

Bowden, John S  
51 Youngs Farm Road  
Windham ME 04062

B2900P126

Inspection Witnessed By:

X

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
|          |             |            |
|          |             |            |
|          |             |            |

Notes:  
3/24 - GL EA, EST IA, W/O BSMT

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        |                  |            |
| Price            |                  |            |
| Sale Type        |                  |            |
| 1.Land           | 4.Mobile         | 7.C/I L&B  |
| 2.L&B            | 5.Other          | 8.         |
| 3.Bundling       | 6.C/I Land       | 9.         |
| Financing        |                  |            |
| 1.Convent        | 4.Seller         | 7.         |
| 2.FHA/VA         | 5.Private        | 8.         |
| 3.Assumed        | 6.Cash           | 9.Unknown  |
| Validity         |                  |            |
| 1.Valid          | 4.Split          | 7.Renovate |
| 2.Related        | 5.Partial        | 8.Other    |
| 3.Distress       | 6.Exempt         | 9.         |
| Verified         |                  |            |
| 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              | 20,200 | 68,660    | 0      | 88,860  |
| 2012              | 20,200 | 68,660    | 0      | 88,860  |
| 2013              | 20,200 | 68,660    | 0      | 88,860  |
| 2014              | 20,200 | 68,660    | 0      | 88,860  |
| 2015              | 20,200 | 68,660    | 0      | 88,860  |
| 2016              | 20,200 | 68,660    | 0      | 88,860  |
| 2017              | 20,200 | 68,660    | 0      | 88,860  |
| 2018              | 20,200 | 68,660    | 0      | 88,860  |
| 2019              | 20,200 | 68,660    | 0      | 88,860  |
| 2020              | 20,200 | 68,660    | 0      | 88,860  |
| 2021              | 20,200 | 68,660    | 0      | 88,860  |
| 2022              | 20,200 | 68,660    | 0      | 88,860  |
| 2024              | 31,850 | 136,450   | 0      | 168,300 |

| 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    |
| Square Foot          | Square Feet |           | Acres |           | Acres             |                  |
| 16.Not Used          |             |           |       | %         |                   | 30.Rear Land >10 |
| 17.Not Used          |             |           |       | %         | 31.Tillable       |                  |
| 18.Not Used          |             |           |       | %         | 32.Pasture        |                  |
| 19.Not Used          |             |           |       | %         | 33.Orchard        |                  |
| 20.Residential-Si    |             |           |       | %         | 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    |                  |
| <b>Total Acreage</b> |             | 1.10      |       |           |                   |                  |

Proposed Value

**New Sharon**

Map Lot 03-44

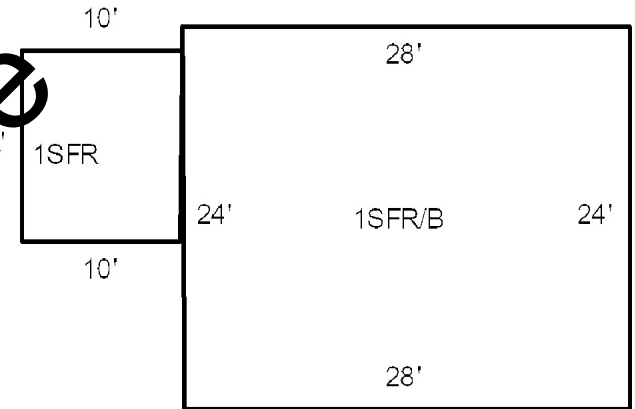
Account 1172

Location 123 Dyer Brown Road

Card 1 Of 1 10/16/2024

|  |  |   |
|--|--|---|
| Building Style <b>2 Ranch</b><br>1.Conv. 5.Garrison 9.Other<br>2.Ranch 6.Split 10.Gar/Apt<br>3.R Ranch 7.Contemp 11.Cottage<br>4.Cape 8.Log 12.Dblewid | SF Bsmt Living <b>672</b><br>Fin Bsmt Grade <b>3 100</b><br>Secondary Heat <b>0</b><br>Heat Type <b>100% 1 Hot Water BB</b><br>1.HWB 5.FWA 9.No Heat<br>2.HWCI 6.GravWA 10.Radiant<br>3.H Pump 7.Electric 11.<br>4.Steam 8.Fi/Wall 12. | Layout <b>1 Typical</b><br>1.Typical 4. 7.<br>2.Inadeq 5. 8.<br>3.Poor 6. 9.  |
| Dwelling Units <b>1</b><br>Other Units <b>0</b>  | Cool Type <b>0% 9 None</b><br>1.Refrig 4.W&C Air 7.<br>2.Evapor 5. 8.<br>3.H Pump 6. 9.None  | Attic <b>9 None</b><br>1.1/4 Fin 4.Full Fin 7.<br>2.1/2 Fin 5.Fi/Stair 8.<br>3.3/4 Fin 6. 9.None  |
| Stories <b>1 One Story</b><br>1.1 4.1.5 7.<br>2.2 5.1.75 8.<br>3.3 6.2.5 9.  | Kitchen Style <b>2 Typical</b><br>1.Modern 4.Obsolete 7.<br>2.Typical 5. 8.<br>3.Old Type 6. 9.None  | Insulation <b>1 Full</b><br>1.Full 4.Minimal 7.<br>2.Heavy 5. 8.<br>3.Capped 6. 9.None  |
| Exterior Walls <b>1 Wood Siding</b><br>1.Wood 5.Stucco 9.Other<br>2.Vin/Al 6.Brick 10.Cement<br>3.Compos. 7.Stone 11.<br>4.Asbestos 8.Concrete 12.     | Bath(s) Style <b>2 Typical Bath(s)</b><br>1.Modern 4.Obsolete 7.<br>2.Typical 5. 8.<br>3.Old Type 6. 9.None  | Unfinished % <b>0%</b><br>Grade & Factor <b>3 Average 100%</b><br>1.E Grade 4.B Grade 7.<br>2.D Grade 5.A Grade 8.SC Grade<br>3.C Grade 6.AA Grade 9.Same                     |
| Roof Surface <b>3 Sheet Metal</b><br>1.Asphalt 4.Composit 7.SS<br>2.Slate 5.Wood 8.<br>3.Metal 6.Roll Roo 9.   | # Rooms <b>5</b><br># Bedrooms <b>3</b><br># Full Baths <b>1</b><br># Half Baths <b>0</b><br># Addn Fixtures <b>0</b><br># Fireplaces <b>0</b>   | SQFT (Footprint) <b>672</b><br>Condition <b>4 Average</b><br>1.Poor 4.Avg 7.V G<br>2.Fair 5.Avg+ 8.Exc<br>3.Avg- 6.Good 9.Same  |
| SF Masonry Trim <b>0</b><br>Solar Voltaic <b>0</b><br>OPEN-4-CUSTOM <b>0</b><br>Year Built <b>1982</b><br>Year Remodeled <b>0</b>                      | Foundation <b>1 Concrete</b><br>1.Concrete 4.Wood 7.<br>2.C Block 5.Slab 8.<br>3.Br/Stone 6.Piers 9.   | Phys. % Good <b>0%</b><br>Funct. % Good <b>100%</b><br>Functional Code <b>9 None</b><br>1.Incomp 4.Delap 7.No Power<br>2.O-Built 5.Bsmt 8.None Part<br>3.Damage 6.Common 9.No |
| Basement <b>4 Full Basement</b><br>1.1/4 Bmt 4.Full Bmt 7.<br>2.1/2 Bmt 5.None 8.<br>3.3/4 Bmt 6. 9.None   |  <p><b>TRIO</b><br/>Software<br/>A Division of Harris Computer Systems</p>  | Econ. % Good <b>100%</b><br>Economic Code <b>None</b><br>0.None 3.No Power 7.<br>1.Location 4.General 8.<br>2.Encroach 9.None   |
| Bsmt Gar # Cars <b>0</b><br>Wet Basement <b>1 Dry Basement</b><br>1.Dry 4. 7.<br>2.Damp 5. 8.<br>3.Wet 6. 9.   |  | Entrance Code <b>5 Estimate</b><br>1.Interior 4.Vacant 7.<br>2.Exterior 5.Estimate 8.<br>3.Informal 6.Reviewed 9.   |
|  |  | Information Code <b>5 Estimate</b><br>1.Owner 4.Agent 7.<br>2.Relative 5.Estimate 8.<br>3.Tenant 6.Other 9.   |
|  |  |   |

03-44



Proposed Value

Date Inspected 3/21/2024

| Additions, Outbuildings & Improvements |      |       |       |      |       |        |             |
|--|------|-------|-------|------|-------|--------|-------------|
| Type                                   | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
| 23 Frame Garage                        | 0    | 672   | 3 100 | 4    | 0 %   | 100 %  |             |
| 1 One Story Frame                      | 0    | 120   | 0 0   | 0    | 0 %   | 100 %  |             |
|  |      |       |       |      | %     | %      |             |
|  |      |       |       |      | %     | %      |             |
|  |      |       |       |      | %     | %      |             |
|  |      |       |       |      | %     | %      |             |
|  |      |       |       |      | %     | %      |             |
|  |      |       |       |      | %     | %      |             |
|  |      |       |       |      | %     | %      |             |
|  |      |       |       |      | %     | %      |             |
|  |      |       |       |      | %     | %      |             |
|  |      |       |       |      | %     | %      |             |

