

BARNES, SHAWN W
BARNES, TRISHA A
83 PIERCES POINT RD
WINDSOR ME 04363

B13420P309 B14981P18

Previous Owner
POMERLEAU, ROGER R. & NORMAN J.
P. O. BOX 2467

AUGUSTA ME 04338 2467
Sale Date: 9/27/2019

Previous Owner
POMERLEAU, FRANK
584 LEIGHTON ROAD

AUGUSTA ME 04330
Sale Date: 9/09/2010

Inspection Witnessed By:

X Date

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

Notes:
7/28/21 w/MR; M+L NEW HSE; DN.
11/23 - DB MEASURE
7/24 KL 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 | 2 Rolling | 9 |
| 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 | 3 Gravel | |
| 1.Paved | 4.Proposed | 7. |
| 2.Semi Imp | 5. | 8. |
| 3.Gravel | 6. | 9. |
| INSPECTION CODE | 0 | |
| PRINT CARD | 0 | |
| Sale Data | | |
| Sale Date | 9/27/2019 | |
| Price | 60,000 | |
| 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 | 1 Arms Length Sale | |
| 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 |
| 2010 | 64,000 | 0 | 0 | 64,000 |
| 2011 | 64,000 | 0 | 0 | 64,000 |
| 2012 | 64,000 | 0 | 0 | 64,000 |
| 2013 | 64,000 | 0 | 0 | 64,000 |
| 2014 | 64,000 | 0 | 0 | 64,000 |
| 2015 | 64,000 | 0 | 0 | 64,000 |
| 2016 | 64,000 | 0 | 0 | 64,000 |
| 2017 | 64,000 | 0 | 0 | 64,000 |
| 2018 | 64,000 | 0 | 0 | 64,000 |
| 2019 | 64,000 | 0 | 0 | 64,000 |
| 2020 | 66,700 | 0 | 0 | 66,700 |
| 2021 | 66,700 | 204,100 | 24,500 | 246,300 |
| 2022 | 66,700 | 204,100 | 22,000 | 248,800 |
| Calc. | 108,100 | 468,000 | 0 | 576,100 |

| 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 | 100 | % | 0 | 37.Software |
| 22 | | 1.00 | 100 | % | 0 | 38.Mixed Wood |
| 25 | | 10.00 | 100 | % | 0 | 39.Hardwood |
| 26 | | 10.00 | 100 | % | 0 | 40.Wasteland |
| 27 | | 19.40 | 100 | % | 0 | 41.Miscellaneous |
| | | | | % | | 42.Mobile Home Si |
| | | | | % | | 43.Condo Site |
| | | | | % | | 44.Lot Improvemen |
| | | | | % | | 45.Utility Valuat |
| | | | | % | | 46.Miscellaneous |
| Total Acreage | | 40.40 | | | | |

Proposed Value

Windsor

Map Lot 10-037

Account 923

Location 83 PIERCES POINT ROAD

Card 1

Of 1

8/22/2024

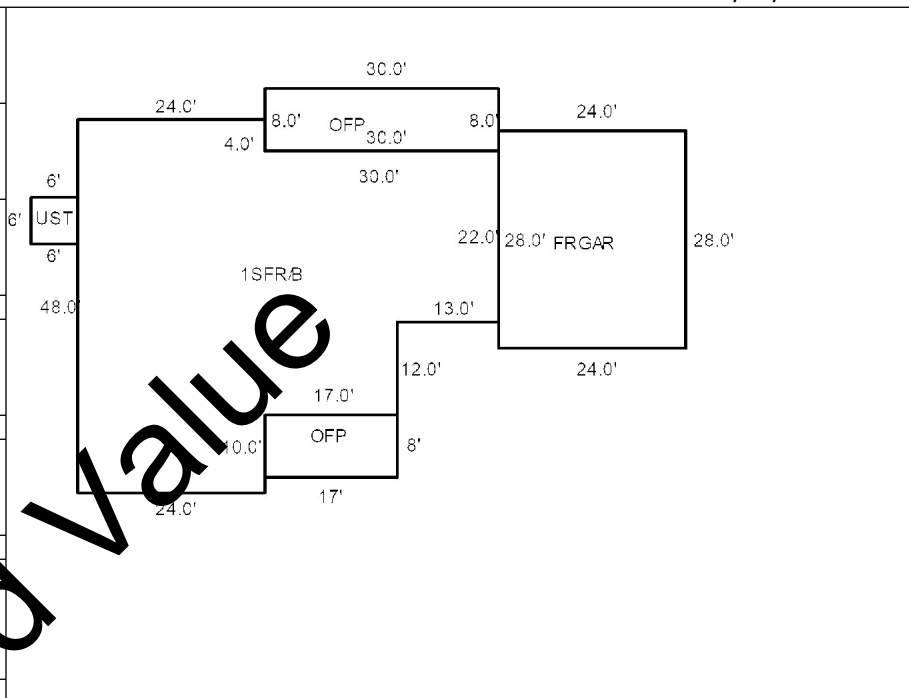
| | | |
|--|--|--------------------------------------|
| Building Style 2 Ranch | SF Bsmt Living 1152 | Layout 1 Typical |
| 1.Conv. 5.Garrison 9.Other | Fin Bsmt Grade 3 110 | 1.Typical 4. 7. |
| 2.Ranch 6.Split 10.Cottage | Secondary heat 0 | 2.Inadeq 5. 8. |
| 3.R Ranch 7.Contemp 11.Mobile | Heat 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.FI/Stair 8. |
| Stories 1 One 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 110% |
| 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) 2016 |
| 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 7 | 2.Fair 5.Avg+ 8.Exc |
| OPEN-3-CUSTOM 0 | # Bedrooms 4 | 3.Avg- 6.Good 9.Same |
| OPEN-4-CUSTOM 0 | # Full Baths 2 | Phys. % Good 0% |
| Year Built 2020 | # Half Baths 1 | Funct. % Good 100% |
| Year Remodeled 0 | # Addn Fixtures 1 | Functional Code 9 None |
| Foundation 1 Concrete | # Fireplaces 0 | 1.Incomp 4.Long Ter 7.Dama |
| 1.Concrete 4.Wood 7. | | 2.O-Built 5.Dilapida 8.Obsolete |
| 2.C Block 5.Slab 8. | | 3.MoHoNoLa 6.Util/Lay 9.No |
| 3.Br/Stone 6.Piers 9. | | Econ. % Good 100% |
| Basement 4 Full Basement | | Economic Code None |
| 1.1/4 Bmt 4.Full Bmt 7. | | 0.None 9.No 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 0 | | Entrance Code 5 Estimated |
| Wet Basement 1 Dry Basement | | 1.Interior 4. Vacant 7. |
| 1.Dry 4. 7. | | 2.General 5. Estimate 8. |
| 2.Damp 5. 8. | | 3.Inform 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 7/24/2024

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|-----------------------|------|-------|-------|------|-------|--------|-------------|
| 21 Open Frame | 2020 | 240 | 3 110 | 4 | 0 % | 100 % | |
| 21 Open Frame | 2020 | 136 | 3 110 | 4 | 0 % | 100 % | |
| 23 Frame Garage | 2020 | 672 | 3 110 | 4 | 0 % | 100 % | |
| 47 1S Utility Storage | 2020 | 36 | 3 110 | 4 | 0 % | 100 % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |



Proposed Value