

CRESPI, MICHAEL D
268 KIMBALL POND RD
NEW SHARON ME 04955

B4598P19

Previous Owner
Christopher, Daniel R
234 Milton Mills Rd.

Lebanon ME 04027
Sale Date: 11/16/2024

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

5/24 - AB NO TRESPASS, BLDG STYLE OTHER = CAMP
'24- LOT SPLIT- 7AC. TO ABUTTING LOT M.10 L.28 INCLUDES
EXISTING 12X20 CAMP; REMAINING 5AC. OF LAND
TRANSFERRED TO OTHER ABUTTER "CRESPI".
7/24 - PB SALES REVIEW

New Sharon

Property Data			Assessment Record				
Neighborhood 5 NBHD 5			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2011	33,600	4,710	0	38,310
1ST MORTGAGE 0			2012	33,600	4,710	0	38,310
2ND MORTGAGE 0			2013	33,600	4,710	0	38,310
Zone/Land Use 1 New Sharon all			2014	33,600	4,710	0	38,310
Secondary Zone			2015	33,600	4,710	0	38,310
Topography 2 Rolling			2016	33,600	4,710	0	38,310
1.Level 4.Below St 7.LevelBog			2017	33,600	4,710	0	38,310
2.Rolling 5.Low 8.			2018	33,600	4,710	0	38,310
3.Above St 6.Swampy 9.			2019	33,600	4,710	0	38,310
Utilities			2020	33,600	4,710	0	38,310
1.Public 4.Dr Well 7.Cesspool			2021	33,600	4,710	0	38,310
2.Water 5.Dug Well 8.			2022	33,600	4,710	0	38,310
3.Sewer 6.Septic 9.Non			2024	35,000	8,310	0	43,310
Street 3 Gravel							
1.Paved 4.Proposed							
2.Semi Imp 5.R/O/W							
3.Gravel 6. Non							
TG PLAN YEAR 0							
Tif District # 0							
Sale Date 11/16/2024							
Price 38,500							
Sale Type Land Only							
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 1 Arms Length Sale							
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.							

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
				%		30.Rear Land >10
				%		31.Tillable
				%		32.Pasture
				%		33.Orchard
				%		34.Softwood F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Softwood 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	51	1.00	100	%	0	
22.Baselot (Fract	28	4.00	100	%	0	
23.Misc (Fract)				%		
Acres						
24.Homesite				%		
25.Baselot				%		
26.Not Used				%		
27.Not Used				%		
28.Rear Land <5				%		
29.Rear Land 5-10				%		
Total Acreage				5.00		

New Sharon

Map Lot 10-27

Account 192

Location 310 Kimball Pond 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 Power					
2.C Block	5.Slab	8.						3.Damage	6.Common	9.No Power					
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	6.Reviewed	9.									
3.Wet	6.	9.		Information Code				0							
Date Inspected 5/08/2024				1.Owner				4.Agent	7.						
				2.Relative				5.Estimate	8.						
				3.Tenant				6.Other	9.						
Additions, Outbuildings & Improvements															
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value								
77 Cabin	0	240	2 100	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							

Proposed Value