

Duncan, John  
Duncan, Penelope  
257 YORK HILL RD  
NEW SHARON ME 04955

B548P226

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

5/24 - AB DIRT BASEMENT, PERIMETER DRAIN

New Sharon

Property Data			Assessment Record						
Neighborhood <b>5 NBHD 5</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2011	34,400	83,980	10,000	108,380		
1ST MORTGAGE <b>0</b>			2012	34,400	83,980	10,000	108,380		
2ND MORTGAGE <b>0</b>			2013	34,400	83,980	10,000	108,380		
Zone/Land Use <b>1 New Sharon all</b>			2014	34,400	83,980	10,000	108,380		
Secondary Zone			2015	34,400	83,980	10,000	108,380		
Topography <b>1 Level</b>			2016	34,400	83,980	15,000	103,380		
1.Level 4.Below St 7.LevelBog			2017	34,400	83,980	20,000	98,380		
2.Rolling 5.Low 8.			2018	34,400	83,980	20,000	98,380		
3.Above St 6.Swampy 9.			2019	34,400	83,980	20,000	98,380		
Utilities <b>4 Drilled Well 6 Septic System</b>			2020	34,400	83,980	25,000	93,380		
1.Public 4.Dr Well 7.Cesspool			2021	34,400	83,980	25,000	93,380		
2.Water 5.Dug Well 8.			2022	34,400	83,980	22,250	96,130		
3.Sewer 6.Septic 9.Non			2024	49,600	191,810	25,000	216,410		
Street <b>3 Gravel</b>			Land Data						
1.Paved 4.Proposed			Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp 5.R/O/W					Frontage	Depth	Factor	Code	
3.Gravel 6. Non			11.Com-Site					1.Unimproved	
TG PLAN YEAR <b>0</b>			12.Ind-Site					2.Excess Frtg	
Tif District # <b>0</b>			13.Res-Site PR					3.Topography	
Sale Date			14.Res-Site DR					4.Size/Shape	
Price			15.Res-Site RMT					5.Access	
Sale Type			Square Foot	Square Feet					6.Restriction
1.Land 4.Mobile 7.C/I L&B									7.Open Space
2.L&B 5.Other 8.			16.Not Used					8.View/Environ	
3.Bundling 6.C/I Land 9.			17.Not Used					9.Fract Share	
Financing			18.Not Used					Acres	
1.Convent 4.Seller 7.			19.Not Used					30.Rear Land >10	
2.FHA/VA 5.Private 8.			20.Residential-Si					31.Tillable	
3.Assumed 6.Cash 9.Unknown			Fract. Acre	Acreage/Sites				32.Pasture	
Validity				21.Homesite (Frac	14	1.00	100	%	0
1.Valid 4.Split 7.Renovate			22.Baslot (Fract	28	4.00	100	%	0	
2.Related 5.Partial 8.Other			23.Misc (Fract)	54	8.00	100	%	0	
3.Distress 6.Exempt 9.			Acres						
Verified			24.Homesite					%	
1.Buyer 4.Agent 7.Family			25.Baslot					%	
2.Seller 5.Pub Rec 8.Other			26.Not Used					%	
3.Lender 6.MLS 9.			27.Not Used					%	
			28.Rear Land <5	Total Acreage 13.00					
			29.Rear Land 5-10						
				46.Golf Course					

Proposed Value

**New Sharon**

Map Lot 09-18

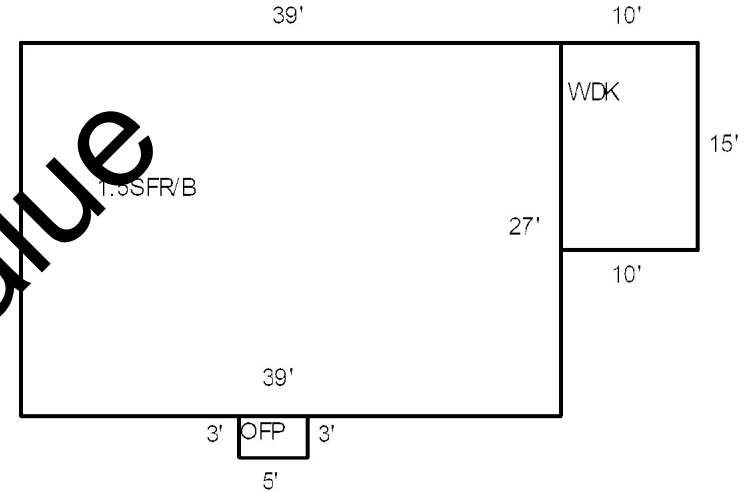
Account 307

Location 253 York Hill 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>100% 8 Floor/Wall Unit</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>4 One &amp; 1/2 Story</b>	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</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>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</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>7 Standing Seam</b>	Bath(s) Style <b>2 Typical 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>1053</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 Average</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>6</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>1910</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>3 Brick &amp;/or Stone</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>3 Information Only</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.	

09-18-00



Date Inspected 5/06/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
61 Canopy	0	112	3 100	4	0 %	100 %	
66 Res. Greenhouse	0	192	3 100	4	0 %	100 %	
21 Open Frame	0	81	3 100	4	0 %	100 %	
24 Frame Shed	0	792	3 100	4	0 %	100 %	
24 Frame Shed	0	198	3 100	1	0 %	100 %	
80 Barn	0	1620	3 100	4	0 %	100 %	
61 Canopy	0	32	3 100	4	0 %	100 %	
21 Open Frame	0	15	0 0	0	0 %	100 %	
68 Wood Deck	0	150	0 0	0	0 %	100 %	



Proposed Value