

POWERS, KRISTEN M  
71 WHITTIER RD  
NEW SHARON ME 04955

B4575P93

Previous Owner  
POWERS, GENTRY A  
69 WHITTIER RD

NEW SHARON ME 04955  
Sale Date: 7/27/2023

Previous Owner  
POWERS, PHILIP J  
POWERS, CINDY L  
71 WHITTIER ROAD  
NEW SHARON ME 04955  
Sale Date: 7/14/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2nd moho added for 2019. Revised condtion and removed shed and OP TW  
3/24 - GL EP, EST IP-, NO SIDING ON ADD, OWNER PLANS ON REMOVING

New Sharon

Property Data		
Neighborhood	5 NBHD 5	
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	7/27/2023	
Price		
Sale Type	Land & Buildings	
1.Land	4.Mobile	7.C/I L&B
2.L&B	5.Other	8.
3.Building	6.C/I Land	9.
Financing	5 Private Finance	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	2 Related Parties	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
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	22,000	17,730	10,000	29,730
2012	22,000	17,730	10,000	29,730
2013	22,000	17,730	10,000	29,730
2014	22,000	21,540	10,000	33,540
2015	22,000	33,940	10,000	45,940
2016	22,000	33,940	15,000	40,940
2017	22,000	33,940	20,000	35,940
2018	22,000	33,940	20,000	35,940
2019	22,000	33,940	20,000	35,940
2020	22,000	33,940	25,000	30,940
2021	22,000	33,940	25,000	30,940
2022	22,000	33,940	22,250	33,690
2024	34,100	56,990	0	91,090

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
				%		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
Total Acreage		2.00				



**New Sharon**

Map Lot 03-27-01

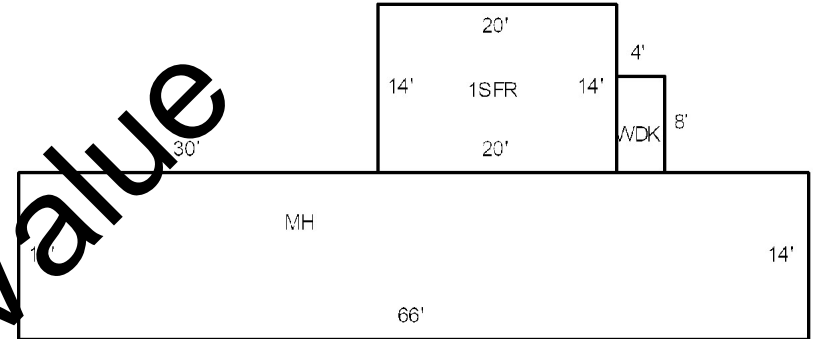
Account 862

Location 71 Whittier Road

Card 1 Of 2 10/16/2024

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

03-27-01



Proposed Value

Date Inspected 3/19/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	576	2 100	1	0 %	100 %	
68 Wood Deck	0	32	3 100	3	0 %	100 %	
998 14Mobile Home	1992	14x66	3 100	1	0 %	100 %	
1 One Story Frame	0	280	3 100	1	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

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Date

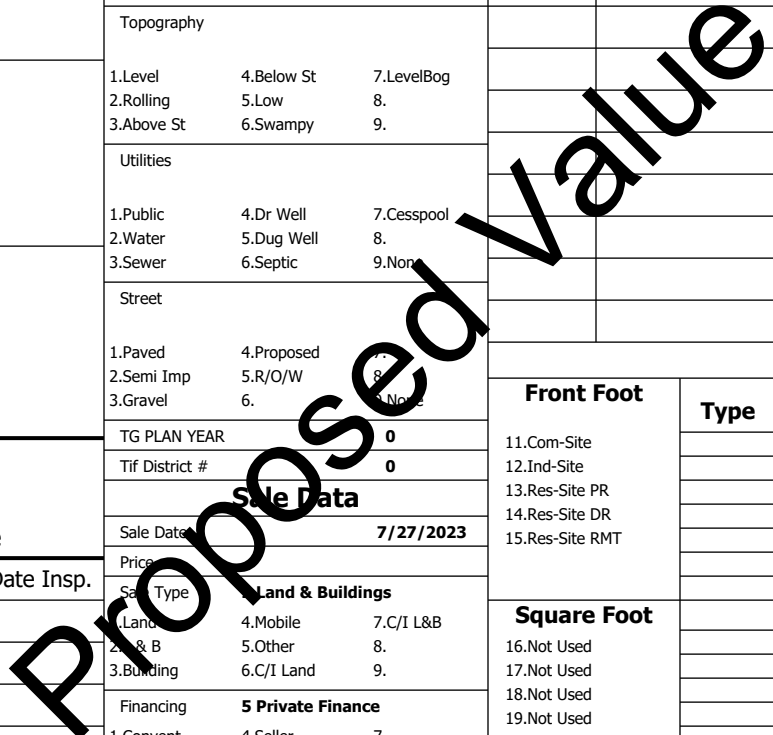
No./Date	Description	Date Insp.

Notes:  
3/24 - GL EF, EST IF

New Sharon

Property Data		
Neighborhood	5 NBHD 5	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
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Tif District #	0	
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1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	2 Related Parties	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
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2.Seller	5.Pub Rec	8.Other
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Assessment Record						
Year	Land	Buildings	Exempt	Total		
2024	0	46,540	0	46,540		
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
				%		Acres
				%		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
				%		
Square Foot		Square Feet				
16.Not Used				%		
17.Not Used				%		
18.Not Used				%		
19.Not Used				%		
20.Residential-Si				%		
Fract. Acre		Acreage/Sites				
21.Homesite (Fract)				%		
22.Basemat (Fract)				%		
23.Misc (Fract)				%		
Acres						
24.Homesite				%		
25.Basemat				%		
26.Not Used				%		
27.Not Used				%		
28.Rear Land <5				%		
29.Rear Land 5-10				%		
Total Acreage		0.00				



**New Sharon**

Map Lot 03-27-01

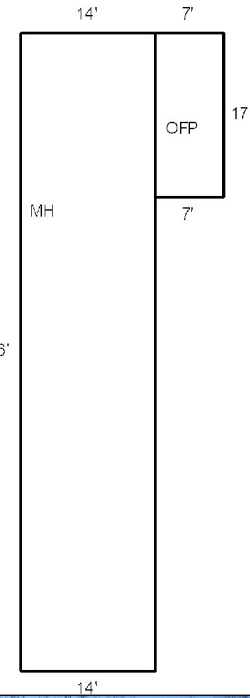
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Location 71 Whittier Road

Card 2 Of 2 10/16/2024

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3.R Ranch 7.Contemp 11.Cottage	Heat Type 0%	3.Poor 6. 9.
4.Cape 8.Log 12.Dblewid	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.Radiant	1.1/4 Fin 4.Full Fin 7.
Other Units	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0%	Insulation
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	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style	Unfinished %
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
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OPEN-4-CUSTOM	# Full Baths	Phys. % Good
Year Built	# Half Baths	Funct. % Good
Year Remodeled	# Addn Fixtures	Functional Code
Foundation	# Fireplaces	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.None/Part
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good
Basement		Economic Code
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	Entrance Code	Information Only
Wet Basement	1.Interior 4.Vacant 7.	1.1 2.2 3.3 4.4 5.5 6.6 7.7 8.8 9.9
1.Dry 4. 7.	2.Exterior 5.Estimate 8.	Information Code 1 Owner
2.Damp 5. 8.	3.Informal 6.Reviewed 9.	1.Owner 4.Agent 7.
3.Wet 6. 9.	Information Code 1 Owner	2.Relative 5.Estimate 8.
	1.Owner 4.Agent 7.	3.Tenant 6.Other 9.

Proposed Value



Date Inspected 3/19/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	98	3 100	3	0 %	100 %	
998 14Mobile Home	1989	14x66	3 100	2	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
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- 25.Frame Bay Wind
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