

LBL Inc.
Jellison, James
875 Orchard Dr.
Wilton ME 04294 4862

B1710P124

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

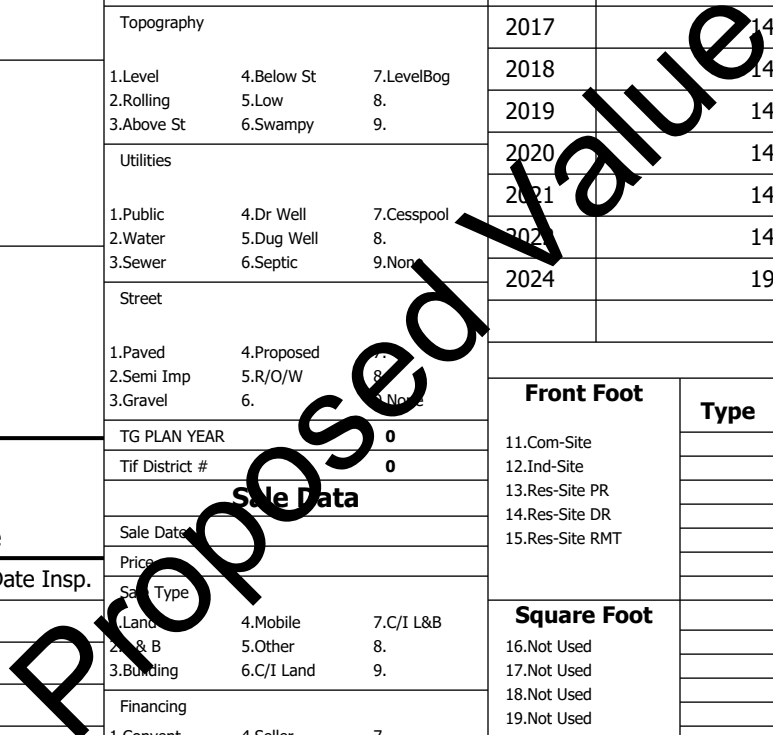
Notes:
1/24 - LD EA-, EST IA-, EST 2APTS 2BR + 1 BATH EACH

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	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.No
TG PLAN YEAR	0	
Tif District #	0	
Sale Data		
Sale Date		
Price		
Sale Type		
1.Land	4.Mobile	7.C/I L&B
2.L&B	5.Other	8.
3.Bundling	6.C/I Land	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified		
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	14,750	101,860	0	116,610
2012	14,750	101,860	0	116,610
2013	14,750	101,860	0	116,610
2014	14,750	101,860	0	116,610
2015	14,750	101,860	0	116,610
2016	14,750	101,860	0	116,610
2017	14,750	101,860	0	116,610
2018	14,750	101,860	0	116,610
2019	14,750	101,860	0	116,610
2020	14,750	101,860	0	116,610
2021	14,750	101,860	0	116,610
2022	14,750	101,860	0	116,610
2024	19,890	160,680	0	180,570

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
Square Foot	Square Feet					Acres
16.Not Used				%		30.Rear Land >10
17.Not Used				%		31.Tillable
18.Not Used				%		32.Pasture
19.Not Used				%		33.Orchard
20.Residential-Si				%		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		0.34				



New Sharon

Map Lot 01-26

Account 618

Location 71 Main Street

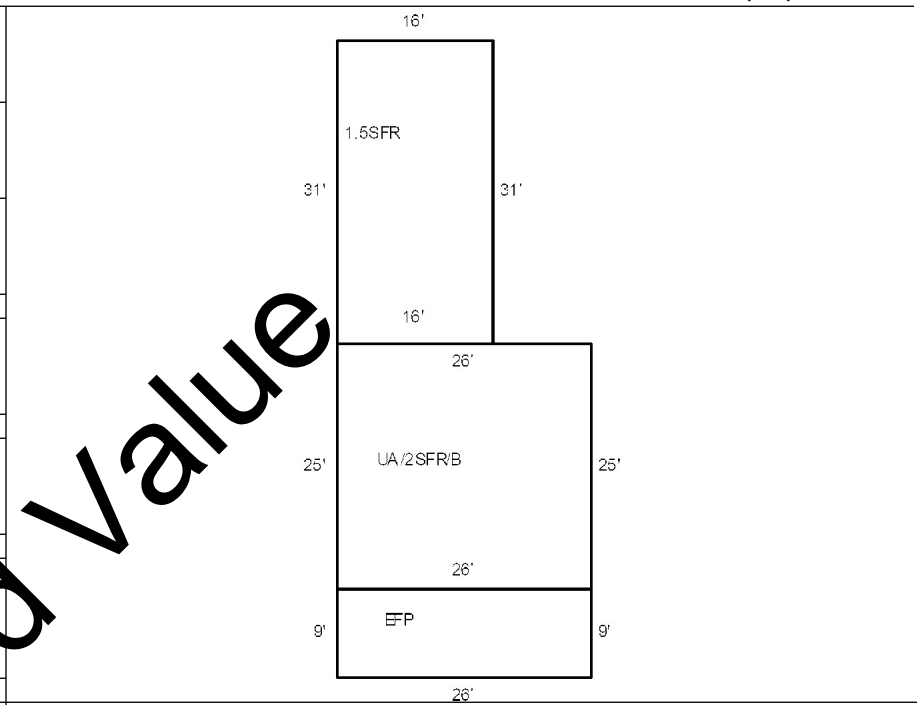
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Building Style 13 Two Family	SF Bsmt Living 0	Layout 1 Typical	
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.	
2.Ranch 6.Split 10.Gar/Apt	Secondary Heat 0	2.Inadeq 5. 8.	
3.R Ranch 7.Contemp 11.Cottage	Heat Type 100% 1 Hot Water BB	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.FI/Stair 8.	
Stories 2 Two Story	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None	
1.1 4.1.5 7.	Cool Type 0% 9 None	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 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 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) 650	
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 3 Below Average	
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 1880	# Half Baths 0	Funct. % Good 100%	
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None	
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Delap 7.No Power	
1.Concrete 4.Wood 7.	 <p>TRIO Software A Division of Harris Computer Systems</p>	2.O-Built 5.Bsmt 8.No Power	
2.C Block 5.Slab 8.		3.Damage 6.Common 9.No Power	
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 3.No Power 7.	1.Location 4.General 8.
2.1/2 Bmt 5.None 8.		1.Location 4.General 8.	2.Encroach 9.No Power 9.
3.3/4 Bmt 6. 9.None	Entrance Code 5 Estimated		
Bsmt Gar # Cars 0		1.Interior 4.Vacant 7.	
Wet Basement 0		2.Exterior 5.Estimate 8.	
1.Dry 4. 7.		3.Informal 6.Reviewed 9.	
2.Damp 5. 8.		Information Code 5 Estimate	
3.Wet 6. 9.		1.Owner 4.Agent 7.	
		2.Relative 5.Estimate 8.	
		3.Tenant 6.Other 9.	

Date Inspected 1/17/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2010	100	3 100	3	0 %	100 %	
4 1 & 1/2 Story Fr	0	496	0 0	0	0 %	100 %	
22 Encl Frame Porch	0	234	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Proposed Value