

GOODE, ALEXANDER
309 LEGION PARK ROAD
WINDSOR ME 04363

B12629P113

Previous Owner
ALLEN, GLEN W. & SUE S.
c/o GOODE, ALEXANDER
309 LEGION PARK ROAD
WINDSOR ME 04363
Sale Date: 6/14/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

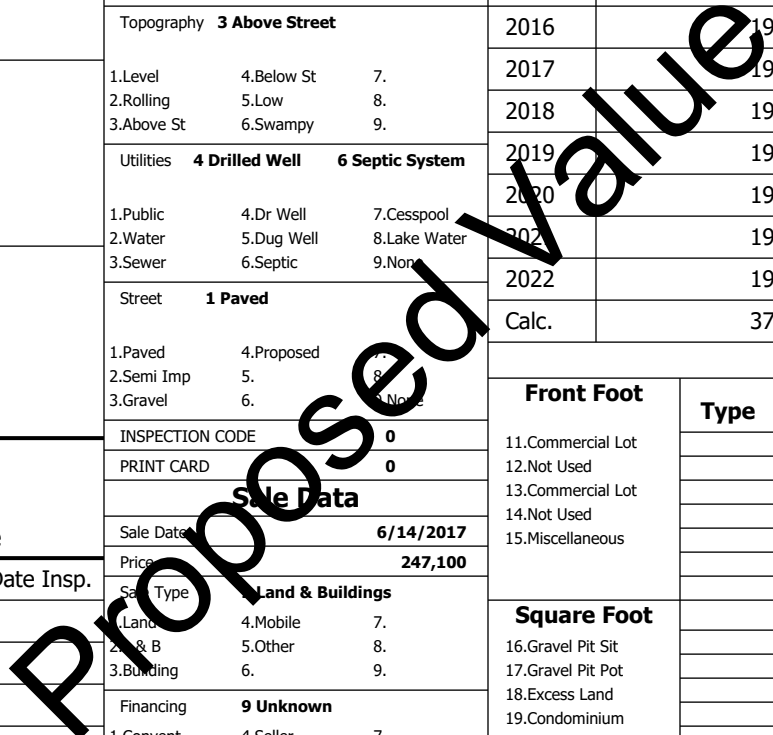
12/26/17 CHANGED ADDRESS FROM 99 TIMBER POINT ROAD, FRIENDSHIP, ME 04547 TO 709 LEGION PARK RD, WINDSOR. ATH
8/6/18 Changed address from 200 Windsor Road, South China, ME 04358 to 309 Legion Park Road, Windsor, ME 04363.
11/23 DB MO
7/24 KL FR

Windsor

Property Data		
Neighborhood	11 Nbhd 11	
Tree Growth Year	0	
Open Space (Year)	0	
Farmland (Year)	0	
Zone/Land Use	11 Rur Agricultural	
Secondary Zone		
Topography	3 Above Street	
1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities	4 Drilled Well 6 Septic System	
1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake Water
3.Sewer	6.Septic	9.Non
Street	1 Paved	
1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.No
INSPECTION CODE	0	
PRINT CARD	0	
Sale Data		
Sale Date	6/14/2017	
Price	247,100	
Sale Type	Land & Buildings	
1.Land	4.Mobile	7.
2.& B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Trust
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2010	19,600	216,600	10,000	226,200
2011	19,600	216,600	10,000	226,200
2012	19,600	216,600	10,000	226,200
2013	19,600	216,600	10,000	226,200
2014	19,600	216,600	10,000	226,200
2015	19,600	216,600	10,000	226,200
2016	19,600	216,600	16,500	219,700
2017	19,600	216,600	20,000	216,200
2018	19,600	216,600	0	236,200
2019	19,600	216,600	0	236,200
2020	19,600	216,600	0	236,200
2021	19,600	216,600	24,500	211,700
2022	19,600	216,600	22,000	214,200
Calc.	37,700	312,200	16,500	333,400

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Commercial Lot				%		1.Open Space Red
12.Not Used				%		2.Excess Frtg
13.Commercial Lot				%		3.Topography
14.Not Used				%		4.Size/Shape
15.Miscellaneous				%		5.Access
				%		6.Restriction
				%		7.Corner Infl
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Prime Lot
				%		31.Blueberry/Hort
				%		32.Pasture
				%		33.Orchard
				%		34.Software(Farm
				%		35.Mixed Wood (Fa
				%		36.Hardwood (Farm
				%		37.Software
				%		38.Mixed Wood
				%		39.Hardwood
				%		40.Wasteland
				%		41.Miscellaneous
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Utility Valuat
				%		46.Miscellaneous
Total Acreage		2.80				



Windsor

Map Lot 10-101

Account 1301

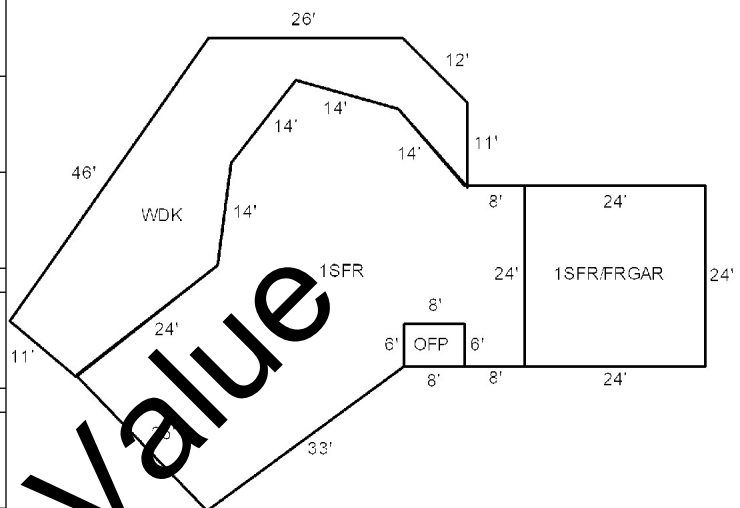
Location 309 LEGION PARK ROAD

Card 1

Of 1

8/22/2024

Building Style 7 Contemporary	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 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 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 110%
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) 764
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 6	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1989	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 1	Functional Code 9 None
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.Long Ter 7.Damag
1.Concrete 4.Wood 7.		2.O-Built 5.Dilapida 8.Deterior
2.C Block 5.Slab 8.		3.MoHoNoLa 6.Util/Lay 9.No
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 9.No
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 1		Entrance Code 5 Estimated
Wet Basement 1 Dry 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
23 Frame Garage	1989	2560	3 100	3	0 %	100 %	
69 Hot Tub	1989	1	3 100	4	0 %	100 %	
68 Wood Deck	1989	896	3 100	4	0 %	100 %	
79 1Sty Fr/B	1989	576	3 100	4	0 %	100 %	
21 Open Frame	1989	48	3 100	4	0 %	100 %	
61 Canopy/Carport	1989	36	3 100	4	0 %	100 %	
24 Frame Shed	1989	15	3 100	4	0 %	100 %	
69 Hot Tub	2020	1	3 100	4	0 %	100 %	
73 Above ground	2020	1	3 100	4	0 %	100 %	

Proposed 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