

JOSLYN, BRYAN, SR.
JOSLYN, TERRI
6 DENNISON LN
WINDSOR ME 04363

B13462P31 B13408P211

Previous Owner
JOSLYN, WARREN M. JR.
P O BOX 70

WHITEFIELD ME 04353
Sale Date: 11/25/2019

Inspection Witnessed By:

X	Date
No./Date	Description

Notes:
12/23 - LD VACANT
7/24 PB FR

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	1 Level	
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	1 Paved	
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	11/25/2019	
Price		
Sale Type	Land Only	
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	2 Related Parties	
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
2020	44,200	0	0	44,200
2021	44,200	0	0	44,200
2022	44,200	0	0	44,200
Calc.	72,600	0	0	72,600

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.Softwood(Farm
				%		35.Mixed Wood (Fa
				%		36.Hardwood (Farm
				%		37.Softwood
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Miscellaneous
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Utility Valuat
				%		46.Miscellaneous
Fract. Acre		Acres/Sites				
21.Residential Lo	21	1.00	100	%	0	
22.Not Used	22	1.00	100	%	0	
23.Waterfront Lot	25	10.00	100	%	0	
Acres	26	6.81	100	%	0	
24.Not Used				%		
25.Excess Land (1				%		
26.Excess Land (1				%		
27.Excess Land (>				%		
28.Excess Land WF				%		
29.Not Used				%		
Total Acreage		17.81				

Proposed Value

Windsor

Map Lot 01-073-G

Account 1843

Location WINGOOD ROAD

Card 1 Of 1 8/22/2024

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.FI/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.Dilapid	8.No Basement			
2.C Block	5.Slab	8.				3.MoHoNoLa	6.Util/Lay	None			
3.Br/Stone	6.Piers	9.				Econ. % Good			Economic Code		
Basement						0.None			9.None	7.	
1.1/4 Bmt	4.Full Bmt	7.	1.Location			5.	8.				
2.1/2 Bmt	5.Crawl Sp	8.	2.Encroach			6.	9.				
3.3/4 Bmt	6.	9.None	Entrance Code			Unoccupied					
Bsmt Gar # Cars			1.Interior			4.	7.				
Wet Basement			2.Exterior			5.	8.				
1.Dry	4.	7.	3.Inform			6.	9.				
2.Damp	5.	8.	Information Code			5 Estimate					
3.Wet	6.	9.	1.Owner			4.Agent	7.				
Date Inspected 7/25/2024			2.Relative			5.Estimate	8.				
			3.Tenant			6.Other	9.				
Additions, Outbuildings & Improvements						1.1 Story Frame					
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	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			

Proposed Value