

Nash, Daniel A
483 BEANS CORNER ROAD
NEW SHARON ME 04955

B3689P62 B4053P202

Previous Owner
Bailey, Teena
8 Decoster Drive

Turner ME 04282
Sale Date: 12/13/2018

Inspection Witnessed By:

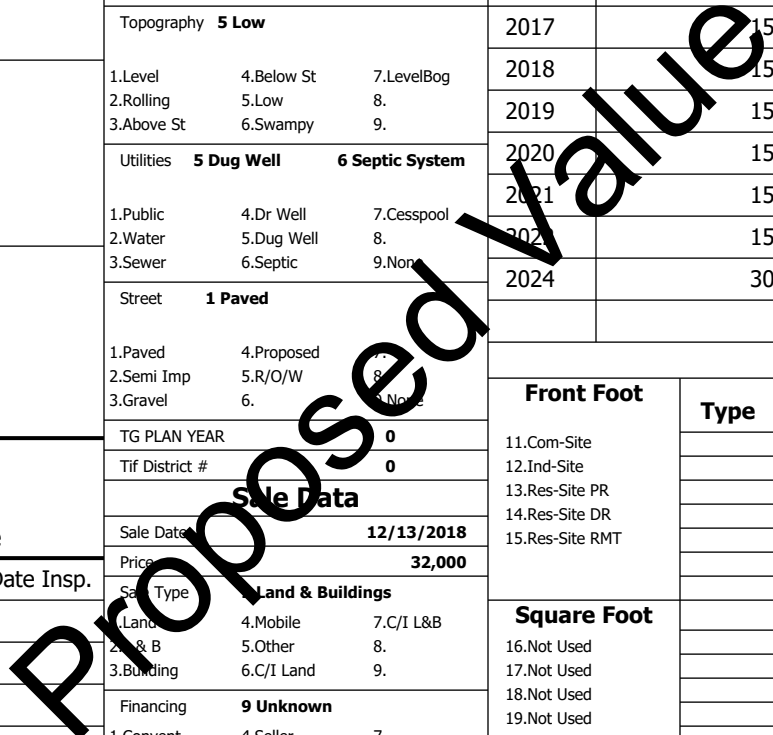
| X | Date |
|----------|-------------|
| No./Date | Description |
| | Date Insp. |

Notes:
Homestead for 2020
Abatement requested. Review 3/9/2020. Sills bad rot around foundation. Interior torn up. Roof leaking into interior, Low ceilings. Revised assessment. TW
1/24 - GL EF/P, NEWER ROOF RT BAY GAR LIVING AREA
7/24 - MK CALLBACK EF, IP, FULL INT RENO, LONG TERM PROJECT, INT GUTTED TO STUDS, WHEN DONE = 1 BR 1B 1K 1L, CURRENTLY LIVING PART FINISH SECTION OF FGR, HEAT RIPPED OUT, STILS ROTTEN AWAY, HOLES THRU TO MAIN HOUSE. FFB + GAR NEED ROOF REPAIR. DUG WELL

| 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 | 5 Low | |
| 1.Level | 4.Below St | 7.LevelBog |
| 2.Rolling | 5.Low | 8. |
| 3.Above St | 6.Swampy | 9. |
| Utilities | 5 Dug Well 6 Septic System | |
| 1.Public | 4.Dr Well | 7.Cesspool |
| 2.Water | 5.Dug Well | 8. |
| 3.Sewer | 6.Septic | 9.Non |
| Street | 1 Paved | |
| 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 | 12/13/2018 | |
| Price | 32,000 | |
| Sale Type | Land & Buildings | |
| 1.Land | 4.Mobile | 7.C/I L&B |
| 2.& 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. |

| Assessment Record | | | | |
|-------------------|--------|-----------|--------|--------|
| Year | Land | Buildings | Exempt | Total |
| 2011 | 15,980 | 51,150 | 0 | 67,130 |
| 2012 | 15,980 | 51,150 | 0 | 67,130 |
| 2013 | 15,980 | 51,150 | 0 | 67,130 |
| 2014 | 15,980 | 51,150 | 0 | 67,130 |
| 2015 | 15,980 | 51,150 | 0 | 67,130 |
| 2016 | 15,980 | 51,150 | 0 | 67,130 |
| 2017 | 15,980 | 51,150 | 0 | 67,130 |
| 2018 | 15,980 | 51,150 | 0 | 67,130 |
| 2019 | 15,980 | 51,150 | 0 | 67,130 |
| 2020 | 15,980 | 22,750 | 25,000 | 13,730 |
| 2021 | 15,980 | 22,750 | 25,000 | 13,730 |
| 2022 | 15,990 | 22,750 | 22,250 | 16,490 |
| 2024 | 30,250 | 21,760 | 25,000 | 27,010 |

| 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 |
| | | | | % | | 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 | | 0.52 | | | | |



New Sharon

Map Lot 04-16

Account 1

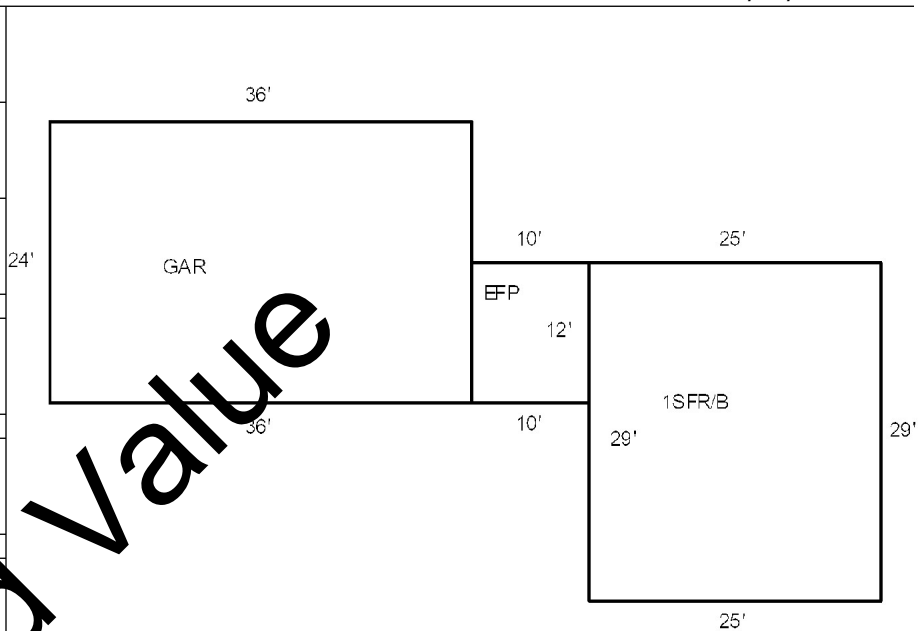
Location 669 Farmington Falls Road

Card 1

Of 1

10/16/2024

| | | |
|--|---|---|
| Building Style 2 Ranch | SF Bsmt Living 0 | Layout 2 Inadequate |
| 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 0% 9 Not Heated | 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 1 One 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 4 Minimal |
| 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 2 Vinyl/Aluminum | 3.H Pump 6. 9.None | 3.Capped 6. 9.None |
| 1.Wood 5.Stucco 9.Other | Kitchen Style 2 Typical | Unfinished % 0% |
| 2.Vin/Al 6.Brick 10.Cement | 1.Modern 4.Obsolete 7. | Grade & Factor 2 Fair 100% |
| 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 2 Typical Bath(s) | 3.C Grade 6.AA Grade 9.Same |
| 1.Asphalt 4.Composit 7.SS | 1.Modern 4.Obsolete 7. | SQFT (Footprint) 725 |
| 2.Slate 5.Wood 8. | 2.Typical 5. 8. | Condition 1 Poor |
| 3.Metal 6.Roll Roo 9. | 3.Old Type 6. 9.None | 1.Poor 4.Avg 7.V G |
| SF Masonry Trim 0 | # Rooms 3 | 2.Fair 5.Avg+ 8.Exc |
| Solar Voltaic 0 | # Bedrooms 1 | 3.Avg- 6.Good 9.Same |
| OPEN-4-CUSTOM 0 | # Full Baths 1 | Phys. % Good 0% |
| Year Built 1955 | # Half Baths 0 | Funct. % Good 50% |
| Year Remodeled 0 | # Addn Fixtures 0 | Functional Code 1 Incomplete |
| Foundation 2 Concrete Block | # Fireplaces 0 | 1.Incomp 4.Delap 7.No Power |
| 1.Concrete 4.Wood 7. |  <p>TRIO Software A Division of Harris Computer Systems</p> | 2.O-Built 5.Bsmt 8.None/Grn |
| 2.C Block 5.Slab 8. | | 3.Damage 6.Common 9.None |
| 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 2 Damp Basement | | 1.Interior 4.Vacant 7. |
| 1.Dry 4. 7. | | 2.General 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. | |



Date Inspected 7/18/2024

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---------------------|------|-------|-------|------|-------|--------|-------------|
| 24 Frame Shed | 0 | 49 | 2 100 | 1 | 0 % | 100 % | |
| 24 Frame Shed | 0 | 224 | 2 100 | 1 | 0 % | 100 % | |
| 22 Encl Frame Porch | 0 | 120 | 0 0 | 0 | 0 % | 100 % | |
| 23 Frame Garage | 0 | 864 | 0 0 | 0 | 0 % | 100 % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |

Proposed Value

- 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