

FROST, GRAHAM
68 SHUMAN ROAD
WINDSOR ME 04363

B12901P45

Previous Owner
PARLIN, MARK A.
c/o FROST, GRAHAM
68 SHUMAN ROAD
WINDSOR ME 04363
Sale Date: 5/08/2018

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
9/25/18 Changed address from 24 Evergreen Drive, China, ME 04358 to 68 Shuman Road, Windsor, ME 04363. TLH 11/23 - DB NO TRESPASS SIGN 7/24 KL FR

Windsor

Property Data			Assessment Record				
Neighborhood 11 Nbhd 11			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2011	18,000	60,800	0	78,800
Open Space (Year) 0			2012	18,000	60,800	0	78,800
Farmland (Year) 0			2013	18,000	60,800	0	78,800
Zone/Land Use 11 Rur Agricultural			2014	18,000	60,800	0	78,800
Secondary Zone			2015	18,000	60,800	0	78,800
Topography 2 Rolling			2016	18,000	60,800	0	78,800
1.Level 4.Below St 7.			2017	18,000	60,800	0	78,800
2.Rolling 5.Low 8.			2018	18,000	60,800	0	78,800
3.Above St 6.Swampy 9.			2019	18,000	60,800	0	78,800
Utilities 4 Drilled Well 6 Septic System			2020	18,000	60,800	0	78,800
1.Public 4.Dr Well 7.Cesspool			2021	18,000	60,800	0	78,800
2.Water 5.Dug Well 8.Lake Water			2022	18,000	60,800	0	78,800
3.Sewer 6.Septic 9.None			2023	18,000	60,800	0	78,800
Street 1 Paved			2024	35,600	88,100	0	123,700
1.Paved 4.Proposed 7.			Land Data				
2.Semi Imp 5. 8.							
3.Gravel 6. 9.None							
INSPECTION CODE 0							
PRINT CARD 0			Front Foot				
Sale Data							
Sale Date 5/08/2018			11.Commercial Lot 12.Not Used 13.Commercial Lot 14.Not Used 15.Miscellaneous				
Price 69,900							
Sale Type 4 Mobile Home			Square Foot				
1.Land 4.Mobile 7.							
2.L & B 5.Other 8.							
3.Building 6. 9.							
Financing 9 Unknown			Fract. Acre				
1.Convent 4.Seller 7.							
2.FHA/VA 5.Private 8.							
3.Assumed 6.Cash 9.Unknown							
Validity 1 Arms Length Sale			Acres				
1.Valid 4.Split 7.Renovate							
2.Related 5.Partial 8.Other							
3.Distress 6.Exempt 9.Trust							
Verified 5 Public Record			Acres				
1.Buyer 4.Agent 7.Family							
2.Seller 5.Pub Rec 8.Other							
3.Lender 6.MLS 9.							

Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
					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.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
Total Acreage			2.01		


Windsor

Map Lot 11-022-C

Account 124

Location 68 SHUMAN ROAD

Card 1 Of 1 10/25/2024

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.		
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					Entrance Code 2 Refused Entry		
Wet 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		
Date Inspected 7/25/2024							

14.0'



56.0'



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
43 2S Frame Garage	1995	768	2 100	4	0 %	100 %	
24 Frame Shed	1995	64	3 100	4	0 %	100 %	
998 14' MOBILE	1995	14x56	3 100	2	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