

WILKINS, GAYLON W
WILKINS, AMY M
52 CASEY ROAD
WINDSOR ME 04363

B10975P86

Previous Owner
BARBEAU II, NORMAN R. AND
BARBEAU, SHANNON L.
52 CASEY ROAD
WINDSOR ME 04363
Sale Date: 2/29/2012

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
11/23 DB MEASURE INFO - 1 PELLET STOVE PRESENT,
DORMER ON BACK RIGHT SIDE
7/24 KL FR . UC=4/2025 PU WDK RAILINGS

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	3 Above 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.Non
Street	3 Gravel	
1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.No
INSPECTION CODE	0	
PRINT CARD	0	
Sale Data		
Sale Date	2/29/2012	
Price	195,000	
Sale Type	Land & Buildings	
1.Land	4.Mobile	7.
2.& B	5.Other	8.
3.Bundling	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Trust
Verified	5 Public Record	
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
2010	19,600	171,200	10,000	180,800
2011	19,600	172,300	10,000	181,900
2012	19,600	172,300	0	191,900
2013	19,600	172,300	0	191,900
2014	19,600	172,300	0	191,900
2015	19,600	172,300	0	191,900
2016	19,600	172,300	0	191,900
2017	19,600	172,300	0	191,900
2018	19,600	172,300	0	191,900
2019	19,600	172,300	0	191,900
2020	19,600	172,300	0	191,900
2021	19,600	172,300	0	191,900
2022	19,600	172,300	0	191,900
Calc.	36,000	337,700	0	373,700

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		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
21		1.00		95 %	5	37.Software
22		1.00		100 %	0	38.Mixed Wood
25		1.80		100 %	0	39.Hardwood
				%		40.Wasteland
				%		41.Miscellaneous
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Utility Valuat
				%		46.Miscellaneous
Total Acreage		2.80				

Proposed Value

Windsor

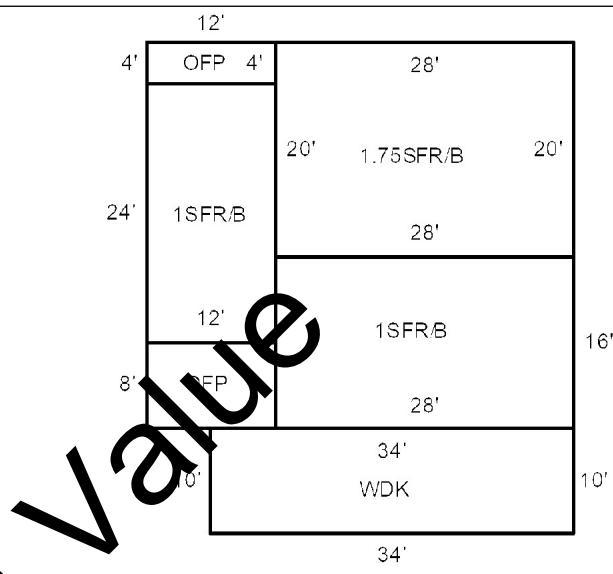
Map Lot 10-088-B

Account 1527

Location 52 CASEY ROAD

Card 1 Of 1 8/22/2024

Building Style 7 Contemporary	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade 0 0	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 5 One & 3/4 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 110%
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) 448
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 2	Phys. % Good 0%
Year Built 2003	# Half Baths 1	Funct. % Good 99%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Long Ter 7.Damage
1.Concrete 4.Wood 7.	 <p>TRIO Software A Division of Harris Computer Systems</p>	2.O-Built 5.Dilapida 8.No Basement
2.C Block 5.Slab 8.		3.MoHoNoLa 6.Util/Lay 9.No
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.No Basement
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.Exterior 5.Estimate 8.
2.Damp 5. 8.	3.Inform 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 7/24/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	2003	340	3 110	4	0 %	100 %	
21 Open Frame	2003	48	3 110	4	0 %	100 %	
21 Open Frame	2003	96	3 110	4	0 %	100 %	
79 1Sty Fr/B	2003	288	3 110	4	0 %	100 %	
24 Frame Shed	2010	240	3 100	4	0 %	100 %	
82 1.75 Sty Fr/B	2003	560	3 110	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Proposed Value