

Hackett, Dustin
58B MAIN STREET
NEW SHARON ME 04955

B3829P320 B3965P147 B4222P145

Previous Owner
Howard, John III
Osden, Richard C
603 Farmington Falls Road
New Sharon 04955
Sale Date: 8/18/2020

Previous Owner
The Great Big Green,LLC
C/o Richard Osden
603 Farmington Falls Road
New Sharon ME 04955
Sale Date: 2/26/2018

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
Mobile Home for 2022 Developed lot for 2022
3/24 - GL MOBILE HOMES = SHEDS, VACANT W/OBS, GROW FACILITY

New Sharon

Property Data			Assessment Record					
Neighborhood 5 NBHD 5			Year	Land	Buildings	Exempt	Total	
Tree Growth Year 0			2011	23,220	0	0	23,220	
1ST MORTGAGE 0			2012	23,220	0	0	23,220	
2ND MORTGAGE 0			2013	23,220	0	0	23,220	
Zone/Land Use 1 New Sharon all			2014	23,220	0	0	23,220	
Secondary Zone			2015	23,220	0	0	23,220	
Topography			2016	23,220	0	0	23,220	
1.Level 4.Below St 7.LevelBog			2017	23,200	10,830	0	34,030	
2.Rolling 5.Low 8.			2018	23,200	10,830	0	34,030	
3.Above St 6.Swampy 9.			2019	23,200	10,830	0	34,030	
Utilities			2020	23,200	10,830	0	34,030	
1.Public 4.Dr Well 7.Cesspool			2021	23,200	10,830	0	34,030	
2.Water 5.Dug Well 8.			2022	29,920	22,170	0	52,090	
3.Sewer 6.Septic 9.Non			2024	43,400	52,160	0	95,560	
Street								
1.Paved 4.Proposed			Land Data					
2.Semi Imp 5.R/O/W			Front Foot	Type	Effective		Influence	
3.Gravel 6.			11.Com-Site		Frontage	Depth	Factor	Code
TG PLAN YEAR 0			12.Ind-Site				%	1.Unimproved
Tif District # 0			13.Res-Site PR				%	2.Excess Frtg
Sale Data			14.Res-Site DR				%	3.Topography
Sale Date 8/18/2020			15.Res-Site RMT				%	4.Size/Shape
Price 335,000							%	5.Access
Sale Type Land & Buildings			Square Foot		Square Feet			6.Restriction
1.Land 4.Mobile 7.C/I L&B			16.Not Used				%	7.Open Space
2.L&B 5.Other 8.			17.Not Used				%	8.View/Environ
3.Bundle 6.C/I Land 9.			18.Not Used				%	9.Fract Share
Financing 9 Unknown			19.Not Used				%	Acres
1.Convent 4.Seller 7.			20.Residential-Si				%	30.Rear Land >10
2.FHA/VA 5.Private 8.							%	31.Tillable
3.Assumed 6.Cash 9.Unknown			Fract. Acre		Acres/Sites			32.Pasture
Validity 1 Arms Length Sale			21.Homesite (Frac	14	1.00	100	%	0
1.Valid 4.Split 7.Renovate			22.Basemat (Frac	28	4.00	100	%	0
2.Related 5.Partial 8.Other			23.Misc (Fract)	54	1.80	100	%	0
3.Distress 6.Exempt 9.			Acres				%	
Verified 5 Public Record			24.Homesite				%	
1.Buyer 4.Agent 7.Family			25.Basemat				%	
2.Seller 5.Pub Rec 8.Other			26.Not Used				%	
3.Lender 6.MLS 9.			27.Not Used				%	
			28.Rear Land <5	Total Acreage 6.80				
			29.Rear Land 5-10					

Proposed Value

- 1.Unimproved
- 2.Excess Frtg
- 3.Topography
- 4.Size/Shape
- 5.Access
- 6.Restriction
- 7.Open Space
- 8.View/Environ
- 9.Fract Share
- Acres**
- 30.Rear Land >10
- 31.Tillable
- 32.Pasture
- 33.Orchard
- 34.Software F&O
- 35.Mixed Wood F&O
- 36.Hardwood F&O
- 37.Software 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

New Sharon

Map Lot 03-03

Account 695

Location 152 George Thomas 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.Done Part
2.C Block 5.Slab 8.		3.Damage 6.Common 9.No
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
Bsmt Gar # Cars 0		Entrance Code 4 Unoccupied
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 3/21/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
85 Shed w/Lights	0	672	5 100	6	0 %	100 %	
85 Shed w/Lights	0	672	5 100	6	0 %	100 %	
85 Shed w/Lights	0	576	5 100	6	0 %	100 %	
61 Canopy	0	144	2 100	2	0 %	100 %	
24 Frame Shed	0	100	3 100	4	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