

COONS, DAVID W  
COONS, DAWN A JT  
6 MATILDA LANE  
WINDSOR ME 04363

B8503P32

Previous Owner  
FINLEY, DAN F. & KAREN S.  
P.O. BOX 686

SOUTH CHINA ME 04358  
Sale Date: 7/18/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
ADDED DET.GAR & BSMT FIN AFTER SALE; 7/18/16 w/MRS.  
804 SF BARN, DIRT FLOOR, MTL ROOF & SIDES; 90%  
COMPL.; DN FOR 2017.  
10/23 - DB MEASURE  
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	18,400	164,900	10,000	173,300		
Open Space (Year) <b>0</b>			2012	18,400	164,900	10,000	173,300		
Farmland (Year) <b>0</b>			2013	18,400	164,900	10,000	173,300		
Zone/Land Use <b>11 Rur Agricultural</b>			2014	18,400	164,900	10,000	173,300		
Secondary Zone			2015	18,400	164,900	10,000	173,300		
Topography <b>1 Level</b>			2016	18,400	169,300	16,500	171,200		
1.Level 4.Below St 7.			2017	18,400	169,700	20,000	168,100		
2.Rolling 5.Low 8.			2018	18,400	169,700	20,000	168,100		
3.Above St 6.Swampy 9.			2019	18,400	169,700	20,000	168,100		
Utilities <b>4 Drilled Well 6 Septic System</b>			2020	18,400	169,700	25,000	163,100		
1.Public 4.Dr Well 7.Cesspool			2021	18,400	169,700	24,500	163,600		
2.Water 5.Dug Well 8.Lake Water			2022	18,400	169,700	22,000	166,100		
3.Sewer 6.Septic 9.None			2023	18,400	169,700	19,250	168,850		
Street <b>3 Gravel</b>			2024	31,000	322,000	25,000	328,000		
1.Paved 4.Proposed 7.			<b>Land Data</b>						
2.Semi Imp 5. 8.									
3.Gravel 6. 9.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
INSPECTION CODE <b>0</b>			11.Commercial Lot		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
PRINT CARD <b>0</b>			12.Not Used				%		1.Open Space Red
<b>Sale Data</b>			13.Commercial Lot				%		2.Excess Frtg
Sale Date <b>7/18/2005</b>			14.Not Used				%		3.Topography
Price <b>157,500</b>			15.Miscellaneous				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>					6.Restriction
2.L & B 5.Other 8.			16.Gravel Pit Sit				%		7.Corner Infl
3.Building 6. 9.			17.Gravel Pit Pot				%		8.View/Environ
Financing <b>9 Unknown</b>			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Miscellaneous				%		30.Prime Lot
3.Assumed 6.Cash 9.Unknown							%		31.Blueberry/Hort
Validity <b>7 Renovations</b>			<b>Fract. Acre</b>	<b>Acres/Sites</b>					32.Pasture
1.Valid 4.Split 7.Renovate			21.Residential Lo	21	1.00	95	%	5	33.Orchard
2.Related 5.Partial 8.Other			22.Not Used	22	1.00	95	%	5	34.Software( Farm
3.Distress 6.Exempt 9.Trust			23.Waterfront Lot	25	1.19	100	%	0	35.Mixed Wood (Fa
Verified <b>5 Public Record</b>			<b>Acres</b>				%		36.Hardwood (Farm
1.Buyer 4.Agent 7.Family			24.Not Used				%		37.Software
2.Seller 5.Pub Rec 8.Other			25.Excess Land (1				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess Land (1				%		39.Hardwood
			27.Excess Land (>				%		40.Wasteland
			28.Excess Land WF				%		41.Miscellaneous
			29.Not Used				%		42.Mobile Home Si
			<b>Total Acreage</b>		<b>2.19</b>				43.Condo Site
									44.Lot Improvemen
									45.Utility Valuat
									46.Miscellaneous

**Windsor**

Map Lot 07-016-2

Account 1550

Location 6 MATILDA LANE

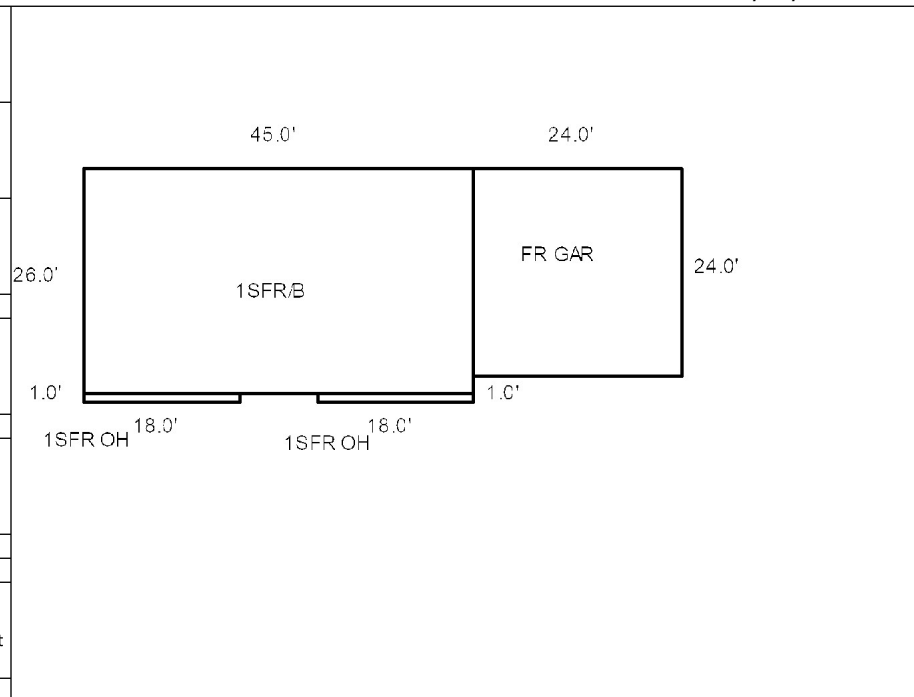
Card 1 Of 1 10/24/2024

Building Style <b>3 Raised Ranch</b>	SF Bsmt Living <b>585</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade <b>3 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Cottage	Secondary heat <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Mobile	Heat Type <b>100% 1 Forced Hot Water</b>	3. 6. 9.
4.Cape 8.Log 12.Gar/Apt	1.HW 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.Radiant	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>1 One Story</b>	4.Steam 8.Monitor/ 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 TYPICAL</b>
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 <b>2 Vinyl/Aluminum</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>1170</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>5</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>2005</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 7/25/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
26 1SFr Overhang	2005	18	3 105	4	0 %	100 %	
26 1SFr Overhang	2005	18	3 105	4	0 %	100 %	
23 Frame Garage	2005	576	3 100	4	0 %	100 %	
23 Frame Garage	2005	768	3 100	4	0 %	100 %	
24 Frame Shed	2015	804	3 100	4	0 %	100 %	
62 Patio	2023	400	3 100	4	0 %	100 %	
61 Canopy/Carport	2023	120	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