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Portland ME 04112-5429

B3226P121

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

1/24 - LD EA, EST IA, MAJOR RENOVATIONS IN PROGRESS, CHECK 2025, PROPERTY ABUTTS AND RIVER  
7/24 - LD CALLBACK EG, IA. LONG TERM RENO. 1ST FLR 80% COMPLETE. MISSING FINISHED WALLS TRIMS + FLRS IN SOME ROOMS. MODERN KITCH + BATH. 2ND STILL IN DEMO PROCESS, NO HEAT, INSULATION, OR ELECTRICAL, WALLS, FLR, OR CEILING ON SECOND FLR.

New Sharon

Property Data				Assessment Record							
Neighborhood <b>5 NBHD 5</b>				Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>				2011	38,200	101,380	0	139,580			
1ST MORTGAGE <b>0</b>				2012	38,200	101,380	0	139,580			
2ND MORTGAGE <b>0</b>				2013	38,200	101,380	0	139,580			
Zone/Land Use <b>1 New Sharon all</b>				2014	38,200	101,380	0	139,580			
Secondary Zone				2015	38,200	101,380	0	139,580			
Topography				2016	38,200	101,380	0	139,580			
1.Level 4.Below St 7.LevelBog 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.				2017	38,200	101,380	0	139,580			
				2018	38,200	101,380	0	139,580			
				2019	38,200	101,380	0	139,580			
Utilities				2020	38,200	101,380	0	139,580			
1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8. 3.Sewer 6.Septic 9.Non				2021	38,200	101,380	0	139,580			
				2022	38,200	101,380	0	139,580			
				2024	54,400	243,910	0	298,310			
Street											
1.Paved 4.Proposed 2.Semi Imp 5.R/O/W 3.Gravel 6. No				<b>Land Data</b>							
				<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>	
						Frontage	Depth	Factor	Code		
TG PLAN YEAR <b>0</b>				11.Com-Site				%	1.Unimproved		
Tif District # <b>0</b>				12.Ind-Site				%	2.Excess Frtg		
<b>Sale Data</b>				13.Res-Site PR				%	3.Topography		
				14.Res-Site DR				%	4.Size/Shape		
				15.Res-Site RMT				%	5.Access		
Sale Date								%	6.Restriction		
Price								%	7.Open Space		
Sale Type				<b>Square Foot</b>							
1.Land 4.Mobile 7.C/I L&B				<b>Square Foot</b>						%	8.View/Environ
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.									<b>Acres</b>		
3.Assumed 6.Cash 9.Unknown											
Validity				<b>Fract. Acre</b>					<b>Acres/Sites</b>		
1.Valid 4.Split 7.Renovate											
2.Related 5.Partial 8.Other				21.Homesite (Frac	13	1.00	100	%		0	36.Hardwood F&O
3.Distress 6.Exempt 9.				22.Basemat (Frac	28	4.00	100	%	0	37.Softwood TG	
Verified				23.Misc (Frac)	54	6.50	100	%	0	38.Mixed Wood TG	
1.Buyer 4.Agent 7.Family									<b>Acres</b>		
2.Seller 5.Pub Rec 8.Other				24.Homesite				%		40.Wasteland	
3.Lender 6.MLS 9.				25.Basemat				%	41.Open Space		
				26.Not Used				%	42.Mobile Home Si		
				27.Not Used				%	43.Condo Site		
				28.Rear Land <5				%	44.Lot Improvemen		
				29.Rear Land 5-10				%	45.Subdivision Lo		
				<b>Total Acreage</b>				11.50		46.Golf Course	

**New Sharon**

Map Lot 04-27

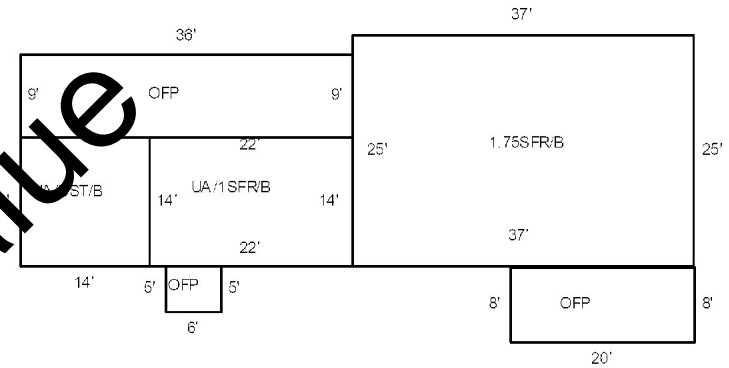
Account 405

Location 504 Farmington Falls Road

Card 1 Of 1 10/16/2024

Building Style <b>4 Cape Cod</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>50% 3 Heat Pump</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>5 One &amp; 3/4 Story</b>	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>50% 3 Heat Pump</b>	Insulation <b>4 Minimal</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>1 Wood Siding</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 110%</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>925</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>2 Fair</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>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1830</b>	# Half Baths <b>0</b>	Funct. % Good <b>70%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>1</b>	Functional Code <b>1 Incomplete</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.	 <p><b>TRIO</b> Software A Division of Harris Computer Systems</p>	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>4 Full 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>1 Interior Inspect</b>
Wet Basement <b>2 Damp Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.General 5.Estimate 8.
2.Damp 5. 8.	3.Inform 6.Reviewed 9.	
3.Wet 6. 9.	Information Code <b>1 Owner</b>	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

04-27



Date Inspected 7/26/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
83 Barn/Loft	1920	2800	4 100	3	0 %	100 %	
88 Silo	1920	760	4 100	3	0 %	100 %	
24 Frame Shed	1920	264	4 100	3	0 %	100 %	
24 Frame Shed	1920	264	4 100	3	0 %	100 %	
1 One Story Frame	0	308	0 0	0	0 %	100 %	
28 Unfinished Attic	0	504	0 0	0	0 %	100 %	
21 Open Frame	0	354	0 0	0	0 %	100 %	
22 Encl Frame Porch	0	160	0 0	0	0 %	100 %	
27 Unfin Basement	0	504	0 0	0	0 %	100 %	
19 Utility Storage	0	196	0 0	0	0 %	100 %	



Proposed Value