

Tuttle, Alston  
115 Farmington Falls Road  
New Sharon ME 04955

B1252P48

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
5/24 - MK EF, IF. DBA: "TUTILE AUTO SALES" TMP CRPT =  
NV. SPACE ABOVE SHOP = UNACCESSABLE ATTIC.

New Sharon

Property Data			Assessment Record							
Neighborhood			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2011	25,200	62,580	0	87,780			
1ST MORTGAGE 0			2012	25,200	62,580	0	87,780			
2ND MORTGAGE 0			2013	25,200	62,580	0	87,780			
Zone/Land Use 1 New Sharon all			2014	25,200	62,580	0	87,780			
Secondary Zone			2015	25,200	62,580	0	87,780			
Topography			2016	25,200	48,140	0	73,340			
1.Level 4.Below St 7.LevelBog			2017	25,200	48,140	0	73,340			
2.Rolling 5.Low 8.			2018	25,200	48,140	0	73,340			
3.Above St 6.Swampy 9.			2019	25,200	48,140	0	73,340			
Utilities			2020	25,200	48,140	0	73,340			
1.Public 4.Dr Well 7.Cesspool			2021	25,200	48,140	0	73,340			
2.Water 5.Dug Well 8.			2022	25,200	48,140	0	73,340			
3.Sewer 6.Septic 9.Non			2024	42,250	61,620	0	103,870			
Street										
1.Paved 4.Proposed										
2.Semi Imp 5.R/O/W										
3.Gravel 6.										
TG PLAN YEAR 0										
Tif District # 0										
Sale Data			Land Data							
Sale Date			Front Foot	Type	Effective		Influence		Influence Codes	
Price					Frontage	Depth	Factor	Code		
Sale Type			11.Com-Site				%		1.Unimproved	
1.Land 4.Mobile 7.C/I L&B			12.Ind-Site				%		2.Excess Frtg	
2.L&B 5.Other 8.			13.Res-Site PR				%		3.Topography	
3.Bundling 6.C/I Land 9.			14.Res-Site DR				%		4.Size/Shape	
Financing			15.Res-Site RMT				%		5.Access	
1.Convent 4.Seller 7.							%		6.Restriction	
2.FHA/VA 5.Private 8.							%		7.Open Space	
3.Assumed 6.Cash 9.Unknown							%		8.View/Environ	
Validity							%		9.Fract Share	
1.Valid 4.Split 7.Renovate			Square Foot	Square Feet						
2.Related 5.Partial 8.Other			16.Not Used				%		30.Rear Land >10	
3.Distress 6.Exempt 9.			17.Not Used				%		31.Tillable	
Verified			18.Not Used				%		32.Pasture	
1.Buyer 4.Agent 7.Family			19.Not Used				%		33.Orchard	
2.Seller 5.Pub Rec 8.Other			20.Residential-Si				%		34.Softwood F&O	
3.Lender 6.MLS 9.							%		35.Mixed Wood F&O	
			Fract. Acre	Acreage/Sites						
			21.Homesite (Fract	11		1.00	100	%	0	36.Hardwood F&O
			22.Baselot (Fract	28		0.10	100	%	0	37.Softwood TG
			23.Misc (Fract)					%		38.Mixed Wood TG
			Acres					%		39.Hardwood TG
			24.Homesite					%		40.Wasteland
			25.Baselot					%		41.Open Space
			26.Not Used					%		42.Mobile Home Si
			27.Not Used					%		43.Condo Site
			28.Rear Land <5	<b>Total Acreage 1.10</b>						
			29.Rear Land 5-10							
								%		45.Subdivision Lo
								%		46.Golf Course

Proposed Value

New Sharon

Map Lot 01-45

Account 1082

Location 115 Farmington Falls Road

Card 1 Of 1 10/16/2024

Building Style 0	SF Bsmt Living 0	Layout 0
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% 0	3.Poor 6. 9.
4.Cape 8.Log 12.Dblewid	1.HWBB 5.FWA 9.No Heat	Attic 0
Dwelling Units 0	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 0	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 0
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 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style 0	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%
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 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
Solar Voltaic 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 0	Phys. % Good 0%
Year Built 0	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 0	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.None/Grnd
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 0		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 1 Interior Inspect
Wet Basement 0		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 1 Owner	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Date Inspected 5/23/2024

Proposed Value

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
213 Auto Service	1950	1620	3 100	2	0 %	100 %	
61 Canopy	0	108	3 100	3	0 %	100 %	
					%	%	
					%	%	
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					%	%	
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