

Hutchinson, Ryan C  
289 KIMBALL POND RD  
NEW SHARON ME 04955

B3158P20

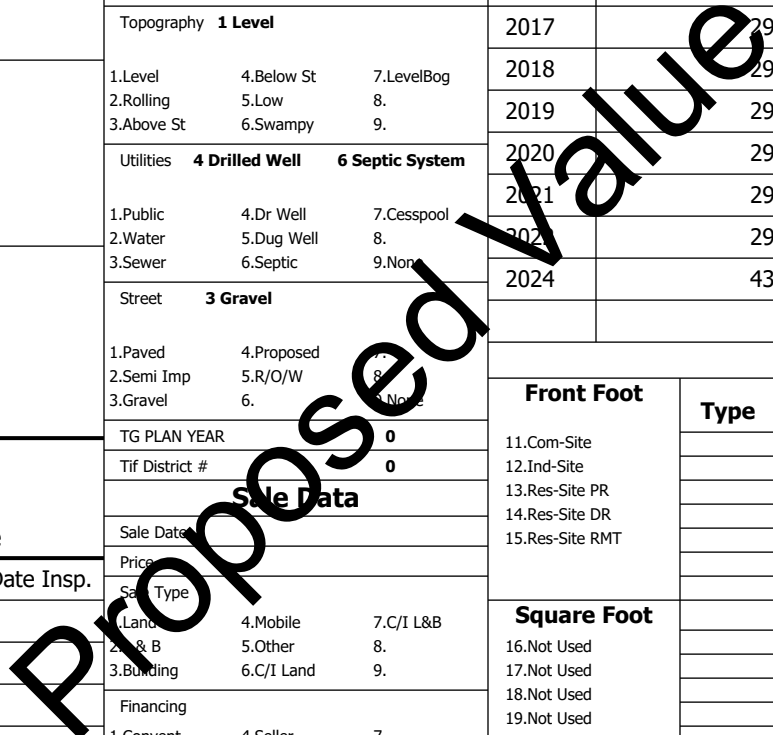
Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
5/24 - AB WORKING FARM/HOMESTEAD

New Sharon

Property Data			Assessment Record						
Neighborhood <b>5 NBHD 5</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2011	29,910	112,010	0	141,920		
1ST MORTGAGE <b>0</b>			2012	29,910	112,010	10,000	131,920		
2ND MORTGAGE <b>0</b>			2013	29,910	112,010	10,000	131,920		
Zone/Land Use <b>1 New Sharon all</b>			2014	29,910	112,010	10,000	131,920		
Secondary Zone			2015	29,910	112,010	10,000	131,920		
Topography <b>1 Level</b>			2016	29,910	123,160	15,000	138,070		
1.Level 4.Below St 7.LevelBog			2017	29,910	123,160	20,000	133,070		
2.Rolling 5.Low 8.			2018	29,910	123,160	20,000	133,070		
3.Above St 6.Swampy 9.			2019	29,910	123,160	20,000	133,070		
Utilities <b>4 Drilled Well 6 Septic System</b>			2020	29,910	123,160	25,000	128,070		
1.Public 4.Dr Well 7.Cesspool			2021	29,910	123,160	25,000	128,070		
2.Water 5.Dug Well 8.			2022	29,910	123,160	22,250	130,820		
3.Sewer 6.Septic 9.Non			2024	43,990	359,360	25,000	378,350		
Street <b>3 Gravel</b>									
1.Paved 4.Proposed									
2.Semi Imp 5.R/O/W									
3.Gravel 6. Non									
TG PLAN YEAR <b>0</b>									
Tif District # <b>0</b>									
Sale Data			Land Data						
Sale Date			Front Foot	Type	Effective		Influence		Influence Codes
Price					Frontage	Depth	Factor	Code	
Sale Type			11.Com-Site						1.Unimproved
1.Land 4.Mobile 7.C/I L&B			12.Ind-Site						2.Excess Frtg
2.L&B 5.Other 8.			13.Res-Site PR						3.Topography
3.Bundling 6.C/I Land 9.			14.Res-Site DR						4.Size/Shape
Financing			15.Res-Site RMT						5.Access
1.Convent 4.Seller 7.			Square Foot		Square Feet				6.Restriction
2.FHA/VA 5.Private 8.			16.Not Used						7.Open Space
3.Assumed 6.Cash 9.Unknown			17.Not Used						8.View/Environ
Validity			18.Not Used						9.Fract Share
1.Valid 4.Split 7.Renovate			19.Not Used						Acres
2.Related 5.Partial 8.Other			20.Residential-Si						30.Rear Land >10
3.Distress 6.Exempt 9.			Fract. Acre		Acreage/Sites				31.Tillable
Verified			21.Homesite (Frac	14	1.00	100	%	0	32.Pasture
1.Buyer 4.Agent 7.Family			22.Baselot (Fract	28	4.00	100	%	0	33.Orchard
2.Seller 5.Pub Rec 8.Other			23.Misc (Fract)	54	2.39	100	%	0	34.Software F&O
3.Lender 6.MLS 9.			Acres		Acres/Sites				35.Mixed Wood F&O
			24.Homesite						36.Hardwood F&O
			25.Baselot						37.Software TG
			26.Not Used						38.Mixed Wood TG
			27.Not Used						39.Hardwood TG
			28.Rear Land <5	<b>Total Acreage 7.39</b>					40.Wasteland
			29.Rear Land 5-10						
									42.Mobile Home Si
									43.Condo Site
									44.Lot Improvemen
									45.Subdivision Lo
									46.Golf Course



**New Sharon**

Map Lot 10-26-03

Account 1212

Location 289 Kimball Pond Road

Card 1 Of 1 10/16/2024

Building Style <b>1 Conventional</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% 1 Hot Water BB</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>2 Two 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>2 Vinyl/Aluminum</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>3 Sheet Metal</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>1024</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>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2007</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>2018</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		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>1 Dry 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.

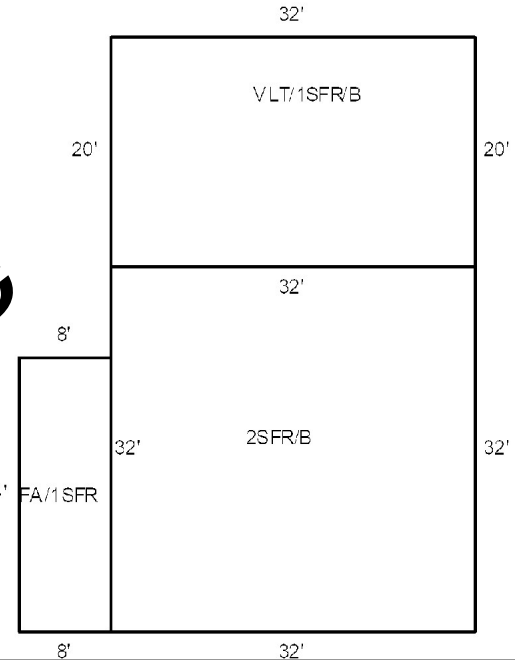


Date Inspected 5/09/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
62 Patio	0	288	3 100	4	0 %	100 %	
61 Canopy	0	320	2 100	3	0 %	100 %	
24 Frame Shed	0	30	2 100	4	0 %	100 %	
24 Frame Shed	0	500	3 100	4	0 %	100 %	
61 Canopy	0	160	3 100	4	0 %	100 %	
63 Swimming Pool	0	27	5 100	4	0 %	100 %	
1 One Story Frame	0	832	0 0	0	0 %	100 %	
27 Unfin Basement	0	640	0 0	0	0 %	100 %	
29 Finished Attic	0	192	0 0	0	0 %	100 %	
					%	%	

10-26-03



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Proposed Value