

LEEMAN, DREW D
763 RIDGE ROAD
WINDSOR ME 04363

B11957P85

Previous Owner
LASSELLE, TROY E.
c/o LEEMAN, DREW D.
4 HALLOWELL STREET
WINDSLOW ME 04901
Sale Date: 4/14/2015

Previous Owner
LASSELLE, GREG
763 RIDGE ROAD

WINDSOR ME 04363
Sale Date: 11/14/2011

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
7/10/23 ROOFED, DOORS & WINDOWS IN; NO SIDING; INT UNF; CK'24.7/11/22 NS ON ADDTN FOR 4-1-22
8/23 - GL MI . EA, EST IA, UC = 20X40 ADD. 95% COMP, MISSING SIDING, RE CHK 2024, AGP = 12X20 RECT.
6-24 BP GL. 20X40 ADDITION. N/C SIDING MISSING. 95% COMP. UC CHECK 2025 FOR SIDING . CATHEDRAL CEILING IN 644SF 1SFR/B
8/24 KL FR

Windsor

Property Data			Assessment Record						
Neighborhood 11 Nbhd 11			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	22,000	201,600	0	223,600		
Open Space (Year) 0			2012	22,000	179,200	0	201,200		
Farmland (Year) 0			2013	22,000	179,200	0	201,200		
Zone/Land Use 11 Rur Agricultural			2014	22,000	179,200	10,000	191,200		
Secondary Zone			2015	22,000	182,600	10,000	194,600		
Topography 9 9			2016	22,000	182,600	0	204,600		
1.Level 4.Below St 7. 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.			2017	22,000	182,600	0	204,600		
Utilities 9 None 9 None			2018	22,000	182,600	0	204,600		
1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8.Lake Water 3.Sewer 6.Septic 9.None			2019	22,000	182,600	0	204,600		
Street 9 None			2020	22,000	182,600	0	204,600		
1.Paved 4.Proposed 7. 2.Semi Imp 5. 8. 3.Gravel 6. 9.None			2021	22,000	182,600	0	204,600		
INSPECTION CODE 1			2022	22,000	182,600	0	204,600		
PRINT CARD 0			2023	22,000	212,900	0	234,900		
Sale Data			2024	40,800	606,500	0	647,300		
Sale Date 4/14/2015			Land Data						
Price 170,000			Front Foot	Type	Effective		Influence		Influence Codes
Sale Type 2 Land & Buildings					Frontage	Depth	Factor	Code	
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			11.Commercial Lot			%		1.Open Space Red	
Financing 9 Unknown			12.Not Used			%		2.Excess Frtg	
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			13.Commercial Lot			%		3.Topography	
Validity 1 Arms Length Sale			14.Not Used			%		4.Size/Shape	
1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.Trust			15.Miscellaneous			%		5.Access	
Verified 5 Public Record						%		6.Restriction	
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.						%		7.Corner Infl	
						%		8.View/Environ	
			Square Foot	Square Feet				9.Fract Share	
			16.Gravel Pit Sit			%		Acres	
			17.Gravel Pit Pot			%		30.Prime Lot	
			18.Excess Land			%		31.Blueberry/Hort	
			19.Condominium			%		32.Pasture	
			20.Miscellaneous			%		33.Orchard	
						%		34.Software(Farm	
			Fract. Acre	Acres/Sites				35.Mixed Wood (Fa	
			21.Residential Lo	21	1.00	100	% 0	36.Hardwood (Farm	
			22.Not Used	22	1.00	100	% 0	37.Software	
			23.Waterfront Lot	25	3.00	100	% 0	38.Mixed Wood	
			Acres					39.Hardwood	
			24.Not Used					40.Wasteland	
			25.Excess Land (1					41.Miscellaneous	
			26.Excess Land (1					42.Mobile Home Si	
			27.Excess Land (>					43.Condo Site	
			28.Excess Land WF					44.Lot Improvemen	
			29.Not Used					45.Utility Valuat	
								46.Miscellaneous	
			Total Acreage		4.00				

Windsor

Map Lot 08-042

Account 681

Location 763 RIDGE ROAD

Card 1

Of 1

10/24/2024

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% 3 Heat Pump	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 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 10 Cement Plank	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) 644
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 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 3	Phys. % Good 0%
Year Built 2010	# Half Baths 0	Funct. % Good 95%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
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 4 Full 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 1 Dry 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
21 Open Frame	0	224	3 100	4	0 %	100 %	
47 1S Utility Storage	0	48	3 100	4	0 %	100 %	
23 Frame Garage	1963	2345	2 100	2	0 %	100 %	
79 1Sty Fr/B	0	384	3 100	4	0 %	100 %	
2 2 Story Frame	2022	400	3 100	4	0 %	100 %	
100 1FR/FRAME	2022	400	3 100	4	0 %	100 %	
73 Above ground	2023	1	3 100	1	0 %	100 %	
84 2 Sty Fr/B	0	140	3 100	4	0 %	100 %	
79 1Sty Fr/B	0	384	3 100	4	0 %	100 %	
100 1FR/FRAME	0	800	3 100	4	0 %	100 %	

