

COGSWELL, CHARLES S
186 LEGION PARK ROAD
WINDSOR ME 04363

B5895P1

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
11/23 - DB NO TRESPASS SIGN
7/24 KL FR

Windsor

Property Data			Assessment Record					
Neighborhood 11 Nbhd 11			Year	Land	Buildings	Exempt	Total	
Tree Growth Year 0			2010	28,000	96,800	10,000	114,800	
Open Space (Year) 0			2011	28,000	96,800	10,000	114,800	
Farmland (Year) 0			2012	28,000	96,800	10,000	114,800	
Zone/Land Use 11 Rur Agricultural			2013	28,000	96,800	10,000	114,800	
Secondary Zone			2014	28,000	96,800	10,000	114,800	
Topography 2 Rolling			2015	28,000	96,800	10,000	114,800	
1.Level 4.Below St 7.			2016	28,000	96,800	16,500	108,300	
2.Rolling 5.Low 8.			2017	28,000	96,800	20,000	104,800	
3.Above St 6.Swampy 9.			2018	28,000	96,800	20,000	104,800	
Utilities 4 Drilled Well 6 Septic System			2019	28,000	96,800	20,000	104,800	
1.Public 4.Dr Well 7.Cesspool			2020	28,000	96,800	25,000	99,800	
2.Water 5.Dug Well 8.Lake Water			2021	28,000	96,800	24,500	100,300	
3.Sewer 6.Septic 9.Non			2022	28,000	96,800	22,000	102,800	
Street 1 Paved			Calc.	48,600	204,000	16,500	236,100	
1.Paved 4.Proposed			Land Data					
2.Semi Imp 5.			Front Foot	Type	Effective		Influence	
3.Gravel 6.			11.Commercial Lot		Frontage	Depth	Factor	Code
INSPECTION CODE 0			12.Not Used				%	1.Open Space Red
PRINT CARD 0			13.Commercial Lot				%	2.Excess Frtg
Sale Data			14.Not Used				%	3.Topography
Sale Date			15.Miscellaneous				%	4.Size/Shape
Price							%	5.Access
Sale Type							%	6.Restriction
1.Land 4.Mobile 7.			Square Foot		Square Feet			7.Corner Infl
2.& B 5.Other 8.			16.Gravel Pit Sit				%	8.View/Environ
3.Bunding 6. 9.			17.Gravel Pit Pot				%	9.Fract Share
Financing			18.Excess Land				%	Acres
1.Convent 4.Seller 7.			19.Condominium				%	30.Prime Lot
2.FHA/VA 5.Private 8.			20.Miscellaneous				%	31.Blueberry/Hort
3.Assumed 6.Cash 9.Unknown							%	32.Pasture
Validity			Fract. Acre		Acreege/Sites			33.Orchard
1.Valid 4.Split 7.Renovate			21.Residential Lo	21	1.00	100	% 0	34.Softwood(Farm
2.Related 5.Partial 8.Other			22.Not Used	22	1.00	100	% 0	35.Mixed Wood (Fa
3.Distress 6.Exempt 9.Trust			23.Waterfront Lot	25	6.00	100	% 0	36.Hardwood (Farm
Verified			Acres				%	37.Softwood
1.Buyer 4.Agent 7.Family			24.Not Used				%	38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess Land (1				%	39.Hardwood
3.Lender 6.MLS 9.			26.Excess Land (1				%	40.Wasteland
			27.Excess Land (>				%	41.Miscellaneous
			28.Excess Land WF				%	42.Mobile Home Si
			29.Not Used				%	43.Condo Site
				Total Acreage		7.00		44.Lot Improvemen
								45.Utility Valuat
								46.Miscellaneous

Proposed Value

Windsor

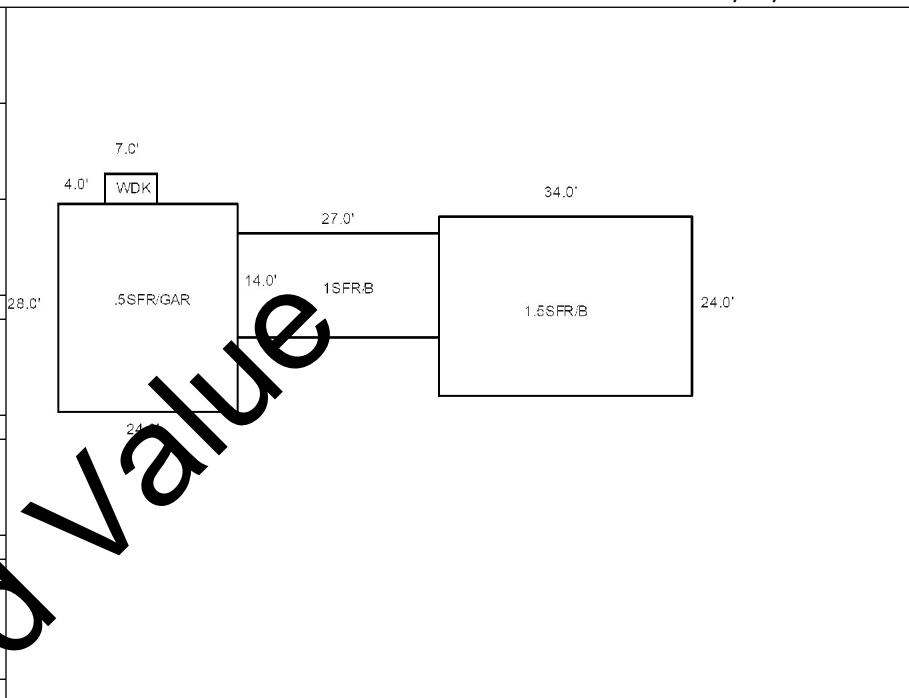
Map Lot 10-086

Account 283

Location 186 LEGION PARK ROAD

Card 1 Of 1 8/22/2024

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% 1 Forced Hot Water	3. 6. 9.
4.Cape 8.Log 12.Gar/Apt	1.HW 5.FWA 9.No Heat	Attic 2 1/2 Finished
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 4 One & 1/2 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 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) 816
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 3 Below 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 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1880	# Half Baths 1	Funct. % Good 100%
Year Remodeled 1988	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Long Ter 7.Damaged
1.Concrete 4.Wood 7.		2.O-Built 5.Dilapida 8.No Basement
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 Basement 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 3 Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Exterior 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
68 Wood Deck	1980	28	2 100	2	0 %	100 %	
24 Frame Shed	1980	160	1 100	1	0 %	100 %	
79 1Sty Fr/B	1930	378	3 110	4	0 %	100 %	
98 .5FR/FRAME GAR	1980	672	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 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