

DEMERS, RONALD J & DEMERS, NANCY  
DEMERS, JOSHUA J  
141 MAIN STREET  
WHITEFIELD ME 04353

B14675P111

Previous Owner  
ALTHENN, PATRICIA A, PERS REP FOR  
MARY E FOLLETT  
85 KIDDER RD  
SOUTH CHINA ME 04358  
Sale Date: 1/11/2023

Previous Owner  
FOLLETT, MARY E, HEIRS OF  
85 KIDDER ROAD

SOUTH CHINA ME 04358  
Sale Date: 9/29/2022

Inspection Witnessed By:

| X        | Date        |
|----------|-------------|
| No./Date | Description |
|          | Date Insp.  |
|          |             |
|          |             |
|          |             |

Notes:  
3/12/19 Changed address from P.O. Box 16, Windsor, ME 04363 to 85 Kidder Road, South China, ME 04358. TLH 1/24 - LD VAC WITH OBs - EF, EST IP, FGR + SHD1 DILAPIDATED BEYOND REPAIR  
1/23 SALE UNQUAL/ESTATE  
7/24 DB CALLBACK - HALF OF STRUCTURE'S INTERIOR DOWN TO STUDS . NO BATHS, NO KITCHEN . UNLIVABLE  
8/24 KL FR

Windsor

| Property Data                                   |  |  | Assessment Record  |                      |                  |              |                  |             |                        |
|---|--|--|--------------------|----------------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood <b>4 Nbhd 4</b>                    |  |  | Year               | Land                 | Buildings        | Exempt       | Total            |             |                        |
| Tree Growth Year <b>0</b>                       |  |  | 2011               | 16,000               | 30,600           | 16,000       | 30,600           |             |                        |
| Open Space (Year) <b>0</b>                      |  |  | 2012               | 16,000               | 30,600           | 16,000       | 30,600           |             |                        |
| Farmland (Year) <b>0</b>                        |  |  | 2013               | 16,000               | 30,600           | 16,000       | 30,600           |             |                        |
| Zone/Land Use <b>11 Rur Agricultural</b>        |  |  | 2014               | 16,000               | 30,600           | 16,000       | 30,600           |             |                        |
| Secondary Zone                                  |  |  | 2015               | 16,000               | 30,600           | 16,000       | 30,600           |             |                        |
| Topography <b>4 Below Street</b>                |  |  | 2016               | 16,000               | 30,600           | 23,100       | 23,500           |             |                        |
| 1.Level 4.Below St 7.                           |  |  | 2017               | 16,000               | 30,600           | 26,000       | 20,600           |             |                        |
| 2.Rolling 5.Low 8.                              |  |  | 2018               | 16,000               | 30,600           | 26,000       | 20,600           |             |                        |
| 3.Above St 6.Swampy 9.                          |  |  | 2019               | 16,000               | 30,600           | 26,000       | 20,600           |             |                        |
| Utilities <b>4 Drilled Well 6 Septic System</b> |  |  | 2020               | 16,000               | 30,600           | 31,000       | 15,600           |             |                        |
| 1.Public 4.Dr Well 7.Cesspool                   |  |  | 2021               | 16,000               | 30,600           | 0            | 46,600           |             |                        |
| 2.Water 5.Dug Well 8.Lake Water                 |  |  | 2022               | 16,000               | 30,600           | 0            | 46,600           |             |                        |
| 3.Sewer 6.Septic 9.None                         |  |  | 2023               | 16,000               | 30,600           | 0            | 46,600           |             |                        |
| Street <b>1 Paved</b>                           |  |  | 2024               | 29,700               | 20,800           | 0            | 50,500           |             |                        |
| 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>0</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>1/11/2023</b>                      |  |  | 14.Not Used        |                      |                  |              | %                |             | 3.Topography           |
| Price <b>45,000</b>                             |  |  | 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>8 Other Non Valid</b>               |  |  | <b>Fract. Acre</b> | <b>Acres/Sites</b>   |                  |              |                  |             | 32.Pasture             |
| 1.Valid 4.Split 7.Renovate                      |  |  | 21.Residential Lo  | 21                   | 1.00             | 100          | %                | 0           | 33.Orchard             |
| 2.Related 5.Partial 8.Other                     |  |  | 22.Not Used        | 22                   | 1.00             | 100          | %                | 0           | 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> |                  | 1.00         |                  |             | 43.Condo Site          |
|   |  |  |                    |                      |                  |              |                  |             | 44.Lot Improvemen      |
|   |  |  |                    |                      |                  |              |                  |             | 45.Utility Valuat      |
|   |  |  |                    |                      |                  |              |                  |             | 46.Miscellaneous       |

**Windsor**

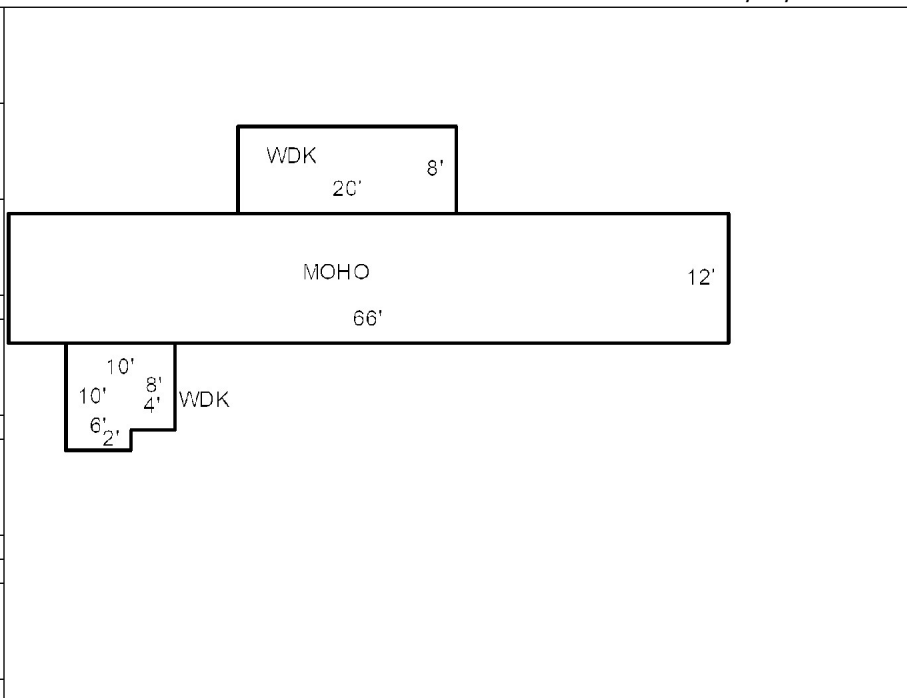
Map Lot 02-049

Account 469

Location 550 AUGUSTA-ROCKLAND 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 <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.FI/Stair 8.          |
| Stories                       | 4.Steam 8.Monitor/ 12.  | 3.3/4 Fin 6. 9.None              |
| 1.1 4.1.5 7.                  | Cool Type <b>100%</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.          |  | 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>5 Estimated</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 8/08/2024

**Additions, Outbuildings & Improvements**

| Type            | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|-----------------|------|-------|-------|------|-------|--------|-------------|
| 68 Wood Deck    | 1984 | 160   | 2 85  | 1    | 0 %   | 100 %  |             |
| 68 Wood Deck    | 1984 | 92    | 2 85  | 1    | 0 %   | 100 %  |             |
| 23 Frame Garage | 1984 | 704   | 2 100 | 1    | 0 %   | 100 %  |             |
| 24 Frame Shed   | 1984 | 264   | 2 100 | 1    | 0 %   | 100 %  |             |
| 997 12' MOBILE  | 1971 | 12x66 | 2 85  | 1    | 0 %   | 100 %  |             |
|                 |      |       |       |      | %     | %      |             |
|                 |      |       |       |      | %     | %      |             |
|                 |      |       |       |      | %     | %      |             |
|                 |      |       |       |      | %     | %      |             |
|                 |      |       |       |      | %     | %      |             |
|                 |      |       |       |      | %     | %      |             |

