

HART, JACOB A
19 MCKINLEY DR
LEWISTON ME 04240

B13715P238

Previous Owner
SPOUL, KATHY H., TRUSTEE
KATHY HOWARD SPOUL GST TRUST
398 HEAD TIDE ROAD
WHITEFIELD ME 04353
Sale Date: 9/18/2020

Previous Owner
WEEKS, RAYMOND J.
179 MILLS RD

WHITEFIELD ME 04353
Sale Date: 8/31/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
10/23 - DB MEASURE . 70SQFT METAL SHED=NV. 6-24 GL BP
NEW 30X34 COTTAGE. POSTED NO TRESPASSING. OWNER
GAVE PERMISSION TO MEASURE OVER PHONE. EST 50%
COMP AS OF 4/1/24 UC CHECK 2025
8/24 KL FR

Windsor

Property Data			Assessment Record						
Neighborhood 8 Long Pond			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	104,900	15,600	0	120,500		
Open Space (Year) 0			2012	104,900	15,600	0	120,500		
Farmland (Year) 0			2013	104,900	15,600	0	120,500		
Zone/Land Use 11 Rur Agricultural			2014	104,900	15,600	0	120,500		
Secondary Zone			2015	104,900	15,600	0	120,500		
Topography 4 Below Street			2016	104,900	15,600	0	120,500		
1.Level 4.Below St 7.			2017	104,900	15,600	0	120,500		
2.Rolling 5.Low 8.			2018	104,900	15,600	0	120,500		
3.Above St 6.Swampy 9.			2019	104,900	15,600	0	120,500		
Utilities 6 Septic System 8 Lake Water			2020	104,900	15,600	0	120,500		
1.Public 4.Dr Well 7.Cesspool			2021	104,900	15,600	0	120,500		
2.Water 5.Dug Well 8.Lake Water			2022	104,900	15,600	0	120,500		
3.Sewer 6.Septic 9.None			2023	104,900	15,600	0	120,500		
Street 3 Gravel			2024	185,800	97,700	0	283,500		
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 9/18/2020			14.Not Used				%		3.Topography
Price 46,370			15.Miscellaneous				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Corner Infl
3.Building 6. 9.			16.Gravel Pit Sit				%		8.View/Environ
Financing 9 Unknown			17.Gravel Pit Pot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Prime Lot
3.Assumed 6.Cash 9.Unknown			20.Miscellaneous				%		31.Blueberry/Hort
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acres/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Residential Lo	23	0.37	95	%	8	34.Software(Farm
3.Distress 6.Exempt 9.Trust			22.Not Used	24	1.00	95	%	8	35.Mixed Wood (Fa
Verified 5 Public Record			23.Waterfront Lot				%		36.Hardwood (Farm
1.Buyer 4.Agent 7.Family			Acres				%		37.Software
2.Seller 5.Pub Rec 8.Other			24.Not Used				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess Land (1				%		39.Hardwood
			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		0.37				44.Lot Improvemen
									45.Utility Valuat
									46.Miscellaneous

Windsor

Map Lot 06-062

Account 1208

Location 177 HUNT ROAD

Card 1

Of 2

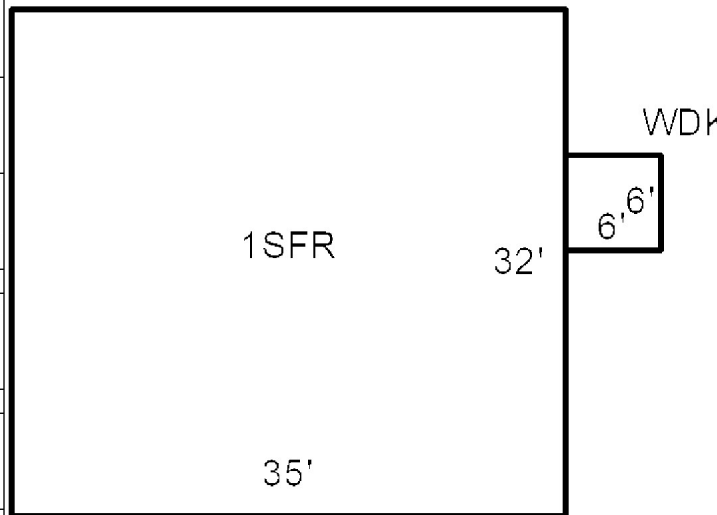
10/24/2024

Building Style 10 Cottage	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% 9 Not Heated	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 1 One 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 0	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 3 Sheet Metal	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1120
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 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 2024	# Half Baths 0	Funct. % Good 50%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 6 Piers	# 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 2 Refused Entry
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 8/01/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1940	54	2 100	2	0 %	100 %	
24 Frame Shed	0	16	2 100	2	0 %	100 %	
68 Wood Deck	2024	36	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

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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.		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.
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		Entrance Code 2 Refused Entry
Wet 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 8/01/2024

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

