

Davis, Carol Trustee of the Roseledge Irrevocable  
 38 Davis Drive  
 New Sharon ME 04955

B3808P124 B4154P113

Previous Owner  
 Porter, Robert A.  
 56 Kimball Pond Road

New Sharon ME 04955  
 Sale Date: 12/30/2020

Property Data			Assessment Record				
Neighborhood <b>4 NBHD 4</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2011	24,800	28,150	16,000	36,950
1ST MORTGAGE <b>0</b>			2012	24,800	28,150	16,000	36,950
2ND MORTGAGE <b>0</b>			2013	24,800	28,150	16,000	36,950
Zone/Land Use <b>1 New Sharon all</b>			2014	24,800	28,150	16,000	36,950
Secondary Zone			2015	24,800	28,150	16,000	36,950
Topography			2016	24,800	28,150	0	52,950
1.Level 4.Below St 7.LevelBog			2017	24,800	6,630	0	31,430
2.Rolling 5.Low 8.			2018	24,800	6,630	0	31,430
3.Above St 6.Swampy 9.			2019	24,800	6,630	0	31,430
Utilities			2020	24,800	6,630	0	31,430
1.Public 4.Dr Well 7.Cesspool			2021	24,800	6,630	0	31,430
2.Water 5.Dug Well 8.			2022	24,800	6,630	0	31,430
3.Sewer 6.Septic 9.Non			2024	32,420	157,920	0	190,340
Street							
1.Paved 4.Proposed							
2.Semi Imp 5.R/O/W							
3.Gravel 6. No							

Inspection Witnessed By:

X	Date

No./Date	Description	Date Insp.

Sale Data		
TG PLAN YEAR	<b>0</b>	
Tif District #	<b>0</b>	
Sale Date	<b>12/30/2020</b>	
Price	<b>35,000</b>	
Sale Type <b>Land &amp; Buildings</b>		
1.Land 4.Mobile 7.C/I L&B		
2.L&B 5.Other 8.		
3.Bundling 6.C/I Land 9.		
Financing <b>9 Unknown</b>		
1.Convent 4.Seller 7.		
2.FHA/VA 5.Private 8.		
3.Assumed 6.Cash 9.Unknown		
Validity <b>1 Arms Length Sale</b>		
1.Valid 4.Split 7.Renovate		
2.Related 5.Partial 8.Other		
3.Distress 6.Exempt 9.		
Verified <b>5 Public Record</b>		
1.Buyer 4.Agent 7.Family		
2.Seller 5.Pub Rec 8.Other		
3.Lender 6.MLS 9.		

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
				%		<b>Acres</b>
				%		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
<b>Total Acreage</b>		<b>3.40</b>				

New Sharon

Notes:  
 Trio failed to change owners and processed deed. When I clicked on the owner Trio changes to the correct (now) owners. ??? Abate Porter and supplement Roseledge Trust TW  
 1/24 - GL EA, SHD = NV COLLAPSING

**New Sharon**

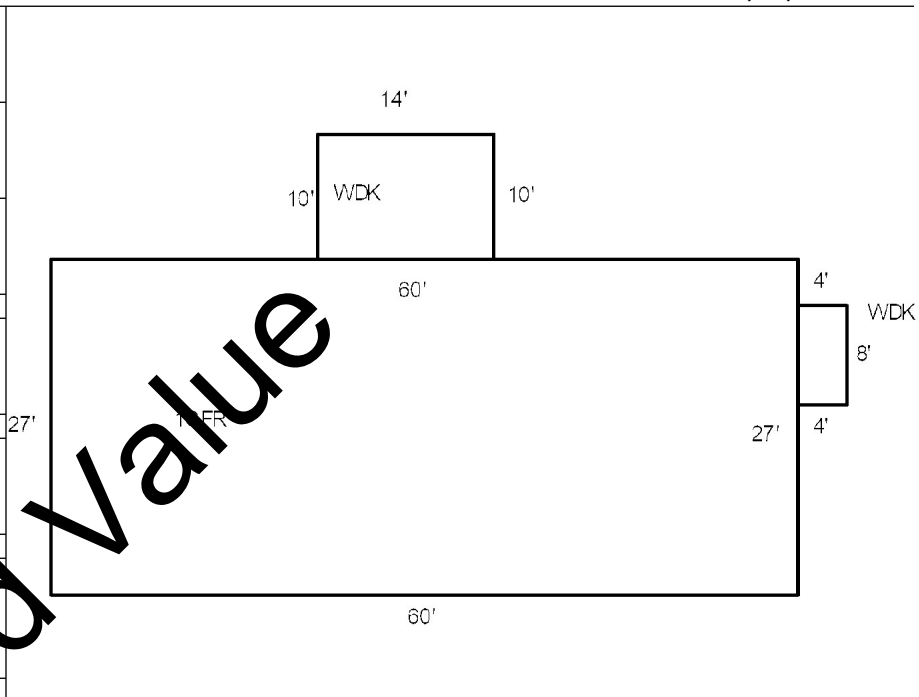
Map Lot 04-05

Account 848

Location 783 Farmington Falls Road

Card 1 Of 1 10/16/2024

Building Style <b>12 Dblewide</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>1 One 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>3 Average 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>1 Asphalt Shingles</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>1620</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 Average</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>7</b>	2.Fair 5.Avg+ 8.Exc
Solar Voltaic <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2020</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>5 Concrete Slab</b>	# Fireplaces <b>0</b>	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 <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 Estimate</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>5 Estimate</b>	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	



Date Inspected 1/02/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	624	3 100	2	0 %	100 %	
61 Canopy	0	98	3 100	2	0 %	100 %	
24 Frame Shed	0	144	3 100	2	0 %	100 %	
68 Wood Deck	0	172	0 0	0	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