

BAILEY, MATTHEW
BAILEY, TIFFANY
34 REED ROAD
WINDSOR ME 04363

B12035P146

Previous Owner
KILLAM, JONATHAN L., PERS. REP. FOR
DANA L. KILLAM
c/o BAILEY, MATTHEW & TIFFANY
WEST GARDINER ME 04345
Sale Date: 7/07/2015

Previous Owner
KILLAM, DANA L.
c/o JONATHAN KILLAM
1003 NH ROUTE 140
GILMANTON IRON WORKS NH 03837
Sale Date: 12/31/2014

Previous Owner
KILLAM, DOROTHY AND
KILLAM, DANA L.
10 REED ROAD
WINDSOR ME 04363
Sale Date: 3/07/2012

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
8/30/16 CHANGED MAILING ADDRESS FROM 522 HIGH STREET, WEST GARDINER, ME 04345 TO 10 REED RD, WINDSOR, ME PER FWDG ADDRESS. ATH 3/23 - DC MO . EA, EST IA, MISSING SOME SIDING 7/24 KL FR

Windsor

Property Data			Assessment Record																																																																																																																																																																																					
Neighborhood 11 Nbhd 11			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																	
Tree Growth Year 0			2011	20,000	127,800	10,000	137,800																																																																																																																																																																																	
Open Space (Year) 0			2012	20,000	127,800	10,000	137,800																																																																																																																																																																																	
Farmland (Year) 0			2013	20,000	127,800	10,000	137,800																																																																																																																																																																																	
Zone/Land Use 11 Rur Agricultural			2014	20,000	127,800	10,000	137,800																																																																																																																																																																																	
Secondary Zone			2015	20,000	127,800	0	147,800																																																																																																																																																																																	
Topography 1 Level			2016	20,000	127,800	0	147,800																																																																																																																																																																																	
1.Level 4.Below St 7.			2017	20,000	127,800	0	147,800																																																																																																																																																																																	
2.Rolling 5.Low 8.			2018	20,000	127,800	0	147,800																																																																																																																																																																																	
3.Above St 6.Swampy 9.			2019	20,000	127,800	0	147,800																																																																																																																																																																																	
Utilities 4 Drilled Well 6 Septic System			2020	20,000	127,800	25,000	122,800																																																																																																																																																																																	
1.Public 4.Dr Well 7.Cesspool			2021	20,000	127,800	24,500	123,300																																																																																																																																																																																	
2.Water 5.Dug Well 8.Lake Water			2022	20,000	127,800	22,000	125,800																																																																																																																																																																																	
3.Sewer 6.Septic 9.None			2023	20,000	127,800	19,250	128,550																																																																																																																																																																																	
Street 3 Gravel			2024	38,200	251,500	25,000	264,700																																																																																																																																																																																	
1.Paved 4.Proposed 7.			<table border="1"> <thead> <tr> <th colspan="2">Land Data</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Front Foot</th> <th>Type</th> <th>Effective</th> <th>Influence</th> </tr> <tr> <th></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>1.Open Space Red</td> </tr> <tr> <td>12.Not Used</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>3.Topography</td> </tr> <tr> <td>14.Not Used</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>5.Access</td> </tr> <tr> <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>7.Corner Infl</td> </tr> <tr> <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>9.Fract Share</td> </tr> <tr> <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>30.Prime Lot</td> </tr> <tr> <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>32.Pasture</td> </tr> <tr> <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>34.Software(Farm</td> </tr> <tr> <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>36.Hardwood (Farm</td> </tr> <tr> <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>38.Mixed Wood</td> </tr> <tr> <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>40.Wasteland</td> </tr> <tr> <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>42.Mobile Home Si</td> </tr> <tr> <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>44.Lot Improvemen</td> </tr> <tr> <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>46.Miscellaneous</td> </tr> </tbody> </table>					Land Data		Influence		Influence Codes	Front Foot	Type	Effective	Influence			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
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Windsor

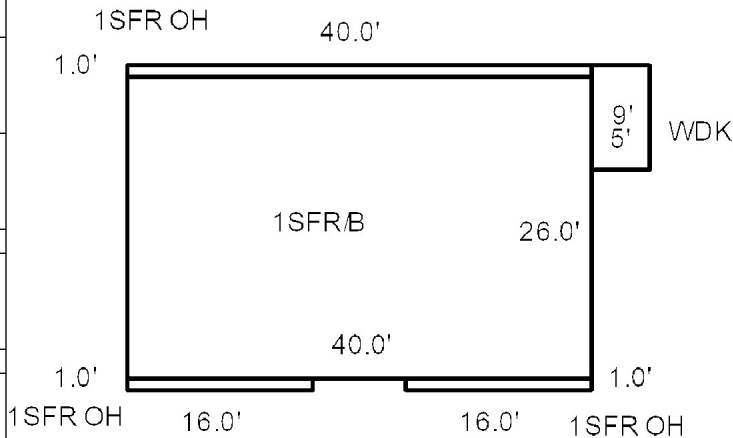
Map Lot 05-018

Account 797

Location 34 REED ROAD

Card 1 Of 1 10/24/2024

Building Style 3 Raised Ranch	SF Bsmt Living 1040	Layout 1 Typical
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade 3 100	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	3. 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 1 One 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 100%
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) 1040
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 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1989	# 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.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 100%
Basement 4 Full Basement		Economic Code None
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 0		Entrance Code 5 Estimated
Wet Basement 1 Dry 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 7/26/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	1989	16	3 100	4	0 %	100 %	
26 1SFr Overhang	1989	16	3 100	4	0 %	100 %	
26 1SFr Overhang	1989	40	3 100	4	0 %	100 %	
68 Wood Deck	1989	45	3 100	3	10 %	100 %	
60 Barn/Loft	1989	480	2 100	1	0 %	100 %	
23 Frame Garage	1990	576	3 100	3	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