

PHILLIPS, MARK A
11 LAMBERT ROAD
FREEPORT ME 04032

B4521P341

Previous Owner
Meyer, Paul R
HUNTER, WENDY
158 Savage Road
Farmington ME 04938
Sale Date: 1/05/2023

Previous Owner
New Sharon Fire Dept.
Fire House
68 Main St.
New Sharon 04955
Sale Date: 8/30/2021

Inspection Witnessed By:

X	Date
No./Date	Description

Notes:

Old Fire house sold at auction for 57,000. Fire station no longer viable. Highest and best use will be apartments. Functional ob to reflect change in use. TW 5/24 - MK EF, EST IF - APPEARS UNDER RENO. OLD FIRE STATION LONGER IN USE. EST AYB - CHECK 2025 FOR APTS. 40% ROOF = SS. AC = HP.

New Sharon

Property Data		
Neighborhood	4 NBHD 4	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	1 New Sharon all	
Secondary Zone		
Topography		
1.Level	4.Below St	7.LevelBog
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.
3.Sewer	6.Septic	9.Non
Street		
1.Paved	4.Proposed	
2.Semi Imp	5.R/O/W	
3.Gravel	6.	
TG PLAN YEAR	0	
Tif District #	0	
Sale Data		
Sale Date	1/05/2023	
Price	80,900	
Land & Buildings		
1.Land	4.Mobile	7.C/I L&B
2.L&B	5.Other	8.
3.Building	6.C/I Land	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	7 Renovations	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
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
2011	8,000	118,170	126,170	0
2013	8,000	118,170	126,170	0
2014	8,000	118,170	126,170	0
2015	8,000	118,170	126,170	0
2016	8,000	118,170	126,170	0
2017	8,000	118,170	126,170	0
2018	8,000	118,170	126,170	0
2019	8,000	118,170	126,170	0
2020	8,000	118,170	126,170	0
2021	8,000	118,170	126,170	0
2022	8,000	50,010	0	58,010
2023	15,240	175,840	0	191,080

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Com-Site				%		1.Unimproved
12.Ind-Site				%		2.Excess Frtg
13.Res-Site PR				%		3.Topography
14.Res-Site DR				%		4.Size/Shape
15.Res-Site RMT				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		30.Rear Land >10
				%		31.Tillable
				%		32.Pasture
				%		33.Orchard
				%		34.Softwood F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Softwood TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvemen
				%		45.Subdivision Lo
				%		46.Golf Course
Total Acreage		0.10				

Proposed Value

New Sharon

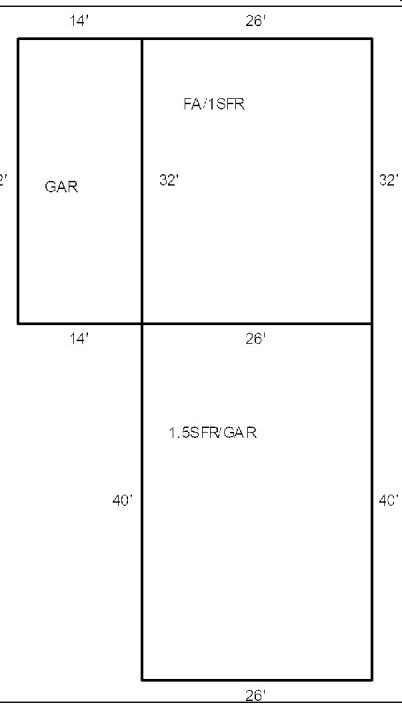
Map Lot 01-13

Account 764

Location 68 Main Street

Card 1 Of 1 10/16/2024

Building Style 13 Two Family	SF Bsmt Living 0	Layout 1 Typical	
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.	01-13
2.Ranch 6.Split 10.Gar/Apt	Secondary Heat 0	2.Inadeq 5. 8.	
3.R Ranch 7.Contemp 11.Cottage	Heat Type 100% 5 Forced Warm Air	3.Poor 6. 9.	
4.Cape 8.Log 12.Dblewid	1.HWBB 5.FWA 9.No Heat	Attic 9 None	
Dwelling Units 2	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 6 Two & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6. 9.None	
1.1 4.1.5 7.	Cool Type 100% 3 Heat Pump	Insulation 1 Full	
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) 1040	
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 2 Fair	
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G	
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc	
Solar Voltaic 0	# Bedrooms 4	3.Avg- 6.Good 9.Same	
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%	
Year Built 1960	# Half Baths 0	Funct. % Good 75%	
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete	
Foundation 5 Concrete Slab	# Fireplaces 0	1.Incomp 4.Delap 7.No Power	
1.Concrete 4.Wood 7.	<div style="font-size: 2em; font-weight: bold; color: red; margin-bottom: 5px;">TRIO</div> <div style="font-size: 1em; color: red; margin-bottom: 5px;">Software</div> <div style="font-size: 0.8em; color: gray;">A Division of Harris Computer Systems</div>	2.O-Built 5.Bsmt 8.Dens/Grft	
2.C Block 5.Slab 8.		3.Damage 6.Common 9.No	
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 3.No Power 7.	
2.1/2 Bmt 5.None 8.		1.Location 4.General 8.	
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.	
Bsmt Gar # Cars 0		Entrance Code 5 Estimated	
Wet Basement 0		1.Interior 4.Vacant 7.	
1.Dry 4. 7.		2.Exterior 5.Estimate 8.	
2.Damp 5. 8.	3.Informal 6.Reviewed 9.		
3.Wet 6. 9.	Information Code 5 Estimate		
	1.Owner 4.Agent 7.		
	2.Relative 5.Estimate 8.		
	3.Tenant 6.Other 9.		



Proposed Value



Date Inspected 5/23/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	832	0 0	0	0 %	100 %	
29 Finished Attic	0	832	0 0	0	0 %	100 %	
23 Frame Garage	0	448	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.One Story Fram
- 2.Two Story Fram
- 3.Three Story Fr
- 4.1 & 1/2 Story
- 5.1 & 3/4 Story
- 6.2 & 1/2 Story
- 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