

Flaherty, Troy E
Flaherty, Sharon
179 BEAN ROAD
MT VERNON ME 04352

B3611P43 B4240P234

| Property Data | | | Assessment Record | | | | |
|---------------------------------------|--|--|-------------------|--------|-----------|--------|--------|
| Neighborhood 5 NBHD 5 | | | Year | Land | Buildings | Exempt | Total |
| Tree Growth Year 0 | | | 2011 | 21,300 | 0 | 0 | 21,300 |
| 1ST MORTGAGE 0 | | | 2012 | 21,300 | 0 | 0 | 21,300 |
| 2ND MORTGAGE 0 | | | 2013 | 21,300 | 0 | 0 | 21,300 |
| Zone/Land Use 1 New Sharon all | | | 2014 | 21,300 | 0 | 0 | 21,300 |
| Secondary Zone | | | 2015 | 21,300 | 0 | 0 | 21,300 |
| Topography 6 Swampy | | | 2016 | 21,300 | 0 | 0 | 21,300 |
| 1.Level 4.Below St 7.LevelBog | | | 2017 | 21,300 | 0 | 0 | 21,300 |
| 2.Rolling 5.Low 8. | | | 2018 | 21,300 | 0 | 0 | 21,300 |
| 3.Above St 6.Swampy 9. | | | 2019 | 21,300 | 0 | 0 | 21,300 |
| Utilities | | | 2020 | 21,300 | 0 | 0 | 21,300 |
| 1.Public 4.Dr Well 7.Cesspool | | | 2021 | 21,300 | 0 | 0 | 21,300 |
| 2.Water 5.Dug Well 8. | | | 2022 | 21,300 | 0 | 0 | 21,300 |
| 3.Sewer 6.Septic 9.Non | | | 2023 | 21,300 | 0 | 0 | 21,300 |
| Street 3 Gravel | | | 2024 | 31,000 | 0 | 0 | 31,000 |
| 1.Paved 4.Proposed | | | | | | | |
| 2.Semi Imp 5.R/O/W | | | | | | | |
| 3.Gravel 6. | | | | | | | |

Inspection Witnessed By:

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

Notes:
Bk 4240 Pg 234 Release deed
5/24 - AB HEAVILY WOODED, SLOPPING TERRAIN,
PARTIALLY WET W/STREAM RUNNING THROUGH, VACANT
LOT DRIVEWAY ROUGHED IN

New Sharon

| Sale Data | | |
|-------------------------|------------|------------|
| TG PLAN YEAR 0 | | |
| Tif District # 0 | | |
| Sale Date | | |
| Price | | |
| Sale Type | | |
| 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.Valid | 4.Split | 7.Renovate |
| 2.Related | 5.Partial | 8.Other |
| 3.Distress | 6.Exempt | 9. |
| Verified | | |
| 1.Buyer | 4.Agent | 7.Family |
| 2.Seller | 5.Pub Rec | 8.Other |
| 3.Lender | 6.MLS | 9. |

| 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 |
| Square Foot | | Square Feet | | | | |
| 16.Not Used | | | | % | | |
| 17.Not Used | | | | % | | |
| 18.Not Used | | | | % | | |
| 19.Not Used | | | | % | | |
| 20.Residential-Si | | | | % | | |
| Fract. Acre | | Acres/Sites | | | | |
| 21.Homesite (Frac | 52 | 1.00 | 100 | % | 0 | |
| 22.Baslot (Frac | 54 | 15.00 | 100 | % | 0 | |
| 23.Misc (Fract) | | | | % | | |
| Acres | | | | | | |
| 24.Homesite | | | | % | | |
| 25.Baslot | | | | % | | |
| 26.Not Used | | | | % | | |
| 27.Not Used | | | | % | | |
| 28.Rear Land <5 | | | | % | | |
| 29.Rear Land 5-10 | | | | % | | |
| Total Acreage | | | | 16.00 | | |

New Sharon

Map Lot 09-11

Account 1127

Location Kimball Pond 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 5/06/2024

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 |