

GOSSELIN, ROMAN  
GOSSELIN, MELISSA B (JT)  
14 PIERCES POINT ROAD  
WINDSOR ME 04363

B13327P29

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

AUGUSTA ME 04338 2467  
Sale Date: 9/06/2019

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:

7/24/17 PER NORMAN CHANGED ADDRESS FROM 223 WATER ST., HALLOWELL, ME 04347 TO P. O. BOX 2467, AUGUSTA, ME 04338-2467. TLH  
11/23 - DB VAC-LOT, WOODED  
7/24 KL FR

Windsor

Property Data			Assessment Record							
Neighborhood <b>11 Nbhd 11</b>			Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>			2010	18,000	0	0	18,000			
Open Space (Year) <b>0</b>			2011	18,000	0	0	18,000			
Farmland (Year) <b>0</b>			2012	18,000	0	0	18,000			
Zone/Land Use <b>11 Rur Agricultural</b>			2013	18,000	0	0	18,000			
Secondary Zone			2014	18,000	0	0	18,000			
Topography <b>2 Rolling 9</b>			2015	18,000	0	0	18,000			
1.Level 4.Below St 7.			2016	18,000	0	0	18,000			
2.Rolling 5.Low 8.			2017	18,000	0	0	18,000			
3.Above St 6.Swampy 9.			2018	18,000	0	0	18,000			
Utilities <b>9 None 9 None</b>			2019	18,000	0	0	18,000			
1.Public 4.Dr Well 7.Cesspool			2020	18,000	0	0	18,000			
2.Water 5.Dug Well 8.Lake Water			2021	18,000	0	0	18,000			
3.Sewer 6.Septic 9.Non			2022	18,000	0	0	18,000			
Street <b>3 Gravel</b>			Calc.	35,600	0	0	35,600			
1.Paved 4.Proposed			<b>Land Data</b>							
2.Semi Imp 5.										
3.Gravel 6. None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>	
INSPECTION CODE <b>0</b>			11.Commercial Lot		Frontage	Depth	Factor	Code		
PRINT CARD <b>0</b>			12.Not Used				%		1.Open Space Red	
<b>Sale Data</b>			13.Commercial Lot				%		2.Excess Frtg	
Sale Date <b>9/06/2019</b>			14.Not Used				%		3.Topography	
Price <b>70,000</b>			15.Miscellaneous				%		4.Size/Shape	
Sale Type <b>Land Only</b>							%		5.Access	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>					6.Restriction	
2.L & B 5.Other 8.			16.Gravel Pit Sit				%		7.Corner Infl	
3.Bundling 6. 9.			17.Gravel Pit Pot				%		8.View/Environ	
Financing <b>9 Unknown</b>			18.Excess Land				%		9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>	
2.FHA/VA 5.Private 8.			20.Miscellaneous				%		30.Prime Lot	
3.Assumed 6.Cash 9.Unknown							%		31.Blueberry/Hort	
Validity <b>4 Split/Assemblage</b>			<b>Fract. Acre</b>	<b>Acres/Sites</b>					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	22	1.00	100	%	0	34.Software( Farm	
3.Distress 6.Exempt 9.Trust			23.Waterfront Lot	25	1.00	100	%	0	35.Mixed Wood (Fa	
Verified <b>5 Public Record</b>							%		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	
			<b>Total Acreage 2.00</b>							43.Condo Site
										44.Lot Improvemen
										45.Utility Valuat
										46.Miscellaneous

**Windsor**

Map Lot 10-036

Account 922

Location PIERCES POINT ROAD

Card 1 Of 1 8/22/2024

Building Style	SF Bsmt Living	Layout
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Cottage	Secondary heat	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Mobile	Heat Type <b>100%</b>	3. 6. 9.
4.Cape 8.Log 12.Gar/Apt	1.HW 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.Radiant	1.1/4 Fin 4.Full Fin 7.
Other Units	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories	4.Steam 8.Monitor/ 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100%</b>	Insulation
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	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style	Unfinished %
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor
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	Bath(s) Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint)
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim	# Rooms	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM	# Bedrooms	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM	# Full Baths	Phys. % Good
Year Built	# Half Baths	Funct. % Good
Year Remodeled	# Addn Fixtures	Functional Code
Foundation	# Fireplaces	1.Incomp 4.Long Ter 7.Damaged
1.Concrete 4.Wood 7.	 <p><b>TRIO</b> Software A Division of Harris Computer Systems</p>	2.O-Built 5.Dilapid 8.No Basement
2.C Block 5.Slab 8.		3.MoHoNoLa 6.Util/Lay 9.No
3.Br/Stone 6.Piers 9.		Econ. % Good
Basement		Economic Code
1.1/4 Bmt 4.Full Bmt 7.	0.None 9.No	1.Location 5. 8.
2.1/2 Bmt 5.Crawl Sp 8.	1.Location 5. 8.	2.Encroach 6. 9.
3.3/4 Bmt 6. 9.None	2.Encroach 6. 9.	Entrance Code <b>4 Unoccupied</b>
Bsmt Gar # Cars	Entrance Code <b>4 Unoccupied</b>	1.Interior 4. Vacant 7.
Wet Basement	1.Interior 4. Vacant 7.	2.Exterior 5. Estimate 8.
1.Dry 4. 7.	2.Exterior 5. Estimate 8.	3. Inform 6. 9.
2.Damp 5. 8.	3. Inform 6. 9.	Information Code <b>5 Estimate</b>
3.Wet 6. 9.	Information Code <b>5 Estimate</b>	1.Owner 4.Agent 7.
	1.Owner 4.Agent 7.	2.Relative 5.Estimate 8.
	2.Relative 5.Estimate 8.	3.Tenant 6.Other 9.
	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