

FINLEY, JUSTIN L
196 WINDSOR NECK ROAD
WINDSOR ME 04363

B14786P199

Previous Owner
FINLEY, JOHN & GOWER, SALLY PER REP
FOR LAWRENCE I FINLEY
198 WINDSOR NECK RD
WINDSOR ME 04363
Sale Date: 6/09/2023

Previous Owner
FINLEY, LAWRENCE

Sale Date: 2/09/2023

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
4/2/15 CHANGED MAILING ADDRESS FROM 198 WINDSOR NECK ROAD TO 170 WINDSOR NECK ROAD PER LARRY. ATH 11-23 EK MEASURE
11/23 CARD 2 DB. MEASURE INFO @ DOOR
6-24 DB NEW CARD ADDED (CARD 3)
7/24 KL FR . 196 APPEARS VACANT
8/24 AB HEARING CHANGE . HEAT=WOOD STOVE

Windsor

Property Data			Assessment Record				
Neighborhood 11 Nbhd 11			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2011	20,600	75,200	10,000	85,800
Open Space (Year) 0			2012	20,600	75,200	10,000	85,800
Farmland (Year) 0			2013	20,600	75,200	10,000	85,800
Zone/Land Use 11 Rur Agricultural			2014	20,600	75,200	10,000	85,800
Secondary Zone			2015	20,600	75,200	10,000	85,800
Topography 2 Rolling			2016	20,600	75,200	16,500	79,300
1.Level 4.Below St 7.			2017	20,600	75,200	20,000	75,800
2.Rolling 5.Low 8.			2018	20,600	75,200	20,000	75,800
3.Above St 6.Swampy 9.			2019	20,600	75,200	20,000	75,800
Utilities 4 Drilled Well 6 Septic System			2020	20,600	75,200	25,000	70,800
1.Public 4.Dr Well 7.Cesspool			2021	20,600	75,200	24,500	71,300
2.Water 5.Dug Well 8.Lake Water			2022	20,600	75,200	22,000	73,800
3.Sewer 6.Septic 9.None			2023	20,600	75,200	0	95,800
Street 1 Paved			2024	39,000	61,300	0	100,300
1.Paved 4.Proposed 7.			Land Data				
2.Semi Imp 5. 8.							
3.Gravel 6. 9.None			Front Foot				
INSPECTION CODE 202							
PRINT CARD 0			Square Foot				
Sale Data							
Sale Date 6/09/2023			Fract. Acre				
Price							
Sale Type 2 Land & Buildings			Acres				
1.Land 4.Mobile 7.							
2.L & B 5.Other 8.			Acreege/Sites				
3.Building 6. 9.							
Financing 9 Unknown			Total Acreage 3.30				
1.Convent 4.Seller 7.							
2.FHA/VA 5.Private 8.			Influence Codes				
3.Assumed 6.Cash 9.Unknown							
Validity 8 Other Non Valid			Influence Codes				
1.Valid 4.Split 7.Renovate							
2.Related 5.Partial 8.Other			Acres				
3.Distress 6.Exempt 9.Trust							
Verified 5 Public Record			Acres				
1.Buyer 4.Agent 7.Family							
2.Seller 5.Pub Rec 8.Other			Acreege/Sites				
3.Lender 6.MLS 9.							

- 1.Open Space Red
- 2.Excess Frtg
- 3.Topography
- 4.Size/Shape
- 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

Windsor

Map Lot 11-005-A

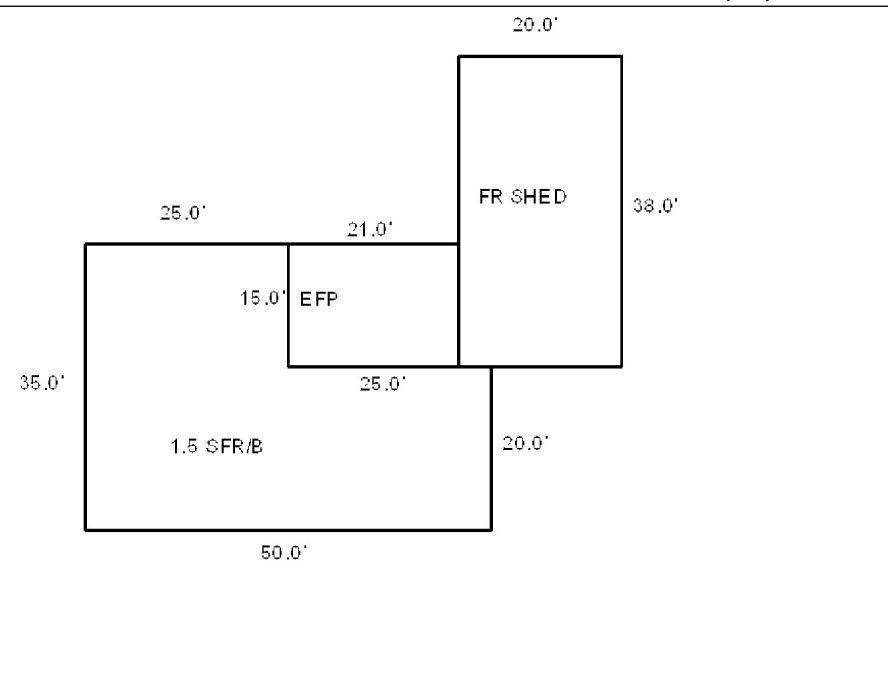
Account 456

Location 196 WINDSOR NECK ROAD

Card 1 Of 3

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% 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 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 9 None
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 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) 1375
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 1 Poor
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 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1810	# Half Baths 0	Funct. % Good 50%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
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.		3.MoHoNoLa 6.Util/Lay 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full 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 3 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 7/25/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22 Encl Frame Porch	1970	315	3 100	4	0 %	100 %	
47 1S Utility Storage	1900	760	3 100	1	0 %	100 %	
353 3 Poultry House	1965	1638	2 100	1	0 %	25 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 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
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X	Date	Date Insp.
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Notes:
7/24 KL FR . GENERATOR

Windsor

Property Data			Assessment Record						
Neighborhood 11 Nhd 11			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	0	7,000	0	7,000		
Open Space (Year) 0			2012	0	118,000	0	118,000		
Farmland (Year) 0			2013	0	118,000	0	118,000		
Zone/Land Use 11 Rur Agricultural			2014	0	118,000	0	118,000		
Secondary Zone			2015	0	118,000	0	118,000		
Topography 2 Rolling			2016	0	118,000	0	118,000		
1.Level 4.Below St 7.			2017	0	118,000	0	118,000		
2.Rolling 5.Low 8.			2018	0	118,000	0	118,000		
3.Above St 6.Swampy 9.			2019	0	118,000	0	118,000		
Utilities 4 Drilled Well 6 Septic System			2020	0	118,000	0	118,000		
1.Public 4.Dr Well 7.Cesspool			2021	0	118,000	0	118,000		
2.Water 5.Dug Well 8.Lake Water			2022	0	118,000	0	118,000		
3.Sewer 6.Septic 9.None			2023	0	118,000	0	118,000		
Street 1 Paved			2024	0	243,400	0	243,400		
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 6/09/2023			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 8 Other Non Valid			Fract. Acre				%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Residential Lo	Acreege/Sites			%		33.Orchard
2.Related 5.Partial 8.Other			22.Not Used				%		34.Software(Farm
3.Distress 6.Exempt 9.Trust			23.Waterfront Lot				%		35.Mixed Wood (Fa
Verified 5 Public Record			24.Not Used				%		36.Hardwood (Farm
1.Buyer 4.Agent 7.Family			25.Excess Land (1				%		37.Software
2.Seller 5.Pub Rec 8.Other			26.Excess Land (1				%		38.Mixed Wood
3.Lender 6.MLS 9.			27.Excess Land (>				%		39.Hardwood
			28.Excess Land WF				%		40.Wasteland
			29.Not Used				%		41.Miscellaneous
			Total Acreage		0.00				42.Mobile Home Si
									43.Condo Site
									44.Lot Improvemen
									45.Utility Valuat
									46.Miscellaneous

Windsor

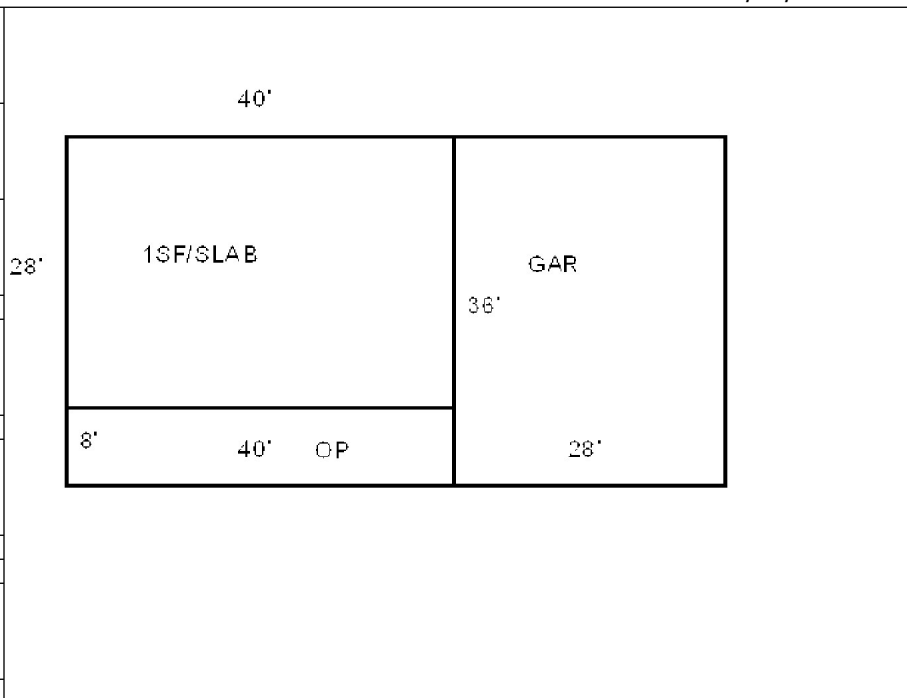
Map Lot 11-005-A

Account 456

Location 170 WINDSOR NECK ROAD

Card 2 Of 3 10/25/2024

Building Style	2 Ranch			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% 8 Monitor/Unit Heat			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.F/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	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	3 Sheet Metal			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) 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	4			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	2010			# 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.Dilapida	8.Basement				
2.C Block	5.Slab	8.									3.MoHoNoLa	6.Util/Lay	9.None	Econ. % Good 100%			
3.Br/Stone	6.Piers	9.									Economic Code None			0.None	9.None	7.	
Basement	9 No Basement										Entrance Code 5 Estimated			1.Location	5.	8.	
1.1/4 Bmt	4.Full Bmt	7.									1.Interior	4.Vacant	7.	2.Encroach	6.	9.	
2.1/2 Bmt	5.Crawl Sp	8.									2.Refusal	5.Estimate	8.	Information Code 5 Estimate			
3.3/4 Bmt	6.	9.None									3.Informed	6.	9.	1.Owner	4.Agent	7.	
Bsmt Gar # Cars	0										2.Relative	5.Estimate	8.	3.Tenant	6.Other	9.	
Wet Basement	9 No Basement																
1.Dry	4.	7.															
2.Damp	5.	8.															
3.Wet	6.	9.															



Date Inspected 7/25/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	2010	320	0 0	0	0 %	0 %	
23 Frame Garage	2010	1008	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



- 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

Windsor

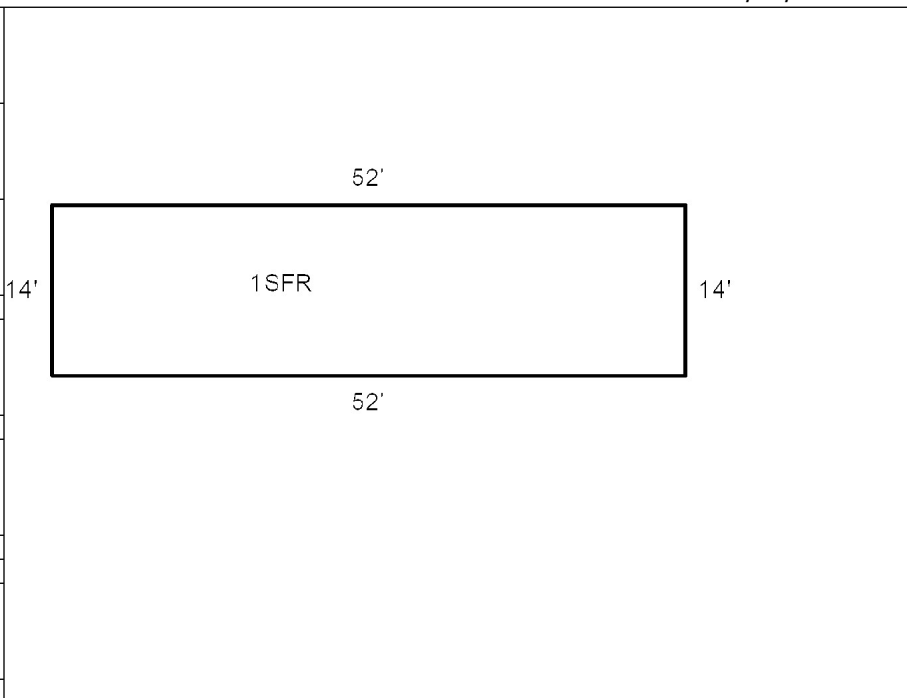
Map Lot 11-005-A

Account 456

Location 196 WINDSOR NECK ROAD

Card 3 Of 3 10/25/2024

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 100%	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 0%	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>TRIO Software <small>A Division of Harris Computer Systems</small></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 5 Estimated
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		3.Informed 6. 9.
Wet Basement		Information Code 5 Estimate
1.Dry 4. 7.		1.Owner 4.Agent 7.
2.Damp 5. 8.		2.Relative 5.Estimate 8.
3.Wet 6. 9.		3.Tenant 6.Other 9.



Date Inspected 7/25/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2024	256	2 100	2	0 %	100 %	
68 Wood Deck	2024	48	2 100	2	0 %	100 %	
997 12' MOBILE	1978	14x52	2 100	2	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.1 Story Frame
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- 3.3 Story Frame
- 4.1-1/2 Story Fr
- 5.1-3/4 Story Fr
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- 21.Open Frame Por
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- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
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