

KENOYER, ALEX B
40 GRIFFIN ROAD
WINDSOR ME 04363

B12988P348

Previous Owner
SPOUL, ERNESTINE, TRUSTEE
A.W. & E.P. SPOUL TRUST
40 GRIFFIN ROAD
WINDSOR ME 04363
Sale Date: 8/06/2018

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
PARCEL 8 IN DEED.
12/23 - GL MO . EA, PROPERTY ABUTTS WEST BRANCH
SHEEPSCOT RIVER
7/24 PB FR

Windsor

Property Data			Assessment Record							
Neighborhood 11 Nhd 11			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2011	19,500	92,300	16,000	95,800			
Open Space (Year) 0			2012	19,500	92,300	16,000	95,800			
Farmland (Year) 0			2013	19,500	92,300	16,000	95,800			
Zone/Land Use 11 Rur Agricultural			2014	19,500	92,300	16,000	95,800			
Secondary Zone			2015	19,500	92,300	16,000	95,800			
Topography 2 Rolling			2016	19,500	92,300	23,100	88,700			
1.Level 4.Below St 7.			2017	19,500	92,300	26,000	85,800			
2.Rolling 5.Low 8.			2018	19,500	92,300	26,000	85,800			
3.Above St 6.Swampy 9.			2019	19,500	92,300	0	111,800			
Utilities 4 Drilled Well 6 Septic System			2020	19,500	92,300	0	111,800			
1.Public 4.Dr Well 7.Cesspool			2021	19,500	92,300	0	111,800			
2.Water 5.Dug Well 8.Lake Water			2022	19,500	92,300	0	111,800			
3.Sewer 6.Septic 9.None			2023	19,500	92,300	0	111,800			
Street 1 Paved			2024	28,700	220,100	0	248,800			
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 1			12.Not Used				%		1.Open Space Red	
Sale Data			13.Commercial Lot				%		2.Excess Frtg	
Sale Date 8/06/2018			14.Not Used				%		3.Topography	
Price 155,000			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 1 Arms Length Sale			Fract. Acre		Acres/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate			21.Residential Lo	29	1.00	75	%	4	33.Orchard	
2.Related 5.Partial 8.Other			22.Not Used	30	1.00	75	%	4	34.Software(Farm	
3.Distress 6.Exempt 9.Trust			23.Waterfront Lot	25	1.50	100	%	0	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 2.50							43.Condo Site
										44.Lot Improvemen
										45.Utility Valuat
										46.Miscellaneous

Windsor

Map Lot 01-003

Account 1078

Location 40 GRIFFIN ROAD

Card 1

Of 1

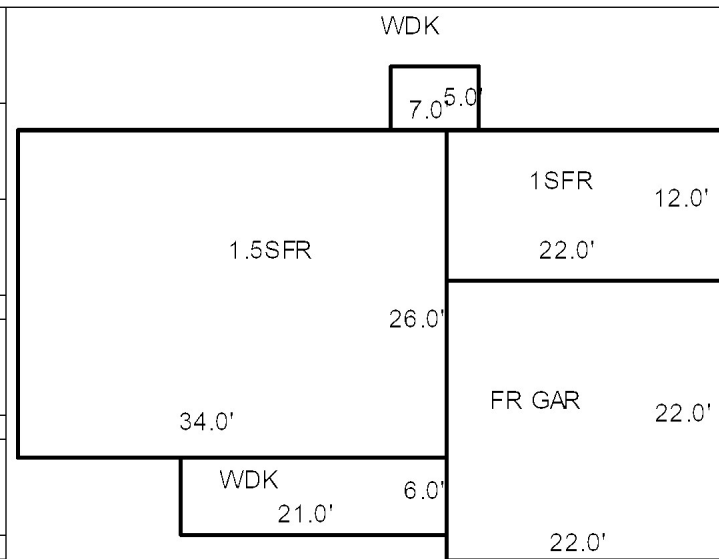
10/15/2024

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 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 2 Vinyl/Aluminum	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) 884
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 5	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1988	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.Long Ter 7.Damage
1.Concrete 4.Wood 7.		2.O-Built 5.Dilapid 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 9 No 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 7/24/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	1988	126	1 100	1	0 %	100 %	
24 Frame Shed	1988	192	2 100	4	0 %	100 %	
23 Frame Garage	1988	484	3 100	4	0 %	100 %	
1 1 Story Frame	1988	264	3 100	4	0 %	100 %	
68 Wood Deck	1988	35	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