

LIVE MORE, LLC  
c/o AUBURN LOAN SERVICING  
134 MAIN STREET 5TH FLOOR  
LEWISTON ME 04240

B11302P8

Previous Owner  
PULLEN, ELLWOOD C. & TOOD M.  
13 STRICKLAND LOOP ROAD

LIVERMORE FALLS ME 04254  
Sale Date: 1/09/2013

Previous Owner  
RIDEOUT'S MARKET & GRILLE  
345 AUGUSTA ROCKLAND ROAD

WINDSOR ME 04363  
Sale Date: 8/10/2010

Previous Owner  
MOODY, GARY J. & KIMBERLY L.  
RR 4 BOX 2925

GARDINER ME 04345  
Sale Date: 8/08/2005

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

9/10/19 - Changed address from 259 Minot Ave, Auburn, ME 04210 to 134 Main St. 5th Floor, Lewiston, ME 04240 per phone call. TLH  
Land influence=pumps gasoline  
DBA: Sunoco Station  
Total value=317500+40000=357500/375000=.953ASR  
8/22/16 Building in poor condition; chambered septic system needs replacement after new design.  
7/24 PB FR . FORMER GAS STATION + CONV STORE  
**Windsor**

Property Data			Assessment Record							
Neighborhood <b>4 Nbhd 4</b>			Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>			2011	128,000	185,600	0	313,600			
Open Space (Year) <b>0</b>			2012	128,000	185,600	0	313,600			
Farmland (Year) <b>0</b>			2013	128,000	185,600	0	313,600			
Zone/Land Use <b>11 Rur Agricultural</b>			2014	128,000	185,600	0	313,600			
Secondary Zone			2015	128,000	185,600	0	313,600			
Topography <b>1 Level</b>			2016	32,000	132,900	0	164,900			
1.Level 4.Below St 7.			2017	32,000	132,900	0	164,900			
2.Rolling 5.Low 8.			2018	32,000	132,900	0	164,900			
3.Above St 6.Swampy 9.			2019	32,000	132,900	0	164,900			
Utilities <b>4 Drilled Well 6 Septic System</b>			2020	32,000	132,900	0	164,900			
1.Public 4.Dr Well 7.Cesspool			2021	32,000	132,900	0	164,900			
2.Water 5.Dug Well 8.Lake Water			2022	32,000	132,900	0	164,900			
3.Sewer 6.Septic 9.None			2023	32,000	132,900	0	164,900			
Street <b>1 Paved</b>			2024	20,300	72,800	0	93,100			
1.Paved 4.Proposed 7.			<b>Land Data</b>							
2.Semi Imp 5. 8.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>	
3.Gravel 6. 9.None					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>		
INSPECTION CODE <b>0</b>			11.Commercial Lot						1.Open Space Red	
PRINT CARD <b>0</b>			12.Not Used						2.Excess Frtg	
<b>Sale Data</b>			13.Commercial Lot						3.Topography	
			14.Not Used						4.Size/Shape	
Sale Date <b>1/09/2013</b>			15.Miscellaneous						5.Access	
Price									6.Restriction	
Sale Type <b>5 Other</b>									7.Corner Infl	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>					8.View/Environ	
2.L & B 5.Other 8.									9.Fract Share	
3.Building 6. 9.			16.Gravel Pit Sit						<b>Acres</b>	
Financing <b>9 Unknown</b>			17.Gravel Pit Pot						30.Prime Lot	
1.Convent 4.Seller 7.			18.Excess Land						31.Blueberry/Hort	
2.FHA/VA 5.Private 8.			19.Condominium						32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Miscellaneous						33.Orchard	
Validity <b>3 Distressed Sale</b>									34.Software( Farm	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acres/Sites</b>					35.Mixed Wood (Fa	
2.Related 5.Partial 8.Other			21.Residential Lo	11	1.00	50	%	8	36.Hardwood (Farm	
3.Distress 6.Exempt 9.Trust			22.Not Used	12	1.00	50	%	8	37.Software	
Verified <b>5 Public Record</b>			23.Waterfront Lot						38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>						39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Not Used						40.Wasteland	
3.Lender 6.MLS 9.			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	
			<b>Total Acreage 1.00</b>							46.Miscellaneous

**Windsor**

Map Lot 02-103

Account 175

Location 348 AUGUSTA-ROCKLAND ROAD

Card 1 Of 1 10/23/2024

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.FI/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.Damage
1.Concrete 4.Wood 7.	 <p><b>TRIO</b> Software A Division of Harris Computer Systems</p>	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
Basement		Economic Code
1.1/4 Bmt 4.Full Bmt 7.	0.None 9.None 7.	Entrance Code <b>5 Estimated</b>
2.1/2 Bmt 5.Crawl Sp 8.	1.Location 5. 8.	1.Interior 4.Vacant 7.
3.3/4 Bmt 6. 9.None	2.Encroach 6. 9.	2.Refusal 5.Estimate 8.
Bsmt Gar # Cars	Information Code <b>5 Estimate</b>	3.Informed 6. 9.
Wet Basement	1.Owner 4.Agent 7.	Information Code <b>5 Estimate</b>
1.Dry 4. 7.	2.Relative 5.Estimate 8.	1.Owner 4.Agent 7.
2.Damp 5. 8.	3.Tenant 6.Other 9.	2.Relative 5.Estimate 8.
3.Wet 6. 9.		3.Tenant 6.Other 9.

Date Inspected 7/26/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 1 Story Frame	1986	1080	3 100	1	0 %	50 %	
371 Convenience	1986	1080	3 100	1	0 %	50 %	
387 Restaurant	1900	1082	2 100	1	0 %	50 %	
1 1 Story Frame	1900	224	3 100	1	0 %	50 %	
24 Frame Shed	1986	624	3 100	1	0 %	50 %	
24 Frame Shed	1900	176	3 100	1	0 %	50 %	
39 Finished Attic	1900	256	3 100	1	0 %	50 %	
38 Unfinished Attic	1900	320	3 100	1	0 %	50 %	
21 Open Frame	1986	144	3 100	1	0 %	50 %	
341 Steel Canopy	1998	440	3 100	1	0 %	50 %	

