

CHOATE, MARY DEE
58 MOODY POND ROAD
WINDSOR ME 04363

B5241P173 B11967P176 B12598P227

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

1/24 - LD MO . EA, EST IA, FULL DRMR, PROPERTY ABUTTS
MOODY POND = WATERFRONT, EST. UGR
7/24 DB CALLBACK . OIL HEAT . PINE FLRS . CATHEDRAL
CEILING IN 12X16 1SFR/B
8/24 KL FR . ROW

Windsor

Property Data			Assessment Record																																																																																																																																																																																																																								
Neighborhood 10 Small Pond			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																																				
Tree Growth Year 0			2011	70,500	96,600	10,000	157,100																																																																																																																																																																																																																				
Open Space (Year) 0			2012	70,500	96,600	10,000	157,100																																																																																																																																																																																																																				
Farmland (Year) 0			2013	70,500	96,600	10,000	157,100																																																																																																																																																																																																																				
Zone/Land Use 11 Rur Agricultural			2014	70,500	96,600	10,000	157,100																																																																																																																																																																																																																				
Secondary Zone			2015	70,500	96,600	10,000	157,100																																																																																																																																																																																																																				
Topography 2 Rolling			2016	76,800	96,600	16,500	156,900																																																																																																																																																																																																																				
1.Level 4.Below St 7.			2017	76,800	96,600	20,000	153,400																																																																																																																																																																																																																				
2.Rolling 5.Low 8.			2018	76,800	96,600	20,000	153,400																																																																																																																																																																																																																				
3.Above St 6.Swampy 9.			2019	76,800	96,600	20,000	153,400																																																																																																																																																																																																																				
Utilities 4 Drilled Well 6 Septic System			2020	76,800	96,600	25,000	148,400																																																																																																																																																																																																																				
1.Public 4.Dr Well 7.Cesspool			2021	76,800	96,600	24,500	148,900																																																																																																																																																																																																																				
2.Water 5.Dug Well 8.Lake Water			2022	76,800	96,600	22,000	151,400																																																																																																																																																																																																																				
3.Sewer 6.Septic 9.None			2023	76,800	96,600	19,250	154,150																																																																																																																																																																																																																				
Street 3 Gravel			2024	43,600	190,700	25,000	209,300																																																																																																																																																																																																																				
1.Paved 4.Proposed 7.			<table border="1"> <thead> <tr> <th colspan="5">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Commercial Lot</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Open Space Red</td> </tr> <tr> <td>12.Not Used</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Frtg</td> </tr> <tr> <td>13.Commercial Lot</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Not Used</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Miscellaneous</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Corner Infl</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>Acres</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Prime Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Blueberry/Hort</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Software(Farm</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Mixed Wood (Fa</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Hardwood (Farm</td> </tr> <tr> <td></td> <td>21</td> <td>1.00</td> <td>95</td> <td>%</td> <td>5</td> <td>37.Software</td> </tr> <tr> <td></td> <td>28</td> <td>3.60</td> <td>100</td> <td>%</td> <td>0</td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Miscellaneous</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Lot Improvemen</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Utility Valuat</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Miscellaneous</td> </tr> <tr> <td colspan="2">Total Acreage</td> <td>4.60</td> <td colspan="4"></td> </tr> </tbody> </table>					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.Software(Farm					%		35.Mixed Wood (Fa					%		36.Hardwood (Farm		21	1.00	95	%	5	37.Software		28	3.60	100	%	0	38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Miscellaneous					%		42.Mobile Home Si					%		43.Condo Site					%		44.Lot Improvemen					%		45.Utility Valuat					%		46.Miscellaneous	Total Acreage		4.60				
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Windsor

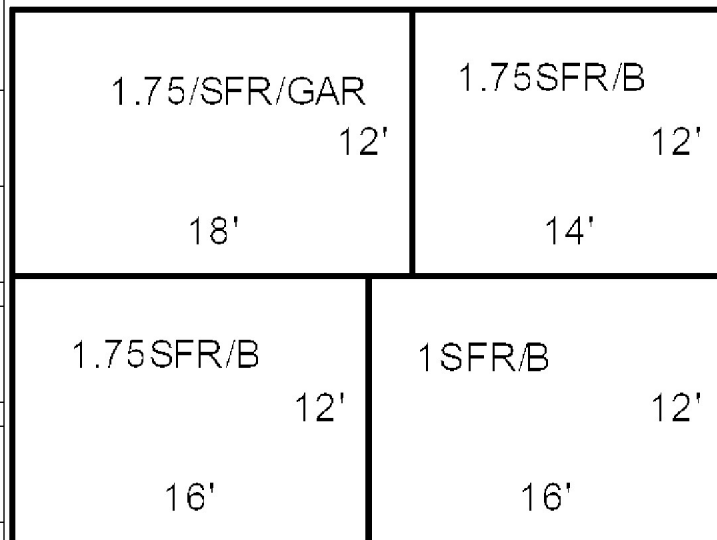
Map Lot 03-019-C

Account 257

Location 58 MOODY POND ROAD

Card 1 Of 1 10/23/2024

Building Style 4 Cape Cod	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Cottage	Secondary heat 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Mobile	Heat Type 100% 1 Forced Hot Water	3. 6. 9.
4.Cape 8.Log 12.Gar/Apt	1.HW 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.Radiant	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/ Stair 8.
Stories 5 One & 3/4 Story	4.Steam 8.Monitor/ 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 TYPICAL
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 2 Vinyl/Aluminum	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
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 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) 216
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1997	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	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 100%
Basement 9 No Basement		Economic Code None
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 1		Entrance Code 5 Estimated
Wet Basement 9 No 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
82 1.75 Sty Fr/B	1997	168	3 100	4	0 %	100 %	
82 1.75 Sty Fr/B	1997	192	3 100	4	0 %	100 %	
79 1Sty Fr/B	1997	192	3 100	4	0 %	100 %	
					%	%	
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- 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