

MAINE, STATE OF, DEPT. IF&W  
41 STATE HOUSE STATION  
AUGUSTA ME 04330

B9776P110

Previous Owner  
WAGNER, CHRISTOPHER  
WAGNER, TRACY  
P.O. BOX 165  
SOUTH HARPSWELL ME 04079  
Sale Date: 6/27/2008

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

1/24 - DB GATE ACROSS MUDMILLS RD  
7/24 KL FR

Windsor

Property Data			Assessment Record																																																																																																																																																																																																																																																		
Neighborhood <b>4 Nbhd 4</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																																																														
Tree Growth Year <b>0</b>			2011	2,000	0	2,000	0																																																																																																																																																																																																																																														
Open Space (Year) <b>0</b>			2012	2,000	0	2,000	0																																																																																																																																																																																																																																														
Farmland (Year) <b>0</b>			2013	2,000	0	2,000	0																																																																																																																																																																																																																																														
Zone/Land Use <b>11 Rur Agricultural</b>			2014	2,000	0	2,000	0																																																																																																																																																																																																																																														
Secondary Zone			2015	2,000	0	2,000	0																																																																																																																																																																																																																																														
Topography <b>2 Rolling 9</b>			2016	2,000	0	2,000	0																																																																																																																																																																																																																																														
1.Level 4.Below St 7.			2017	2,000	0	2,000	0																																																																																																																																																																																																																																														
2.Rolling 5.Low 8.			2018	2,000	0	2,000	0																																																																																																																																																																																																																																														
3.Above St 6.Swampy 9.			2019	2,000	0	2,000	0																																																																																																																																																																																																																																														
Utilities <b>9 None 9 None</b>			2020	2,000	0	2,000	0																																																																																																																																																																																																																																														
1.Public 4.Dr Well 7.Cesspool			2021	2,000	0	2,000	0																																																																																																																																																																																																																																														
2.Water 5.Dug Well 8.Lake Water			2022	2,000	0	2,000	0																																																																																																																																																																																																																																														
3.Sewer 6.Septic 9.None			2023	2,000	0	2,000	0																																																																																																																																																																																																																																														
Street <b>2 Semi-Improved</b>			2024	2,300	0	2,300	0																																																																																																																																																																																																																																														
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 colspan="3">INSPECTION CODE <b>0</b></td> <td colspan="2"><b>Square Foot</b></td> <td colspan="2"><b>Square Feet</b></td> <td>8.View/Environ</td> </tr> <tr> <td colspan="3">PRINT CARD <b>0</b></td> <td colspan="2">16.Gravel Pit Sit</td> <td colspan="2"></td> <td>9.Fract Share</td> </tr> <tr> <td colspan="3" rowspan="2"><b>Sale Data</b></td> <td colspan="2">17.Gravel Pit Pot</td> <td colspan="2"></td> <td><b>Acres</b></td> </tr> <tr> <td colspan="2">18.Excess Land</td> <td colspan="2"></td> <td>30.Prime Lot</td> </tr> <tr> <td colspan="3">Sale Date <b>6/27/2008</b></td> <td colspan="2">19.Condominium</td> <td colspan="2"></td> <td>31.Blueberry/Hort</td> </tr> <tr> <td colspan="3">Price <b>2,000</b></td> <td colspan="2">20.Miscellaneous</td> <td colspan="2"></td> <td>32.Pasture</td> </tr> <tr> <td colspan="3">Sale Type <b>1 Land Only</b></td> <td colspan="2"></td> <td colspan="2"></td> <td>33.Orchard</td> </tr> <tr> <td colspan="3">1.Land 4.Mobile 7.</td> <td colspan="2"></td> <td colspan="2"></td> <td>34.Softwood( Farm</td> </tr> <tr> <td colspan="3">2.L &amp; B 5.Other 8.</td> <td colspan="2"></td> <td colspan="2"></td> <td>35.Mixed Wood (Fa</td> </tr> <tr> <td colspan="3">3.Building 6. 9.</td> <td colspan="2"></td> <td colspan="2"></td> <td>36.Hardwood (Farm</td> </tr> <tr> <td colspan="3">Financing <b>9 Unknown</b></td> <td colspan="2"><b>Fract. 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**Windsor**

Map Lot 04-050

Account 1197

Location MUD MILLS 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 <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>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.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 <b>4 Unoccupied</b>
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 <b>5 Estimate</b>	
	1.Owner 4.Agent 7.	
	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
					%	%	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