

Boynnton's LLC  
% Matthew Boynton  
143 Vienna Road  
Chesterville Me 04938

B3734P119 B3935P322 B3961P175

Previous Owner  
Demorro, Thomas R., Jr.  
201 Milton Avenue

New Haven CT 06516  
Sale Date: 12/08/2017

Previous Owner  
Demorro, Joan C.  
493 Campbell Ave Apt 2

West Haven CT 06516  
Sale Date: 8/22/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

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

New Sharon

Property Data			Assessment Record																																																																																																																																																																																																														
Neighborhood <b>4 NBHD 4</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																										
Tree Growth Year <b>0</b>			2011	17,750	28,070	0	45,820																																																																																																																																																																																																										
1ST MORTGAGE <b>0</b>			2012	17,750	28,070	0	45,820																																																																																																																																																																																																										
2ND MORTGAGE <b>0</b>			2013	17,750	28,070	0	45,820																																																																																																																																																																																																										
Zone/Land Use <b>1 New Sharon all</b>			2014	17,750	28,070	0	45,820																																																																																																																																																																																																										
Secondary Zone			2015	17,750	28,070	0	45,820																																																																																																																																																																																																										
Topography			2016	17,750	28,070	0	45,820																																																																																																																																																																																																										
1.Level 4.Below St 7.LevelBog			2017	17,750	28,070	0	45,820																																																																																																																																																																																																										
2.Rolling 5.Low 8.			2018	17,750	28,070	0	45,820																																																																																																																																																																																																										
3.Above St 6.Swampy 9.			2019	17,750	28,070	0	45,820																																																																																																																																																																																																										
Utilities			2020	17,750	28,070	0	45,820																																																																																																																																																																																																										
1.Public 4.Dr Well 7.Cesspool			2021	17,750	28,070	0	45,820																																																																																																																																																																																																										
2.Water 5.Dug Well 8.			2022	12,750	28,070	0	40,820																																																																																																																																																																																																										
3.Sewer 6.Septic 9.Non			2024	24,360	75,970	0	100,330																																																																																																																																																																																																										
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1.Paved 4.Proposed			<table border="1"> <thead> <tr> <th colspan="2">Front Foot</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Type</th> <th> </th> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Com-Site</td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>1.Unimproved</td></tr> <tr><td>12.Ind-Site</td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>2.Excess Frtg</td></tr> <tr><td>13.Res-Site PR</td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>3.Topography</td></tr> <tr><td>14.Res-Site DR</td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>4.Size/Shape</td></tr> <tr><td>15.Res-Site RMT</td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>5.Access</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>6.Restriction</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>7.Open Space</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>8.View/Environ</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>9.Fract Share</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>30.Rear Land &gt;10</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>31.Tillable</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>32.Pasture</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>33.Orchard</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>34.Softwood F&amp;O</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>35.Mixed Wood F&amp;O</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>36.Hardwood F&amp;O</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>37.Softwood TG</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>38.Mixed Wood TG</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>39.Hardwood TG</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>40.Wasteland</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>41.Open Space</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>42.Mobile Home Si</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>43.Condo Site</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>44.Lot Improvemen</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>45.Subdivision Lo</td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td>%</td><td> </td><td>46.Golf Course</td></tr> </tbody> </table>					Front Foot		Effective		Influence		Influence Codes	Type		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
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2.Semi Imp 5.R/O/W			<b>Code</b>																																																																																																																																																																																																														
3.Gravel 6.  8.No			<b>Square Foot</b>																																																																																																																																																																																																														
TG PLAN YEAR <b>0</b>			<b>Square Feet</b>																																																																																																																																																																																																														
Tif District # <b>0</b>			<b>16.Not Used</b>																																																																																																																																																																																																														
Sale Date <b>12/08/2017</b>			<b>17.Not Used</b>																																																																																																																																																																																																														
Price <b>38,000</b>			<b>18.Not Used</b>																																																																																																																																																																																																														
Sale Type <b>Land &amp; Buildings</b>			<b>19.Not Used</b>																																																																																																																																																																																																														
1.Land 4.Mobile 7.C/I L&B			<b>20.Residential-Si</b>																																																																																																																																																																																																														
2.L&B 5.Other 8.			<b>Fract. Acre</b>																																																																																																																																																																																																														
3.Bunding 6.C/I Land 9.			<b>21.Homesite (Frac</b>																																																																																																																																																																																																														
Financing			<b>22.Baselot (Frac</b>																																																																																																																																																																																																														
1.Convent 4.Seller 7.			<b>23.Misc (Fract)</b>																																																																																																																																																																																																														
2.FHA/VA 5.Private 8.			<b>Acres</b>																																																																																																																																																																																																														
3.Assumed 6.Cash 9.Unknown			<b>24.Homesite</b>																																																																																																																																																																																																														
Validity			<b>25.Baselot</b>																																																																																																																																																																																																														
1.Valid 4.Split 7.Renovate			<b>26.Not Used</b>																																																																																																																																																																																																														
2.Related 5.Partial 8.Other			<b>27.Not Used</b>																																																																																																																																																																																																														
3.Distress 6.Exempt 9.			<b>28.Rear Land &lt;5</b>																																																																																																																																																																																																														
Verified <b>5 Public Record</b>			<b>29.Rear Land 5-10</b>																																																																																																																																																																																																														
1.Buyer 4.Agent 7.Family			<b>Total Acreage 0.51</b>																																																																																																																																																																																																														
2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																																																	
3.Lender 6.MLS 9.																																																																																																																																																																																																																	

**New Sharon**

Map Lot 01-34

Account 80

Location 123 Main Street

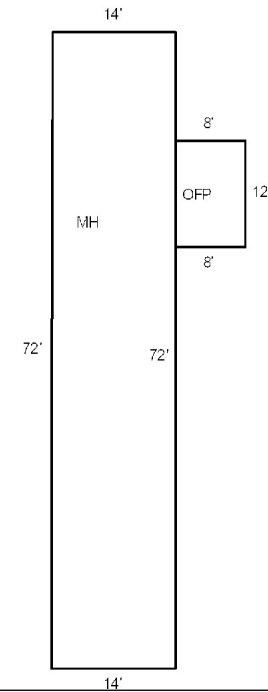
Card 1

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
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>3 Information Only</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>1 Owner</b>	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

01-34



Proposed Value

Date Inspected 1/16/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
998 14Mobile Home	1990	14x72	3 100	3	0 %	100 %		1.One Story Fram
21 Open Frame	1990	96	3 100	3	0 %	100 %		2.Two Story Fram
23 Frame Garage	1990	288	3 100	3	0 %	100 %		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

