

Alexander, Brian
307 YORK HILL ROAD
NEW SHARON ME 04955

B4212P53

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
Split from 09-19 TW

2021 Shed Assume foundation not startedby 4-1-21

2022 Change lot to developed (septic field) Capped foundation
5/24 - AB UC SHEATHED, ROOF COMPLETE, SOME INT FINISH WORK PLUMBING, DOORS&WINDOWS IN ~80% UC, WOOD STOVE HEAT
New Sharon

Property Data			Assessment Record							
Neighborhood 5 NBHD 5			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2021	24,500	1,300	0	25,800			
1ST MORTGAGE			2022	31,200	10,390	0	41,590			
2ND MORTGAGE			2024	45,600	82,040	0	127,640			
Zone/Land Use 1 New Sharon all										
Secondary Zone										
Topography 1 Level										
1.Level 4.Below St 7.LevelBog 2.Rolling 5.Low 8. 3.Above St 6.Swampy 9.										
Utilities 4 Drilled Well 6 Septic System										
1.Public 4.Dr Well 7.Cesspool 2.Water 5.Dug Well 8. 3.Sewer 6.Septic 9.Non										
Street 3 Gravel										
1.Paved 4.Proposed 2.Semi Imp 5.R/O/W 3.Gravel 6.										
TG PLAN YEAR 0										
Tif District # 0										
Sale Data										
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	
			Square Foot	Square Feet					30.Rear Land >10	
			16.Not Used				%		31.Tillable	
			17.Not Used				%		32.Pasture	
			18.Not Used				%		33.Orchard	
			19.Not Used				%		34.Softwood F&O	
			20.Residential-Si				%		35.Mixed Wood F&O	
							%		36.Hardwood F&O	
			Fract. Acre	Acres/Sites					37.Softwood TG	
			21.Homesite (Fract)	14		1.00	100	%	0	38.Mixed Wood TG
			22.Baselot (Fract)	28		4.00	100	%	0	39.Hardwood TG
			23.Misc (Fract)	54		4.00	100	%	0	40.Wasteland
			Acres				%			41.Open Space
			24.Homesite				%			42.Mobile Home Si
			25.Baselot				%			43.Condo Site
			26.Not Used				%			44.Lot Improvemen
			27.Not Used				%			45.Subdivision Lo
			28.Rear Land <5				%			46.Golf Course
			29.Rear Land 5-10				%			
					Total Acreage	9.00				

Proposed Value

New Sharon

Map Lot 09-19-02

Account 1373

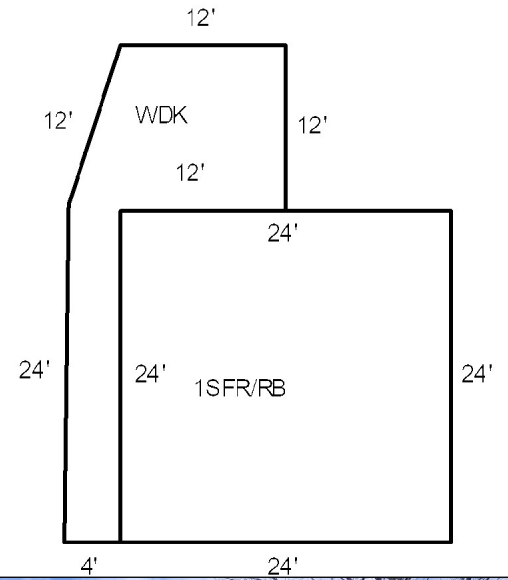
Location 307 York Hill Road

Card 1 Of 1 10/16/2024

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
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% 9 Not Heated	3.Poor 6. 9.
4.Cape 8.Log 12.Dblewid	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	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 1 One Story	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 1 Full
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 1 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
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 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) 576
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 3	2.Fair 5.Avg+ 8.Exc
Solar Voltaic 0	# Bedrooms 1	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 2021	# Half Baths 0	Funct. % Good 80%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 1 Incomplete
Foundation 1 Concrete	# 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 4 Full Basement		Economic Code No Electricity
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 5 Estimate
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.General 5.Estimate 8.
2.Damp 5. 8.		3.Informal 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.



09-19-02



Proposed Value

Date Inspected 5/06/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	260	0 0	0	0 %	100 %	
24 Frame Shed	0	216	3 100	4	0 %	100 %	
24 Frame Shed	0	144	3 100	4	0 %	100 %	
61 Canopy	0	72	3 100	4	0 %	100 %	
62 Patio	0	288	3 100	4	0 %	100 %	
62 Patio	0	90	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



- 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