

CHASE, THOMAS C III  
763 FARMINGTON FALLS ROAD  
NEW SHARON ME 04955

B667P162 B4226P125

Previous Owner  
Brackett, Judith  
51 Maple Drive  
51 Maple Drive  
So. Hope 04847  
Sale Date: 8/20/2020

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Parcel One of two of deed 4226/125 TW  
2021 5th wheeler on site Assume excised.  
2022 Not excised. Assessed as real estate. Google review  
indicated 10k for used Wildcat camper (2006)  
5/24 - GL CAMPER W/ADDITION, EA, MTL SHD = NV

New Sharon

Property Data		
Neighborhood	4 NBHD 4	
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	
2.Semi Imp	5.R/O/W	
3.Gravel	6.	
TG PLAN YEAR	0	
Tif District #	0	
Sale Data		
Sale Date	8/20/2020	
Price		
Sale Type	Land Only	
1.Land	4.Mobile	7.C/I L&B
2.L&B	5.Other	8.
3.Bundling	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	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	18,700	0	0	18,700
2012	18,700	0	0	18,700
2013	18,700	0	0	18,700
2014	18,700	0	0	18,700
2015	18,700	0	0	18,700
2016	18,700	0	0	18,700
2017	18,700	0	0	18,700
2018	18,700	0	0	18,700
2019	18,700	0	0	18,700
2020	18,700	0	0	18,700
2021	18,700	0	0	18,700
2022	18,700	11,050	0	29,750
2024	30,690	53,040	0	83,730

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
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.Softwood F&O
				%		35.Mixed Wood F&O
Fract. Acre	Acreage/Sites					36.Hardwood F&O
21.Homesite (Frac	49	1.00	100	%	0	37.Softwood TG
22.Baselot (Fract	28	1.00	100	%	0	38.Mixed Wood TG
23.Misc (Fract)				%		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>	2.00			

**New Sharon**

Map Lot 04-08

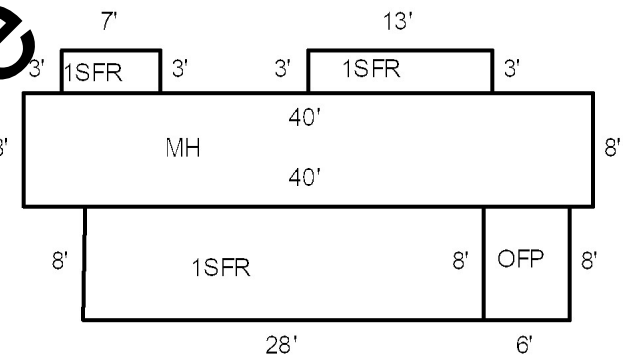
Account 110

Location 763 Farmington Falls Road

Card 1 Of 1 10/16/2024

Building Style <b>0</b>			SF Bsmt Living <b>0</b>			Layout <b>0</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% 0</b>			3.Poor 6. 9.		
4.Cape	8.Log	12.Dblewid	1.HWBB	5.FWA	9.No Heat	Attic <b>0</b>		
Dwelling Units <b>0</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>0</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>0</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>0</b>			3.H Pump	6.	9.None	3.Capped 6. 9.None		
1.Wood	5.Stucco	9.Other	Kitchen Style <b>0</b>			Unfinished % <b>0%</b>		
2.Vin/Al	6.Brick	10.Cement	1.Modern	4.Obsolete	7.	Grade & Factor <b>0 0%</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>0</b>			Bath(s) Style <b>0</b>			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.SS	1.Modern	4.Obsolete	7.	SQFT (Footprint) <b>0</b>		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition <b>0</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>0</b>			2.Fair 5.Avg+ 8.Exc		
Solar Voltaic <b>0</b>			# Bedrooms <b>0</b>			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM <b>0</b>			# Full Baths <b>0</b>			Phys. % Good <b>0%</b>		
Year Built <b>0</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>0</b>			# Fireplaces <b>0</b>			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.No		
3.Br/Stone	6.Piers	9.				Econ. % Good <b>100%</b>		
Basement <b>0</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.					

04-08



Date Inspected 1/02/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
995 8Mobile Home	2006	8x40	1 100	4	0 %	100 %	
1 One Story Frame	0	284	3 100	3	0 %	100 %	
21 Open Frame	0	48	3 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Proposed Value