

Pinkham, Danelle L  
111 MAIN STREET  
NEW SHARON ME 04955

B3608P263

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:  
1/24 - LD EA+, EST IA+

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	20,250	18,470	0	38,720
2012	20,250	27,280	0	47,530
2013	20,250	27,280	10,000	37,530
2014	20,250	27,280	0	47,530
2015	20,250	27,280	0	47,530
2016	20,250	28,980	0	49,230
2017	20,250	28,980	0	49,230
2018	20,250	28,980	20,000	29,230
2019	20,250	28,980	20,000	29,230
2020	20,250	28,980	25,000	24,230
2021	20,250	28,980	25,000	24,230
2022	20,250	28,980	22,250	26,980
2024	14,850	153,810	25,000	143,660

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			%		30.Rear Land >10
16.Not Used				%		31.Tillable
17.Not Used				%		32.Pasture
18.Not Used				%		33.Orchard
19.Not Used				%		34.Softwood F&O
20.Residential-Si				%		35.Mixed Wood F&O
Fract. Acre	Acreage/Sites			%		36.Hardwood F&O
21.Homesite (Frac	60	0.66	100	%	0	37.Softwood TG
22.Baselot (Frac				%		38.Mixed Wood TG
23.Misc (Fract)				%		39.Hardwood TG
Acres				%		40.Wasteland
24.Homesite				%		41.Open Space
25.Baselot				%		42.Mobile Home Si
26.Not Used				%		43.Condo Site
27.Not Used				%		44.Lot Improvemen
28.Rear Land <5				%		45.Subdivision Lo
29.Rear Land 5-10				%		46.Golf Course
<b>Total Acreage</b>			0.66			

Proposed Value

**New Sharon**

Map Lot 01-33

Account 57

Location 111 Main Street

Card 1

Of 1

10/16/2024

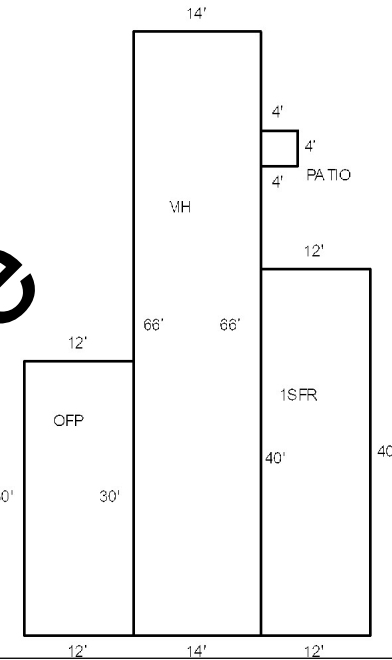
Building Style <b>0</b>	SF Bsmt Living <b>0</b>	Layout <b>0</b>
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Gar/Apt	Secondary Heat <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Cottage	Heat Type <b>100% 0</b>	3.Poor 6. 9.
4.Cape 8.Log 12.Dblewid	1.HWBB 5.FWA 9.No Heat	Attic <b>0</b>
Dwelling Units <b>0</b>	2.HWCI 6.GravWA 10.Radiant	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>0</b>	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>0</b>
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 <b>0</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style <b>0</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor <b>0 0%</b>
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 <b>0</b>	Bath(s) Style <b>0</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>0</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>0</b>
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>0</b>	2.Fair 5.Avg+ 8.Exc
Solar Voltaic <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>0</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>0</b>	# Fireplaces <b>0</b>	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.	 <p><b>TRIO</b> Software A Division of Harris Computer Systems</p>	2.O-Built 5.Bsmt 8.None/Grn
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>0</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>5 Estimate</b>
Wet Basement <b>0</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.General 5.Estimate 8.
2.Damp 5. 8.	3.Informal 6.Reviewed 9.	
3.Wet 6. 9.	Information Code <b>5 Estimate</b>	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 1/16/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
998 14Mobile Home	2000	14x66	3 100	5	0 %	100 %	
1 One Story Frame	2000	480	3 100	3	0 %	100 %	
21 Open Frame	2000	360	3 100	3	0 %	100 %	
62 Patio	2000	16	3 100	3	0 %	100 %	
24 Frame Shed	2000	224	3 100	3	0 %	100 %	
24 Frame Shed	2000	120	2 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

01-33



Proposed Value