

Grant, David A
Grant, Linda H
19 FLAGG RD
NEW SHARON ME 04955

B3714P277

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Reviewed deed and changed the lot number to correct 2015 entry.
5/24 - PM VACANT

New Sharon

Property Data			Assessment Record						
Neighborhood 4 NBHD 4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2016	0	0	0	0		
1ST MORTGAGE 0			2017	50,800	0	0	50,800		
2ND MORTGAGE 0			2018	50,800	0	0	50,800		
Zone/Land Use 1 New Sharon all			2019	50,800	0	0	50,800		
Secondary Zone			2020	50,800	0	0	50,800		
Topography			2021	50,800	0	0	50,800		
1.Level 4.Below St 7.LevelBog			2022	50,800	0	0	50,800		
2.Rolling 5.Low 8.			2024	69,840	0	0	69,840		
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. 8.									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data									
Sale Date 2/25/2015									
Price 32,000									
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									
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.									
			Front Foot	Type	Effective		Influence		Influence Codes
			11.Com-Site		Frontage	Depth	Factor	Code	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
			Square Foot	Square Feet					8.View/Environ
			16.Not Used				%		9.Fract Share
			17.Not Used				%		Acres
			18.Not Used				%		30.Rear Land >10
			19.Not Used				%		31.Tillable
			20.Residential-Si				%		32.Pasture
							%		33.Orchard
							%		34.Softwood F&O
			Fract. Acre	Acreage/Sites					35.Mixed Wood F&O
			21.Homesite (Frac	49	1.00	100	%	0	36.Hardwood F&O
			22.Baselot (Fract	28	4.00	100	%	0	37.Softwood TG
			23.Misc (Fract)	54	36.00	100	%	0	38.Mixed Wood TG
			Acres				%		39.Hardwood TG
			24.Homesite				%		40.Wasteland
			25.Baselot				%		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
					Total Acreage	41.00			46.Golf Course

Proposed Value

New Sharon

Map Lot 04-73-01

Account 1334

Location Cape Cod Hill Road

Card 1 Of 1 10/16/2024

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



Proposed Value

Date Inspected 5/13/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound 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