

HOAD, P. STEPHEN & HELEN L., TRUSTEES
P. STEPHEN & HELEN L. HOAD LIVING TRUST
135 WINDSOR NECK ROAD
WINDSOR ME 04363

B9710P107

Previous Owner
HOAD, P. STEPHEN
HOAD, HELEN L.
135 WINDSOR NECK ROAD
WINDSOR ME 04363
Sale Date: 4/03/2008

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
11-23 EK M+L
7/24 KL FR

Windsor

Property Data			Assessment Record						
Neighborhood 11 Nbhd 11			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	50,900	57,500	10,000	98,400		
Open Space (Year) 2008			2012	50,900	57,500	10,000	98,400		
Farmland (Year) 2008			2013	50,900	57,500	10,000	98,400		
Zone/Land Use 11 Rur Agricultural			2014	50,900	57,500	10,000	98,400		
Secondary Zone			2015	50,900	57,500	10,000	98,400		
Topography 2 Rolling			2016	50,900	57,500	16,500	91,900		
1.Level 4.Below St 7.			2017	50,900	57,500	20,000	88,400		
2.Rolling 5.Low 8.			2018	50,900	57,500	24,000	84,400		
3.Above St 6.Swampy 9.			2019	50,900	57,500	24,000	84,400		
Utilities 4 Drilled Well 6 Septic System			2020	50,900	57,500	29,000	79,400		
1.Public 4.Dr Well 7.Cesspool			2021	50,900	57,500	28,420	79,980		
2.Water 5.Dug Well 8.Lake Water			2022	50,900	57,500	25,520	82,880		
3.Sewer 6.Septic 9.None			2023	50,900	57,500	22,330	86,070		
Street 1 Paved			2024	78,100	136,100	29,000	185,200		
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 0			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 4/03/2008			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				%		6.Restriction
2.L & B 5.Other 8.			16.Gravel Pit Sit	Square Feet			%		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 9 Trust Sale			Fract. Acre				%		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.Softwood(Farm
3.Distress 6.Exempt 9.Trust			23.Waterfront Lot	25	1.00	100	%	0	35.Mixed Wood (Fa
Verified 5 Public Record			Acres	32	20.00	100	%	0	36.Hardwood (Farm
1.Buyer 4.Agent 7.Family			24.Not Used	27	48.00	50	%	1	37.Softwood
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		70.00			43.Condo Site
									44.Lot Improvemen
									45.Utility Valuat
									46.Miscellaneous


Windsor

Map Lot 12-001

Account 563

Location 135 WINDSOR NECK ROAD

Card 1 Of 1 10/25/2024

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% 5 Forced Warm Air	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.FI/Stair 8.		
Stories	5 One & 3/4 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	7 Standing Seam	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	2 Fair		
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G		
SF Masonry Trim	0	# Rooms	8	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	1820	# Half Baths	0	Funct. % Good	90%		
Year Remodeled	2004	# Addn Fixtures	0	Functional Code	5 Dilapidated		
Foundation	3 Brick &/or Stone	# 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.			Econ. % Good	100%	3.MoHoNoLa	6.Util/Lay 9.None
3.Br/Stone	6.Piers 9.			Economic Code	None	0.None	9.None 7.
Basement	2 1/2 Basement			1.Location	5. 8.	1.Location	5. 8.
1.1/4 Bmt	4.Full Bmt 7.			2.Encroach	6. 9.	2.Encroach	6. 9.
2.1/2 Bmt	5.Crawl Sp 8.			Entrance Code	5 Estimated	1.Interior	4.Vacant 7.
3.3/4 Bmt	6. 9.None			2.Refusal	5.Estimate 8.	2.Refusal	5.Estimate 8.
Bsmt Gar # Cars	0			3.Informed	6. 9.	3.Informed	6. 9.
Wet Basement	2 Damp Basement			Information Code	5 Estimate	1.Owner	4.Agent 7.
1.Dry	4. 7.			2.Relative	5.Estimate 8.	2.Relative	5.Estimate 8.
2.Damp	5. 8.	3.Tenant	6.Other 9.	3.Tenant	6.Other 9.		
3.Wet	6. 9.						

Date Inspected 7/25/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
80 Fin Attic/1Sty	1820	255	3 100	2	0 %	100 %	
24 Frame Shed	1820	459	3 100	1	0 %	50 %	
24 Frame Shed	1970	812	2 100	2	0 %	100 %	
68 Wood Deck	2020	56	3 100	3	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

