Map Lot 10-060-05 | Account 1556 | Location BALSAM DRIVE | Card 1 Of 1 | 8/22/2024

BOUCHER, RYAN R
BOUCHER, CRYSTAL L
P O BOX 295
WINDSOR ME 04363

B13514P331

Previous Owner
WATERFORD RIDGE, INC.
22 SMITH STREET

AUGUSTA ME 04330
Sale Date: 3/27/2020

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

11/23 - DB VAC LOT, WOODED
7/24 KL FR . LOT CLEARED - 4/2025 PU NEW HSE

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**

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.Lake Water
3.Sewer 6.Septic 9.None

Street **3 Gravel**

1.Paved 4.Proposed
2.Semi Imp 5.
3.Gravel 6.

INSPECTION CODE **0**
PRINT CARD **0**

Sale Data

Sale Date **3/27/2020**
Price **41,000**
Sale Type **1 Land Only**

1.Land 4.Mobile 7.
2.L & B 5.Other 8.
3.Building 6. 9.

Financing **9 Unknown**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **4 Split/Assemblage**

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	24,100	0	0	24,100
2011	24,100	0	0	24,100
2012	24,100	0	0	24,100
2013	24,100	0	0	24,100
2014	24,100	0	0	24,100
2015	24,100	0	0	24,100
2016	24,100	0	0	24,100
2017	24,100	0	0	24,100
2018	24,100	0	0	24,100
2019	24,100	0	0	24,100
2020	24,100	0	0	24,100
2021	24,100	0	0	24,100
2022	24,100	0	0	24,100
Calc.	35,700	0	0	35,700

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Commercial Lot				%	
12.Not Used				%	
13.Commercial Lot				%	
14.Not Used				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Gravel Pit Sit				%	
17.Gravel Pit Pot				%	
18.Excess Land				%	
19.Condominium				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Residential Lo	29	1.00		100 %	0
22.Not Used	30	1.00		100 %	0
23.Waterfront Lot	25	1.05		100 %	0
Acres				%	
24.Not Used				%	
25.Excess Land (1				%	
26.Excess Land (1				%	
27.Excess Land (>				%	
28.Excess Land WF				%	
29.Not Used				%	

Total Acreage 2.05

Influence Codes

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.Softwood(Farm
35.Mixed Wood (Fa
36.Hardwood (Farm
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Miscellaneous
42.Mobile Home Si
43.Condo Site
44.Lot Improvemen
45.Utility Valuat
46.Miscellaneous

Proposed Value

Windsor

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Building Style		
1.Conv.	5.Garrison	9.Other
2.Ranch	6.Split	10.Cottage
3.R Ranch	7.Contemp	11.Mobile
4.Cape	8.Log	12.Gar/Apt

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.Wood	5.Stucco	9.Other
2.Vin/Al	6.Brick	10.Cement
3.Compos.	7.Stone	11.
4.Asbestos	8.Concrete	12.

Roof Surface		
1.Asphalt	4.Composit	7.SS
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-CUSTOM

OPEN-4-CUSTOM

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.Crawl Sp	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

Secondary heat

Heat Type **100%**		
1.HW	5.FWA	9.No Heat
2.HWCI	6.GravWA	10.Radiant
3.H Pump	7.Electric	11.
4.Steam	8.Monitor/	12.

Cool Type **0%**		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.Long Ter	7.Damag
2.O-Built	5.Dilapida	8.
3.MoHoNoLa	6.Util/Lay	9.None

Econ. % Good

Economic Code		
0.None	9.None	7
1.Location	5	8.
2.Encroach	6	9.

Entrance Code **4 Unoccupied**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed		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
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

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

Proposed Value