

WILSON, DONALD R
2 WILSON ROAD
WINDSOR ME 04363

B1498P696

Inspection Witnessed By:

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

Notes:
Rent \$ 600 Mo. x12 mo.=7200 x.90 exp. x CAP= 72000
8/24 KL FR

Windsor

Property Data			Assessment Record				
Neighborhood 4 Nbhd 4			Year	Land	Buildings	Exempt	Total
Tree Growth Year 7715			2011	33,900	0	0	33,900
Open Space (Year) 0			2012	33,900	0	0	33,900
Farmland (Year) 0			2013	34,000	0	0	34,000
Zone/Land Use 11 Rur Agricultural			2014	34,000	0	0	34,000
Secondary Zone			2015	34,200	0	0	34,200
Topography 9 9			2016	26,600	0	0	26,600
1.Level 4.Below St 7.			2017	26,200	0	0	26,200
2.Rolling 5.Low 8.			2018	26,400	0	0	26,400
3.Above St 6.Swampy 9.			2019	26,200	0	0	26,200
Utilities 9 None 9 None			2020	26,200	0	0	26,200
1.Public 4.Dr Well 7.Cesspool			2021	25,700	0	0	25,700
2.Water 5.Dug Well 8.Lake Water			2022	25,000	0	0	25,000
3.Sewer 6.Septic 9.None			2023	24,100	0	0	24,100
Street 9 None			2024	40,100	0	0	40,100
1.Paved 4.Proposed 7.			Land Data				
2.Semi Imp 5. 8.							
3.Gravel 6. 9.None			Front Foot				
INSPECTION CODE 0							
PRINT CARD 0			Square Foot				
Sale Data							
Sale Date			11.Commercial Lot				
Price							
Sale Type			12.Not Used				
1.Land 4.Mobile 7.							
2.L & B 5.Other 8.			13.Commercial Lot				
3.Building 6. 9.							
Financing			14.Not Used				
1.Convent 4.Seller 7.							
2.FHA/VA 5.Private 8.			15.Miscellaneous				
3.Assumed 6.Cash 9.Unknown							
Validity			Fract. Acre				
1.Valid 4.Split 7.Renovate							
2.Related 5.Partial 8.Other			Acres				
3.Distress 6.Exempt 9.Trust							
Verified			21.Residential Lo				
1.Buyer 4.Agent 7.Family							
2.Seller 5.Pub Rec 8.Other			22.Not Used				
3.Lender 6.MLS 9.							
			23.Waterfront Lot				
			24.Not Used				
			25.Excess Land (1				
			26.Excess Land (1				
			27.Excess Land (>				
			28.Excess Land WF				
			29.Not Used				
			Total Acreage 30.00				

- Influence Codes**
- Open Space Red
 - Excess Frtg
 - Topography
 - Size/Shape
 - Access
 - Restriction
 - Corner Infl
 - View/Environ
 - Fract Share
 - Acres**
 - Prime Lot
 - Blueberry/Hort
 - Pasture
 - Orchard
 - Softwood(Farm
 - Mixed Wood (Fa
 - Hardwood (Farm
 - Softwood
 - Mixed Wood
 - Hardwood
 - Wasteland
 - Miscellaneous
 - Miscellaneous
 - Mobile Home Si
 - Condo Site
 - Lot Improvemen
 - Utility Valuat
 - Miscellaneous

Windsor

Map Lot 02-033

Account 1232

Location 18 WILSON ROAD

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 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 5 Estimated
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	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 8/08/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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