

LEWIS, STEFANIE
MCCASLIN, JONATHAN
873 MAIN ST
VASSALBORO ME 04849

B14945P84

Previous Owner
U S BANK NATIONAL ASSOCIATION, TRUSTEE
55 BEATTIE PL, SUITE 110

GREENVILLE SC 29601
Sale Date: 12/18/2023

Previous Owner
DROUIN, TIMOTHY J &
DROUIN, DAWN J
P.O. BOX 241
WINDSOR ME 04363
Sale Date: 5/15/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

5/23 - DC MO . EF EST IF, UNSAFE TO MEASURE = DOG
1/24 - DB CALLBACK - WOODSTOVE PRESENT . PURCHASE
FROM BANK-INTERNAL INPECTION SHOWED
WALLS+FLOORS OPENED UP IN SEVERAL AREAS-ALL ROT
8/24 KL FR . ROW . UC=4/25 PU RENO/EXT SIDING
8/24 AB HEARING CHANGE

Windsor

Property Data			Assessment Record						
Neighborhood 11 Nhd 11			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	19,700	51,500	10,000	61,200		
Open Space (Year) 0			2012	19,700	51,500	10,000	61,200		
Farmland (Year) 0			2013	19,700	59,900	10,000	69,600		
Zone/Land Use 11 Rur Agricultural			2014	19,700	63,500	10,000	73,200		
Secondary Zone			2015	19,700	65,000	10,000	74,700		
Topography 2 Rolling			2016	19,700	65,000	16,500	68,200		
1.Level 4.Below St 7.			2017	19,700	65,000	20,000	64,700		
2.Rolling 5.Low 8.			2018	19,700	65,000	20,000	64,700		
3.Above St 6.Swampy 9.			2019	19,700	65,000	20,000	64,700		
Utilities 4 Drilled Well 6 Septic System			2020	19,700	65,000	25,000	59,700		
1.Public 4.Dr Well 7.Cesspool			2021	19,700	65,000	24,500	60,200		
2.Water 5.Dug Well 8.Lake Water			2022	19,700	65,000	22,000	62,700		
3.Sewer 6.Septic 9.None			2023	19,700	65,000	0	84,700		
Street 3 Gravel			2024	37,900	77,400	0	115,300		
1.Paved 4.Proposed 7.			Land Data						
2.Semi Imp 5. 8.									
3.Gravel 6. 9.None			Front Foot	Type	Effective		Influence		Influence Codes
INSPECTION CODE 202			11.Commercial Lot		Frontage	Depth	Factor	Code	
PRINT CARD 0			12.Not Used				%		1.Open Space Red
Sale Data			13.Commercial Lot				%		2.Excess Frtg
Sale Date 12/18/2023			14.Not Used				%		3.Topography
Price 45,000			15.Miscellaneous				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access
1.Land 4.Mobile 7.			Square Foot	Square Feet					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 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Miscellaneous				%		30.Prime Lot
3.Assumed 6.Cash 9.Unknown							%		31.Blueberry/Hort
Validity 8 Other Non Valid			Fract. Acre	Acreage/Sites					32.Pasture
1.Valid 4.Split 7.Renovate			21.Residential Lo	21	1.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Not Used	25	1.87	100	%	0	34.Software(Farm
3.Distress 6.Exempt 9.Trust			23.Waterfront Lot				%		35.Mixed Wood (Fa
Verified 5 Public Record			Acres				%		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
				Total Acreage		2.87			43.Condo Site
									44.Lot Improvemen
									45.Utility Valuat
									46.Miscellaneous

Windsor

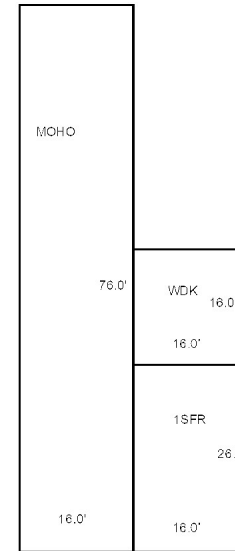
Map Lot 08-021-D

Account 1334

Location 22 WINKLEY ROAD

Card 1 Of 1 10/24/2024

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 100%	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 0%	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.	1.Location 5. 8.
2.1/2 Bmt 5.Crawl Sp 8.	2.Encroach 6. 9.	Entrance Code 5 Estimated
3.3/4 Bmt 6. 9.None	Bsmt Gar # Cars	1.Interior 4.Vacant 7.
Wet Basement	1.Dry 4. 7.	2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Wet 6. 9.	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 8/08/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2000	100	3 100	4	0 %	100 %	
68 Wood Deck	2012	256	2 100	2	0 %	20 %	
1 1 Story Frame	2012	416	2 100	2	0 %	20 %	
994 16' MOBILE	1997	16x76	2 100	2	0 %	20 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



- 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