

Melo, Jorge M
PO BOX 67
NEW SHARON ME 04955

B961P304 B4259P170

Previous Owner
Gardner, Donald
Gardner, Bonnie
PO BOX 171
NEW SHARON 04955
Sale Date: 11/23/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Homestead removed due to sale, Trio and Dwelling Bld values do not match. TW
3/24 - GL EG, IG-, BEAM CEILING KITCH + LIVING, GEN KW?

New Sharon

Property Data			Assessment Record				
Neighborhood 4 NBHD 4			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2011	60,740	190,700	10,000	241,440
1ST MORTGAGE 0			2012	60,740	192,400	10,000	243,140
2ND MORTGAGE 0			2013	60,740	192,400	10,000	243,140
Zone/Land Use 1 New Sharon all			2014	60,740	192,400	10,000	243,140
Secondary Zone			2015	60,740	192,400	10,000	243,140
Topography			2016	60,740	192,400	15,000	238,140
1.Level 4.Below St 7.LevelBog			2017	60,740	192,400	20,000	233,140
2.Rolling 5.Low 8.			2018	60,740	192,400	20,000	233,140
3.Above St 6.Swampy 9.			2019	60,740	192,400	20,000	233,140
Utilities			2020	60,740	192,400	25,000	228,140
1.Public 4.Dr Well 7.Cesspool			2021	60,740	192,400	0	253,140
2.Water 5.Dug Well 8.			2022	60,740	192,400	0	253,140
3.Sewer 6.Septic 9.Non			2024	74,320	368,130	0	442,450
Street							
1.Paved 4.Proposed							
2.Semi Imp 5.R/O/W							
3.Gravel 6. 8.No							
TG PLAN YEAR 0							
Tif District # 0							
Sale Date 11/23/2020							
Price 350,000							
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 9 Unknown							
1.Convent 4.Seller 7.							
2.FHA/VA 5.Private 8.							
3.Assumed 6.Cash 9.Unknown							
Validity 1 Arms Length Sale							
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.							
Fract. Acre							
21.Homesite (Frac)							
22.Baslot (Frac)							
23.Misc (Fract)							
Acres							
24.Homesite							
25.Baslot							
26.Not Used							
27.Not Used							
28.Rear Land <5							
29.Rear Land 5-10							
Front Foot							
11.Com-Site							
12.Ind-Site							
13.Res-Site PR							
14.Res-Site DR							
15.Res-Site RMT							
Square Foot							
16.Not Used							
17.Not Used							
18.Not Used							
19.Not Used							
20.Residential-Si							
Fract. Acre							
21.Homesite (Frac)							
22.Baslot (Frac)							
23.Misc (Fract)							
Acres							
24.Homesite							
25.Baslot							
26.Not Used							
27.Not Used							
28.Rear Land <5							
29.Rear Land 5-10							
Land Data							
Front Foot							
Type							
Effective							
Frontage							
Depth							
Influence							
Factor							
Code							
Influence Codes							
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.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							
Total Acreage							
39.68							

Proposed Value

New Sharon

Map Lot 03-52

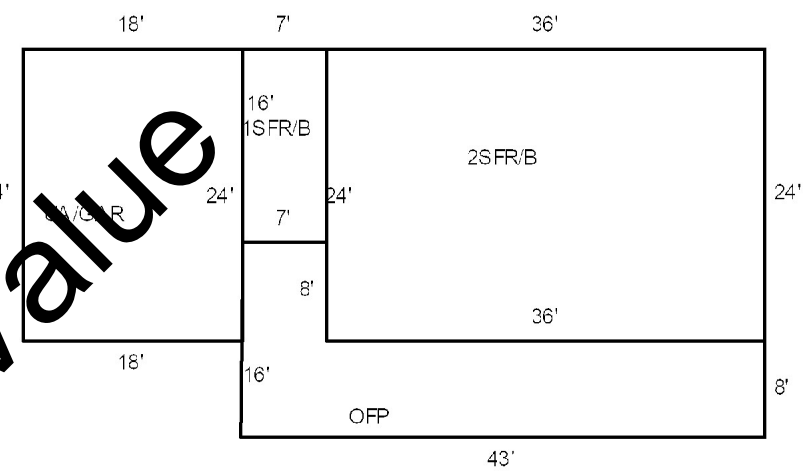
Account 410

Location 346 Cape Cod Hill Road

Card 1 Of 1 10/16/2024

Building Style 5 Garrison/Colonial	SF Bsmt Living 0	Layout 1 Typical
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% 1 Hot Water BB	3.Poor 6. 9.
4.Cape 8.Log 12.Dblewid	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	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 2 Two Story	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 1 Full
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 1 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style 1 Modern	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 110%
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 1 Asphalt Shingles	Bath(s) Style 1 Modern Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) 864
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
Solar Voltaic 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1991	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		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 100%
Basement 4 Full Basement		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 1 Dry Basement		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 1 Owner
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

03--52



Proposed Value

Date Inspected 3/21/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
83 Barn/Loft	0	1040	3 100	4	0 %	100 %	
27 Unfin Basement	0	1040	3 100	4	0 %	100 %	
61 Canopy	0	480	3 100	4	0 %	100 %	
24 Frame Shed	0	200	3 100	4	0 %	100 %	
78 Gen1	0	1	3 100	4	0 %	100 %	
1 One Story Frame	0	112	0 0	0	0 %	100 %	
27 Unfin Basement	0	112	0 0	0	0 %	100 %	
23 Frame Garage	0	432	0 0	0	0 %	100 %	
28 Unfinished Attic	0	432	0 0	0	0 %	100 %	
21 Open Frame	0	400	0 0	0	0 %	100 %	

