

COFFIN, MONTANA
CASEY, AMBER D
772 SOUTH BELFAST ROAD
WINDSOR ME 04363

B15010P87

Previous Owner
COFFIN, CALEB S

Sale Date: 3/27/2024

Previous Owner
COFFIN, KANE
COFFIN, MARCIA
772 SO. BELFAST ROAD
WINDSOR ME 04363
Sale Date: 11/25/2014

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
7/19/19 Called Caleb Coffin and he said he has sold this as a rent to own property. I have changed his address from 774 S. Belfast Rd, Windsor, Maine to 1266 Western Ridge Road, Palermo, Maine 04354. TLH 6-24 DB HOUSE WAS TORN DOWN 4/26/24 PER OWNER 8/24 KL FR . UC=4/25 PU NEW HOUSE 9/24 AB HEARING NO CHANGE

Windsor

Property Data			Assessment Record						
Neighborhood 4 Nbhd 4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	18,000	25,100	0	43,100		
Open Space (Year) 0			2012	18,000	25,100	0	43,100		
Farmland (Year) 0			2013	18,000	25,100	0	43,100		
Zone/Land Use 11 Rur Agricultural			2014	18,000	25,100	0	43,100		
Secondary Zone			2015	18,000	25,100	0	43,100		
Topography 2 Rolling			2016	18,000	25,100	0	43,100		
1.Level 4.Below St 7.			2017	18,000	25,100	0	43,100		
2.Rolling 5.Low 8.			2018	18,000	25,100	0	43,100		
3.Above St 6.Swampy 9.			2019	18,000	25,100	0	43,100		
Utilities 4 Drilled Well 6 Septic System			2020	18,000	25,100	0	43,100		
1.Public 4.Dr Well 7.Cesspool			2021	18,000	25,100	0	43,100		
2.Water 5.Dug Well 8.Lake Water			2022	18,000	25,100	0	43,100		
3.Sewer 6.Septic 9.None			2023	18,000	25,100	0	43,100		
Street 1 Paved			2024	32,000	86,500	0	118,500		
1.Paved 4.Proposed 7.			Land Data						
2.Semi Imp 5. 8.									
3.Gravel 6. 9.None			Front Foot	Type	Effective		Influence		Influence Codes
INSPECTION CODE 202			11.Commercial Lot		Frontage	Depth	Factor	Code	
PRINT CARD 0			12.Not Used				%		1.Open Space Red
Sale Data			13.Commercial Lot				%		2.Excess Frtg
Sale Date 3/27/2024			14.Not Used				%		3.Topography
Price			15.Miscellaneous				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access
1.Land 4.Mobile 7.			Square Foot	Square Feet					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 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Miscellaneous				%		30.Prime Lot
3.Assumed 6.Cash 9.Unknown							%		31.Blueberry/Hort
Validity 2 Related Parties			Fract. Acre	Acres/Sites					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	25	1.00	100	%	0	34.Software(Farm
3.Distress 6.Exempt 9.Trust			23.Waterfront Lot				%		35.Mixed Wood (Fa
Verified 5 Public Record			Acres				%		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
			Total Acreage		2.00				43.Condo Site
									44.Lot Improvemen
									45.Utility Valuat
									46.Miscellaneous

Windsor

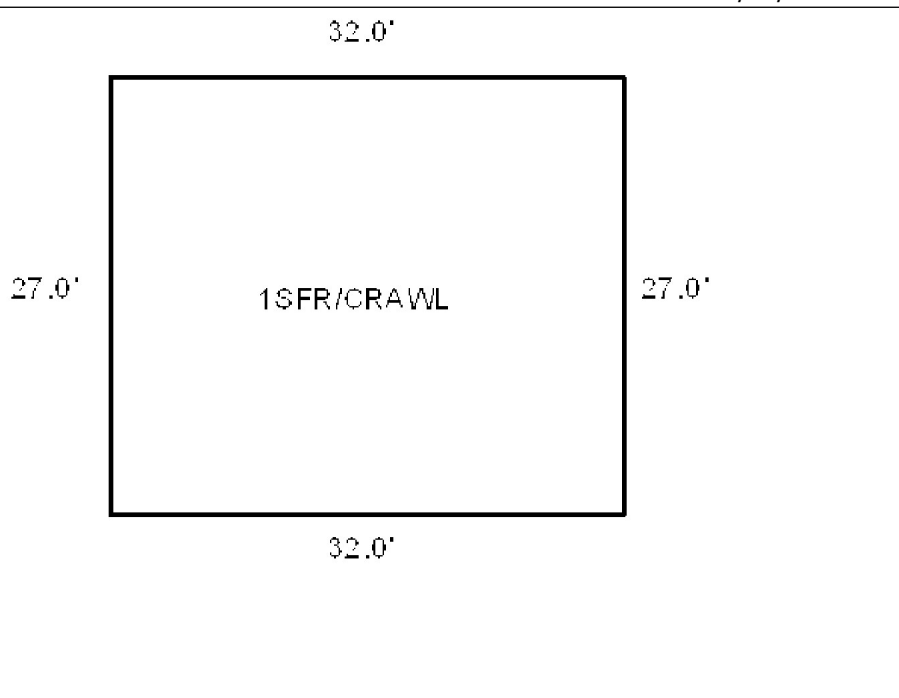
Map Lot 08-012

Account 281

Location 774 SOUTH BELFAST ROAD

Card 1 Of 1 10/24/2024

Building Style 2 Ranch	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% 8 Monitor/Unit Heat	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 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 4 Minimal
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 1 Wood Siding	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) 864
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 1 Poor
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 3	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 5%
Year Built 1940	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# 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 0		Entrance Code 5 Estimated
Wet Basement 2 Damp 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
					%	%	26.1\$Fr Overhang
					%	%	27.Unfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic