Map Lot 06-023 | Account 1086 | Location 173 COOPERS MILLS ROAD | Card 1 Of 1 | 10/24/2024

SPROUL, WILLIAM R SR
173 COOPERS MILLS ROAD
WINDSOR ME 04363

B5471P107

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
10/23 - DB MEASURE
8/24 KL FR

Windsor

Property Data

Neighborhood **11 Nbhd 11**

Tree Growth Year **0**

Open Space (Year) **0**

Farmland (Year) **0**

Zone/Land Use **11 Rur Agricultural**

Secondary Zone

Topography **4 Below Street**

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **4 Drilled Well** **6 Septic System**

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.Lake Water
3.Sewer 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed 7.
2.Semi Imp 5. 8.
3.Gravel 6. 9.None

INSPECTION CODE **0**

PRINT CARD **0**

Sale Data

Sale Date

Price

Sale Type
1.Land 4.Mobile 7.
2.L & B 5.Other 8.
3.Building 6. 9.

Financing
1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity
1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.Trust

Verified
1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	20,000	129,700	10,000	139,700
2012	20,000	129,700	16,000	133,700
2013	20,000	129,700	16,000	133,700
2014	20,000	129,700	16,000	133,700
2015	20,000	129,700	16,000	133,700
2016	20,000	129,700	23,100	126,600
2017	20,000	129,700	26,000	123,700
2018	20,000	129,700	26,000	123,700
2019	20,000	129,700	26,000	123,700
2020	20,000	129,700	31,000	118,700
2021	20,000	129,700	30,380	119,320
2022	20,000	129,700	27,280	122,420
2023	20,000	129,700	23,870	125,830
2024	38,200	242,900	31,000	250,100

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Commercial Lot				%	
12.Not Used				%	
13.Commercial Lot				%	
14.Not Used				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Gravel Pit Sit				%	
17.Gravel Pit Pot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Residential Lo	21	1.00		100 %	0
22.Not Used	22	1.00		100 %	0
23.Waterfront Lot	25	2.00		100 %	0
Acres				%	
24.Not Used				%	
25.Excess Land (1				%	
26.Excess Land (1				%	
27.Excess Land (>				%	
28.Excess Land WF				%	
29.Not Used				%	

Total Acreage 3.00

Influence Codes
1.Open Space Red
2.Excess Frtg
3.Topography
4.Size/Shape
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.Softwood(Farm
35.Mixed Wood (Fa
36.Hardwood (Farm
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Miscellaneous
42.Mobile Home Si
43.Condo Site
44.Lot Improvemen
45.Utility Valuat
46.Miscellaneous

Windsor

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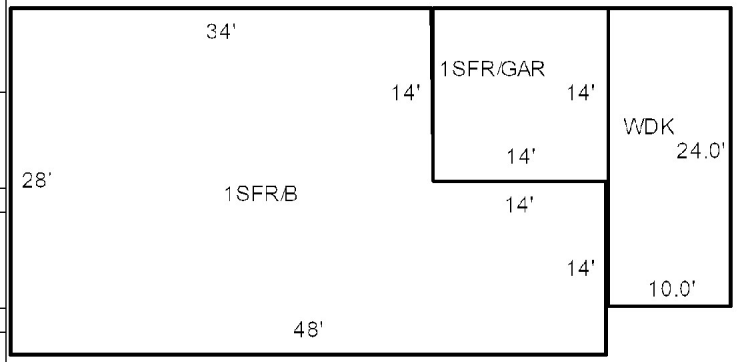
Building Style	**2 Ranch**	
1.Conv.	5.Garrison	9.Other
2.Ranch	6.Split	10.Cottage
3.R Ranch	7.Contemp	11.Mobile
4.Cape	8.Log	12.Gar/Apt
Dwelling Units	**1**	
Other Units	**0**	
Stories	**1 One Story**	
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls	**2 Vinyl/Aluminum**	
1.Wood	5.Stucco	9.Other
2.Vin/Al	6.Brick	10.Cement
3.Compos.	7.Stone	11.
4.Asbestos	8.Concrete	12.
Roof Surface	**1 Asphalt Shingles**	
1.Asphalt	4.Composit	7.SS
2.Slate	5.Wood	8.
3.Metal	6.Other	9.
SF Masonry Trim	**0**	
OPEN-3-CUSTOM	**0**	
OPEN-4-CUSTOM	**0**	
Year Built	**1981**	
Year Remodeled	**0**	
Foundation	**1 Concrete**	
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement	**4 Full Basement**	
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Sp	8.
3.3/4 Bmt	6.	9.None
Bsmt Gar # Cars	**1**	
Wet Basement	**1 Dry Basement**	
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
Secondary heat	**0**		
Heat Type	**100%**	**1 Forced Hot Water**	
1.HW	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant	
3.H Pump	7.Electric	11.	
4.Steam	8.Monitor/	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**0**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 TYPICAL**		
1.Full	4.Minimal	7.	
2.Heavy	5.	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 100%**		
1.E Grade	4.B Grade	7.	
2.D Grade	5.A Grade	8.SC Grade	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1148**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Long Ter	7.Damage	
2.O-Built	5.Dilapida	8.Basement	
3.MoHoNoLa	6.Util/Lay	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	9.None	7.	
1.Location	5.	8.	
2.Encroach	6.	9.	
Entrance Code	**5 Estimated**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	**5 Estimate**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 8/01/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1981	240	3 100	3	0 %	100 %	
97 UNF ATT/FR GAR	1981	1008	3 100	4	0 %	100 %	
100 1FR/FRAME	1981	196	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