

HUNT, BRETT LOGAN  
43 GLORIA ROAD  
NEW SHARON ME 04955

B4568P265

Previous Owner  
STRATTON, BENJAMIN L  
DOUCETTE, KATE L  
43 GLORIA ROAD  
NEW SHARON ME 04955  
Sale Date: 7/28/2023

Previous Owner  
Baga, Richard M  
4411 Kentucky Way

Ave Maria FL 34142  
Sale Date: 9/15/2022

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Split was incorrectly assigned. Baga purchased 2.03 ac from nuttal  
'24- New house w/well & septic missed - Abate & Supplement  
5/24 - LD EST ALL DATA = NT  
7/24 - KL SALES REVIEW, ROW

New Sharon

Property Data			Assessment Record				
Neighborhood <b>5 NBHD 5</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2022	18,760	0	0	18,760
1ST MORTGAGE			2024	38,580	92,960	0	131,540
2ND MORTGAGE							
Zone/Land Use <b>1 New Sharon all</b>							
Secondary Zone							
Topography <b>2 Rolling</b>							
1.Level 4.Below St 7.LevelBog 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.							
Utilities <b>4 Drilled Well 6 Septic System</b>							
1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8. 3.Sewer 6.Septic 9.Non							
Street <b>3 Gravel</b>							
1.Paved 4.Proposed 2.Semi Imp 5.R/O/W 3.Gravel 6. Non							
TG PLAN YEAR <b>0</b>							
Tif District # <b>0</b>							
Sale Date <b>7/28/2023</b>							
Price <b>141,440</b>							
Sale Type <b>Land &amp; Buildings</b>			Front Foot		Influence		Influence Codes
1.Land 4.Mobile 7.C/I L&B 2.L & B 5.Other 8. 3.Bundling 6.C/I Land 9.			Type		Effective		
Financing <b>5 Private Finance</b>			Square Foot		Influence		Acres
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Type		Effective		
Validity <b>1 Arms Length Sale</b>			Fract. Acre		Influence		Acres
1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.			Type		Effective		
Verified <b>5 Public Record</b>			Acres		Influence		Acres
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Type		Effective		
			Total Acreage		2.03		

Proposed Value

**New Sharon**

Map Lot 03-34-02

Account 1391

Location 43 GLORIA ROAD

Card 1 Of 1 10/16/2024

Building Style <b>11 Cottage/Camp</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</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% 5 Forced Warm Air</b>	3.Poor 6. 9.
4.Cape 8.Log 12.Dblewid	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</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>4 One &amp; 1/2 Story</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>1 Full</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>2 Vinyl/Aluminum</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style <b>1 Modern</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor <b>4 Good 100%</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>3 Sheet Metal</b>	Bath(s) Style <b>1 Modern Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>480</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>7 Very Good</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>3</b>	2.Fair 5.Avg+ 8.Exc
Solar Voltaic <b>0</b>	# Bedrooms <b>1</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1990</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>1 Concrete</b>	# Fireplaces <b>0</b>	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.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>9 No Basement</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 Quarter Reviewed</b>
Wet Basement <b>0</b>		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 <b>0</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected 5/13/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	240	0 0	0	0 %	100 %	
24 Frame Shed	1995	80	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

Proposed Value

