	1,000	0	0	1,000
Farmland (Year) 0			2013	1,000	0	0	1,000
Zone/Land Use 11 Rur Agricultural			2014	1,000	0	0	1,000
Secondary Zone			2015	1,500	0	0	1,500
Topography 2 Rolling			2016	1,500	0	0	1,500
1.Level 4.Below St 7.			2017	1,500	0	0	1,500
2.Rolling 5.Low 8.			2018	1,500	0	0	1,500
3.Above St 6.Swampy 9.			2019	1,500	0	0	1,500
Utilities 9 None 9 None			2020	1,500	0	0	1,500
1.Public 4.Dr Well 7.Cesspool			2021	1,500	0	0	1,500
2.Water 5.Dug Well 8.Lake Water			2022	1,500	0	0	1,500
3.Sewer 6.Septic 9.None			2023	1,500	0	0	1,500
Street 1 Paved			2024	1,800	0	0	1,800
1.Paved 4.Proposed 7.							
2.Semi Imp 5. 8.							
3.Gravel 6. 9.None							
INSPECTION CODE 0							
PRINT CARD 0							

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Sale Data		
Sale Date 4/27/2010		
Price 28,000		
Sale Type 1 Land Only		
1.Land 4.Mobile 7.		
2.L & B 5.Other 8.		
3.Building 6. 9.		
Financing 9 Unknown		
1.Convent 4.Seller 7.		
2.FHA/VA 5.Private 8.		
3.Assumed 6.Cash 9.Unknown		
Validity 8 Other Non Valid		
1.Valid 4.Split 7.Renovate		
2.Related 5.Partial 8.Other		
3.Distress 6.Exempt 9.Trust		
Verified 5 Public Record		
1.Buyer 4.Agent 7.Family		
2.Seller 5.Pub Rec 8.Other		
3.Lender 6.MLS 9.		

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
Square Foot		Square Feet				
16.Gravel Pit Sit				%		
17.Gravel Pit Pot				%		
18.Excess Land				%		
19.Condominium				%		
20.Miscellaneous				%		
Fract. Acre		Acres/Sites				
21.Residential Lo	48	0.50	100	%	4	
22.Not Used				%		
23.Waterfront Lot				%		
24.Not Used				%		
25.Excess Land (1				%		
26.Excess Land (1				%		
27.Excess Land (>				%		
28.Excess Land WF				%		
29.Not Used				%		
Total Acreage				0.50		

Windsor

Map Lot 02-110

Account 1191

Location RIDGE ROAD

Card 1 Of 1 10/23/2024

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.FI/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.Damage
1.Concrete 4.Wood 7.		2.O-Built 5.Dilapida 8.Basement
2.C Block 5.Slab 8.		3.MoHoNoLa 6.Util/Lay 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good
Basement		Economic Code
1.1/4 Bmt 4.Full Bmt 7.		0.None 9.None 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 4 Unoccupied
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6. 9.	
3.Wet 6. 9.	Information Code 5 Estimate	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 8/08/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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