

MASON, NICHOLAS C
BOUCHER, TAYLOR A
P O BOX 115
WINDSOR ME 04363

B13548P294

Previous Owner
BOUCHER, RYAN
P.O. BOX 295

WINDSOR ME 04363
Sale Date: 5/06/2020

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
5-19-08NC;CK'09. 7/2/12 w/MRS. LISTED 16X24 SHED; WDK NOT COMPUTED - COMPUTE.
1/24 - GL EA, EST IA
7/24 KL FR

Windsor

Property Data			Assessment Record																																																																																																																																																																																																																	
Neighborhood 11 Nbhd 11			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																													
Tree Growth Year 0			2011	18,000	186,900	0	204,900																																																																																																																																																																																																													
Open Space (Year) 0			2012	18,000	191,900	0	209,900																																																																																																																																																																																																													
Farmland (Year) 0			2013	18,000	191,900	0	209,900																																																																																																																																																																																																													
Zone/Land Use 11 Rur Agricultural			2014	18,000	191,900	0	209,900																																																																																																																																																																																																													
Secondary Zone			2015	18,000	191,900	0	209,900																																																																																																																																																																																																													
Topography 1 Level			2016	18,000	191,900	0	209,900																																																																																																																																																																																																													
1.Level 4.Below St 7.			2017	18,000	191,900	0	209,900																																																																																																																																																																																																													
2.Rolling 5.Low 8.			2018	18,000	191,900	0	209,900																																																																																																																																																																																																													
3.Above St 6.Swampy 9.			2019	18,000	191,900	0	209,900																																																																																																																																																																																																													
Utilities 4 Drilled Well 6 Septic System			2020	18,000	197,500	0	215,500																																																																																																																																																																																																													
1.Public 4.Dr Well 7.Cesspool			2021	18,000	197,500	0	215,500																																																																																																																																																																																																													
2.Water 5.Dug Well 8.Lake Water			2022	18,000	197,500	0	215,500																																																																																																																																																																																																													
3.Sewer 6.Septic 9.None			2023	18,000	197,500	0	215,500																																																																																																																																																																																																													
Street 1 Paved			2024	35,600	384,000	0	419,600																																																																																																																																																																																																													
1.Paved 4.Proposed 7.			<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>Acres</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>21</td> <td>1.00</td> <td>100</td> <td>%</td> <td>0</td> <td>37.Software</td> </tr> <tr> <td></td> <td>22</td> <td>1.00</td> <td>100</td> <td>%</td> <td>0</td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td>25</td> <td>1.00</td> <td>100</td> <td>%</td> <td>0</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					%		Acres					%		30.Prime Lot					%		31.Blueberry/Hort					%		32.Pasture					%		33.Orchard					%		34.Software(Farm					%		35.Mixed Wood (Fa					%		36.Hardwood (Farm		21	1.00	100	%	0	37.Software		22	1.00	100	%	0	38.Mixed Wood		25	1.00	100	%	0	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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| PRINT CARD **0** | | | | Fract. Acre | | Acreage/Sites | | |-------------------|---------------|---------------|---------------| | Fract. Acre | Acreage/Sites | Fract. Acre | Acreage/Sites | | 21.Residential Lo | | 21 | 1.00 | | 22.Not Used | | 22 | 1.00 | | 23.Waterfront Lot | | 25 | 1.00 | | Acres | | | | | 24.Not Used | | | | | 25.Excess Land (1 | | | | | 26.Excess Land (1 | | | | | 27.Excess Land (> | | | | | 28.Excess Land WF | | | | | 29.Not Used | | | | | | | | |
| | Total Acreage | | |---------------|--| | 2.00 | | | | | | | | | |

Windsor

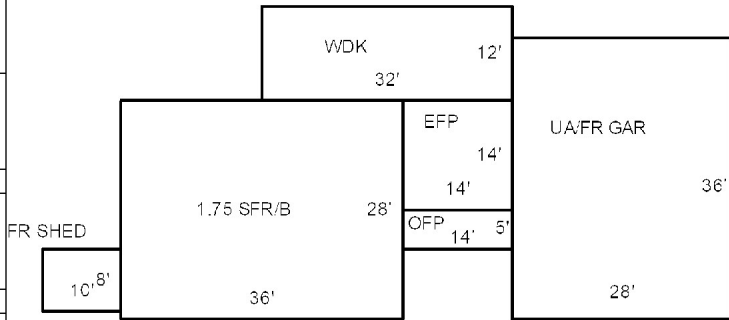
Map Lot 04-023-A

Account 890

Location 186 JONES ROAD

Card 1 Of 1 10/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical									
1.Conv.	5.Garrison	9.Other	Fin Bsmt Grade	0 0	1.Typical	4.	7.							
2.Ranch	6.Split	10.Cottage	Secondary heat	0	2.Inadeq	5.	8.							
3.R Ranch	7.Contemp	11.Mobile	Heat Type	100%	1 Forced Hot Water	6.	9.							
4.Cape	8.Log	12.Gar/Apt	1.HW	5.FWA	9.No Heat	Attic 9 None								
Dwelling Units	1		2.HWCI	6.GravWA	10.Radiant	1.1/4 Fin	4.Full Fin	7.						
Other Units	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.						
Stories	5 One & 3/4 Story		4.Steam	8.Monitor/	12.	3.3/4 Fin	6.	9.None						
1.1	4.1.5	7.	Cool Type	0%	9 None	Insulation 1 TYPICAL								
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	2 Vinyl/Aluminum		3.H Pump	6.	9.None	3.Capped	6.	9.None						
1.Wood	5.Stucco	9.Other	Kitchen Style	2 Typical			Unfinished % 0%							
2.Vin/Al	6.Brick	10.Cement	1.Modern	4.Obsolete	7.	Grade & Factor 3 Average 110%								
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	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same					
1.Asphalt	4.Composit	7.SS	1.Modern	4.Obsolete	7.	SQFT (Footprint) 1008								
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 4 Average								
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G						
SF Masonry Trim	0		# Rooms	7			2.Fair	5.Avg+	8.Exc					
OPEN-3-CUSTOM	0		# Bedrooms	3			3.Avg-	6.Good	9.Same					
OPEN-4-CUSTOM	0		# Full Baths	2			Phys. % Good 0%							
Year Built	1999		# Half Baths	0			Funct. % Good 100%							
Year Remodeled	0		# Addn Fixtures	0			Functional Code 9 None							
Foundation	1 Concrete		# Fireplaces	0			1.Incomp	4.Long Ter	7.Damage					
1.Concrete	4.Wood	7.												
2.C Block	5.Slab	8.								Economic Code None				
3.Br/Stone	6.Piers	9.								0.None			9.None	7.
Basement	4 Full Basement									1.Location			5.	8.
1.1/4 Bmt	4.Full Bmt	7.								2.Encroach			6.	9.
2.1/2 Bmt	5.Crawl Sp	8.								Entrance Code 5 Estimated				
3.3/4 Bmt	6.	9.None								1.Interior			4.Vacant	7.
Bsmt Gar # Cars	0									2.Refusal			5.Estimate	8.
Wet Basement	1 Dry Basement									3.Informed			6.	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.							



Date Inspected 7/26/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1999	196	4 110	4	0 %	100 %	
21 Open Frame	1999	70	4 110	4	0 %	100 %	
24 Frame Shed	1999	144	2 100	3	0 %	100 %	
97 UNF ATT/FR GAR	2003	1008	4 110	3	0 %	100 %	
1 1 Story Frame	2006	80	4 110	4	0 %	100 %	
68 Wood Deck	0	384	3 100	4	0 %	100 %	
23 Frame Garage	2011	384	3 100	4	0 %	100 %	
24 Frame Shed	0	80	3 100	4	0 %	100 %	
					%	%	
					%	%	

- 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