

GUNNING, GEORGE H., DONNA L. & STEVEN D. (JT)  
 9 DUCK LANE  
 WINDSOR ME 04363

B12327P179

Previous Owner  
 GUNNING, DONNA L.  
 GUNNING, GEORGE H.  
 9 DUCK LANE  
 WINDSOR ME 04363  
 Sale Date: 6/20/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
 6/27/22 w/OWNERS; NC; STILL PLANNING TO FINISH.  
 7/28/21 w/OWNERS; ADDTN STILL UNF; ADDED WDK; CK'22.  
 PER OWNERS REQUEST DATED 3-1-07 LOT U4/8 AND U4/9  
 WERE COMBINED. 7/27/20 w/MR. FRAMED, ENCL, WDK FOR  
 2021; CK'21 FOR COMPL.  
 10/23 - GL EA, IF, MISSING SIDING ON 20X21 ADD, INT NO  
 FINISHED WALLS ON ADD, WF THREE MILE POND, GEN  
 7/24 KL FR . ROW  
 8/24 AB HEARING NO CHANGE

**Windsor**

Property Data			Assessment Record						
Neighborhood <b>9 Three Mile Pond</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2011	115,400	35,800	16,000	135,200		
Open Space (Year) <b>0</b>			2012	115,400	35,800	16,000	135,200		
Farmland (Year) <b>0</b>			2013	115,400	35,800	16,000	135,200		
Zone/Land Use <b>11 Rur Agricultural</b>			2014	115,400	35,800	16,000	135,200		
Secondary Zone			2015	115,400	35,800	16,000	135,200		
Topography <b>3 Above Street</b>			2016	115,400	35,800	23,100	128,100		
1.Level 4.Below St 7.			2017	115,400	35,800	26,000	125,200		
2.Rolling 5.Low 8.			2018	115,400	35,800	26,000	125,200		
3.Above St 6.Swampy 9.			2019	115,400	35,800	26,000	125,200		
Utilities <b>4 Drilled Well 6 Septic System</b>			2020	115,400	38,700	31,000	123,100		
1.Public 4.Dr Well 7.Cesspool			2021	115,400	45,600	30,380	130,620		
2.Water 5.Dug Well 8.Lake Water			2022	115,400	45,600	27,280	133,720		
3.Sewer 6.Septic 9.None			2023	115,400	45,600	23,870	137,130		
Street <b>3 Gravel</b>			2024	307,000	106,700	31,000	382,700		
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>201</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>6/20/2016</b>			14.Not Used				%		3.Topography
Price			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>2 Related Parties</b>			<b>Fract. Acre</b>	<b>Acres/Sites</b>					32.Pasture
1.Valid 4.Split 7.Renovate			21.Residential Lo	23	0.81	95	%	5	33.Orchard
2.Related 5.Partial 8.Other			22.Not Used				%		34.Software( Farm
3.Distress 6.Exempt 9.Trust			23.Waterfront Lot				%		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>		0.81				43.Condo Site
									44.Lot Improvemen
									45.Utility Valuat
									46.Miscellaneous

**Windsor**

Map Lot U4-008

Account 527

Location 9 DUCK LANE

Card 1 Of 1 10/25/2024

Building Style <b>10 Cottage</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade <b>0 0</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% 8 Monitor/Unit Heat</b>	3. 6. 9.
4.Cape 8.Log 12.Gar/Apt	1.HW 5.FWA 9.No Heat	Attic <b>2 1/2 Finished</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>1 Wood Siding</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>525</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>3 Below 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>4</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM <b>0</b>	# Bedrooms <b>2</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>1923</b>	# Half Baths <b>0</b>	Funct. % Good <b>90%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>4 Long Term</b>
Foundation <b>6 Piers</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>9 No 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>9 No 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 7/24/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1980	210	3 100	3	0 %	100 %	
23 Frame Garage	1980	480	2 100	1	0 %	100 %	
24 Frame Shed	1980	64	1 100	1	0 %	100 %	
1 1 Story Frame	2019	420	3 100	4	0 %	60 %	
68 Wood Deck	2020	176	3 100	4	0 %	60 %	
68 Wood Deck	2023	128	3 100	1	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

