

HENDERSON, TIMOTHY & PAULINE
REYNOLDS, JEFFREY JR
297 FARMINGTON ROAD
NEW SHARON ME 04938

B4546P244

Previous Owner
BENT, DANIEL H. SR. (ESTATE)
C/O DAVID D. BENT
PO BOX 99
NORRIDGEWOCK ME 04957
Sale Date: 4/28/2023

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

1/24 - PM EST EA, EST IA, EST ALL DATA = POSTED NO TRESPASS

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	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	4/28/2023	
Price	100,000	
Sale Type	Land & Buildings	
1.Land	4.Mobile	7.C/I L&B
2.L&B	5.Other	8.
3.Bundling	6.C/I Land	9.
Financing	5 Private Finance	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	8 Other Non Valid	
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	56,200	15,960	10,000	62,160
2012	56,200	15,960	10,000	62,160
2013	56,200	15,960	10,000	62,160
2014	56,200	15,960	10,000	62,160
2015	56,200	15,960	10,000	62,160
2016	56,200	15,960	15,000	57,160
2017	56,200	15,960	20,000	52,160
2018	56,200	15,960	20,000	52,160
2019	56,200	15,960	20,000	52,160
2020	56,200	15,960	25,000	47,160
2021	56,200	15,960	25,000	47,160
2022	56,200	15,960	0	72,160
2024	69,210	50,100	0	119,310

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
				%		Acres
				%		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
Total Acreage		34.00				



New Sharon

Map Lot 05-09

Account 67

Location 285 Farmington Falls Road

Card 1

Of 1

10/16/2024

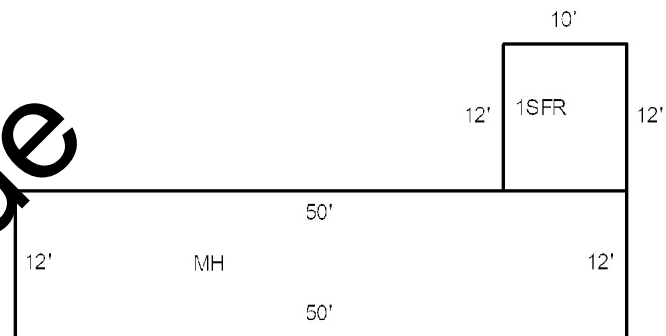
Building Style	SF Bsmt Living		Layout
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade		1.Typical 4. 7.
2.Ranch 6.Split 10.Gar/Apt	Secondary Heat		2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Cottage	Heat Type 100%		3.Poor 6. 9.
4.Cape 8.Log 12.Dblewid	1.HWBB 5.FWA 9.No Heat		Attic
Dwelling Units	2.HWCI 6.GravWA 10.Radiant		1.1/4 Fin 4.Full Fin 7.
Other Units	3.H Pump 7.Electric 11.		2.1/2 Fin 5.FI/Stair 8.
Stories	4.Steam 8.FI/Wall 12.		3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0%		Insulation
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	3.H Pump 6. 9.None		3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style		Unfinished %
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.		Grade & Factor
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	Bath(s) Style		3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.		SQFT (Footprint)
2.Slate 5.Wood 8.	2.Typical 5. 8.		Condition
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None		1.Poor 4.Avg 7.V G
SF Masonry Trim	# Rooms		2.Fair 5.Avg+ 8.Exc
Solar Voltaic	# Bedrooms		3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM	# Full Baths		Phys. % Good
Year Built	# Half Baths		Funct. % Good
Year Remodeled	# Addn Fixtures		Functional Code
Foundation	# Fireplaces		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
Basement			Economic Code
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			Entrance Code Quarter Reviewed
Wet Basement			1.Interior 4.Vacant 7.
1.Dry 4. 7.			2.Exterior 5.Estimate 8.
2.Damp 5. 8.			3.Informal 9.Reviewed 9.
3.Wet 6. 9.			Information Code 0
			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
24 Frame Shed	0	320	3 100	4	0 %	100 %	
24 Frame Shed	0	36	3 100	4	0 %	100 %	
24 Frame Shed	0	252	3 100	4	0 %	100 %	
76 Shop	0	572	3 100	4	0 %	100 %	
997 12Mobile Home	0	12x50	2 100	4	0 %	100 %	
1 One Story Frame	0	120	2 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

05-09



Proposed Value

