

TURNER, VAUGHN A  
TURNER, ERIN J (JT)  
74 TURNER LANE  
WINDSOR ME 04363

B11875P212

Previous Owner  
AVERY, ELIZABETH S.  
90 HAYES ROAD

AUGUSTA ME 04330  
Sale Date: 12/17/2014

Previous Owner  
AVERY, BENJAMIN A.  
AVERY, ELIZABETH S.  
90 HAYES ROAD  
AUGUSTA ME 04330  
Sale Date: 6/19/2014

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

6/28/21 85 TO 90%; CK'22. 6/13/22 DN.  
5/7/18 WIP; STILL HAS TO HANG A DOOR AND DO TRIM  
WORK; CK'20. 75 TO 85%; CK'21. 8/9/21 w/VAUGHN TO  
90%; CK'22.  
B9445P77 GRANTS R-O-W FROM CMP TO B.A.AVERY.  
DOCUMENT DETAILS RIGHTS AND COSTS.  
OFF GRIFFIN ROAD ONTO LUCAS LANE AND THEN ON TO  
TURNER LANE  
1/24 - LD EST ALL, REFUSAL@DOOR, EA-, EST IA-  
Windsor. POSTED NO TRESPASS

Property Data			Assessment Record				
Neighborhood <b>11 Nbhd 11</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2011	82,000	0	0	82,000
Open Space (Year) <b>0</b>			2012	82,000	0	0	82,000
Farmland (Year) <b>0</b>			2013	82,000	0	0	82,000
Zone/Land Use <b>11 Rur Agricultural</b>			2014	82,000	0	0	82,000
Secondary Zone			2015	82,000	39,500	0	121,500
Topography <b>2 Rolling</b>			2016	82,000	39,500	0	121,500
1.Level 4.Below St 7.			2017	82,000	48,800	0	130,800
2.Rolling 5.Low 8.			2018	82,000	53,500	0	135,500
3.Above St 6.Swampy 9.			2019	82,000	53,500	0	135,500
Utilities <b>6 Septic System 4 Drilled Well</b>			2020	82,000	55,400	25,000	112,400
1.Public 4.Dr Well 7.Cesspool			2021	82,000	56,300	24,500	113,800
2.Water 5.Dug Well 8.Lake Water			2022	82,000	58,200	22,000	118,200
3.Sewer 6.Septic 9.None			2023	82,000	58,200	19,250	120,950
Street <b>1 Paved</b>			2024	130,000	120,400	25,000	225,400
1.Paved 4.Proposed 7.			<b>Land Data</b>				
2.Semi Imp 5. 8.							
3.Gravel 6. 9.None			<b>Front Foot</b>				
INSPECTION CODE <b>0</b>							
PRINT CARD <b>0</b>			<b>Type</b>				
<b>Sale Data</b>							
Sale Date <b>12/17/2014</b>			<b>Effective</b>				
Price <b>28,000</b>							
Sale Type <b>1 Land Only</b>			<b>Influence</b>				
1.Land 4.Mobile 7.							
2.L & B 5.Other 8.			<b>Influence Codes</b>				
3.Building 6. 9.							
Financing <b>9 Unknown</b>			<b>Square Foot</b>				
1.Convent 4.Seller 7.							
2.FHA/VA 5.Private 8.			<b>Square Feet</b>				
3.Assumed 6.Cash 9.Unknown							
Validity <b>1 Arms Length Sale</b>			<b>Acres</b>				
1.Valid 4.Split 7.Renovate							
2.Related 5.Partial 8.Other			<b>Acreege/Sites</b>				
3.Distress 6.Exempt 9.Trust							
Verified <b>5 Public Record</b>			<b>Fract. Acre</b>				
1.Buyer 4.Agent 7.Family							
2.Seller 5.Pub Rec 8.Other			<b>Acres</b>				
3.Lender 6.MLS 9.							
			<b>Total Acreage</b> 55.00				

- 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

**Windsor**

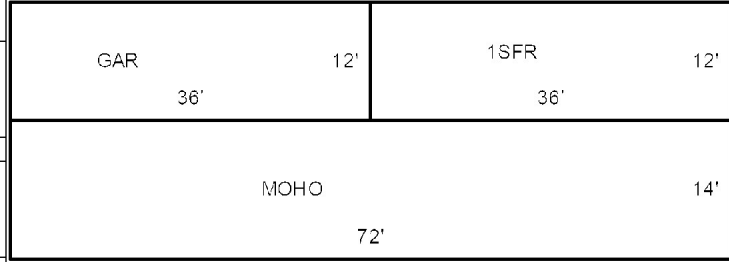
Map Lot 02-024

Account 23

Location 74 TURNER LANE

Card 1 Of 1 10/23/2024

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 <b>100%</b>	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 <b>0%</b>	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.	 <p><b>TRIO</b> Software A Division of Harris Computer Systems</p>	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 <b>2 Refused Entry</b>
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 <b>5 Estimate</b>	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	



Date Inspected 7/25/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
998 14' MOBILE	1991	14x72	3 100	3	0 %	100 %	
1 1 Story Frame	0	432	3 100	3	0 %	100 %	
23 Frame Garage	0	432	3 100	3	0 %	100 %	
61 Canopy/Carport	2000	64	2 100	1	0 %	100 %	
24 Frame Shed	2000	64	2 100	1	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