

CHRISTENSEN, PAMELA C
CHRISTENSEN, SCOTT C
50 FIVE CORNERS ROAD
NEW SHARON ME 04955

B4496P46

Previous Owner
Barnes, Patricia
50 FIVE CORNERS RD

NEW SHARON ME 04955
Sale Date: 9/27/2022

Inspection Witnessed By:

X Date

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

Notes:

7/24 - PB SALES REVIEW, 1990 CAPE STILL BEING UTILIZED
- OWNER INDICATED IT SHOULD BE REMOVED W/I THE
NEXT 3 MOS.

7/24 - GL BP NEW SFR AS OF 7/9/24 90% COMP UC CHK
2025

TG refiled Next refileing 2030 9-25-20 Owner questioned
acereage of parcel. 62 acres calculated from survey sketch is
the best estimate. Talked with Ms Barnes 9-25-20

'23- LOT SPLIT- 45AC W/ALL BUILDINGS TRASFERRED TO
New Sharon
LOT M 10.1 43-2)

Property Data

| | | |
|---|------------|------------|
| Neighborhood 5 NBHD 5 | | |
| Tree Growth Year 1978 | | |
| 1ST MORTGAGE | 0 | |
| 2ND MORTGAGE | 0 | |
| Zone/Land Use 1 New Sharon all | | |
| Secondary Zone | | |
| Topography 2 Rolling | | |
| 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 | 7. |
| 2.Semi Imp | 5.R/O/W | 8. |
| 3.Gravel | 6. | 9.No |
| TG PLAN YEAR 2030 | | |
| Tif District # 0 | | |

Sale Data

| | | |
|---------------------------------------|------------|------------|
| Sale Date 9/27/2022 | | |
| Price 830,000 | | |
| Sale Type Land & Buildings | | |
| 1.Land | 4.Mobile | 7.C/I L&B |
| 2.L&B | 5.Other | 8. |
| 3.Building | 6.C/I Land | 9. |
| Financing 9 Unknown | | |
| 1.Convent | 4.Seller | 7. |
| 2.FHA/VA | 5.Private | 8. |
| 3.Assumed | 6.Cash | 9.Unknown |
| Validity 7 Renovations | | |
| 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. |

Assessment Record

| Year | Land | Buildings | Exempt | Total |
|------|--------|-----------|--------|---------|
| 2011 | 44,080 | 63,090 | 0 | 107,170 |
| 2012 | 43,950 | 63,090 | 0 | 107,040 |
| 2013 | 44,050 | 63,090 | 0 | 107,140 |
| 2014 | 44,300 | 63,090 | 0 | 107,390 |
| 2015 | 44,300 | 63,090 | 0 | 107,390 |
| 2016 | 44,230 | 63,090 | 0 | 107,320 |
| 2017 | 44,200 | 71,520 | 20,000 | 95,720 |
| 2018 | 51,880 | 91,600 | 20,000 | 123,480 |
| 2019 | 53,700 | 91,600 | 20,000 | 125,300 |
| 2020 | 53,800 | 91,600 | 25,000 | 120,400 |
| 2021 | 48,650 | 91,600 | 25,000 | 115,250 |
| 2022 | 48,540 | 91,600 | 0 | 140,140 |
| 2024 | 85,850 | 427,350 | 0 | 513,200 |

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 | | Acreeage/Sites | | | | |
| 21.Homesite (Frac | 37 | 2.00 | 100 | % | 0 | |
| 22.Baselot (Frac | 38 | 17.00 | 100 | % | 0 | |
| 23.Misc (Frac) | 39 | 12.00 | 100 | % | 0 | |
| Acres | | | | | | |
| 24.Homesite | 14 | 1.00 | 200 | % | 8 | |
| 25.Baselot | 28 | 1.00 | 100 | % | 0 | |
| 26.Not Used | 40 | 1.00 | 100 | % | 0 | |
| 27.Not Used | 54 | 11.00 | 100 | % | 0 | |
| 28.Rear Land <5 | | | | | | |
| 29.Rear Land 5-10 | | | | | | |
| Total Acreeage | | 45.00 | | | | |

New Sharon

Map Lot 10-43

Account 615

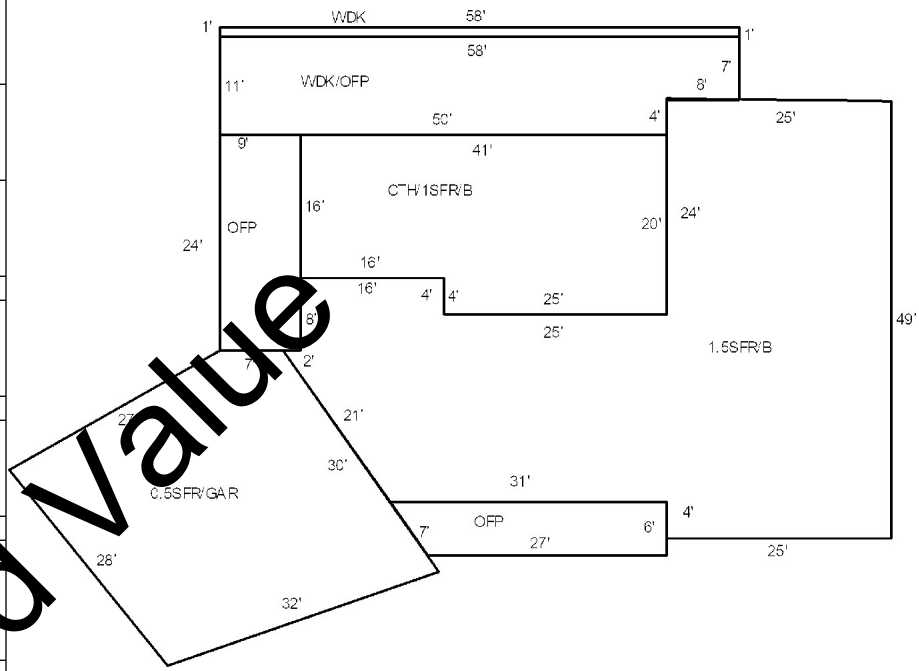
Location 50 Five Corners Road

Card 2

Of 2

10/16/2024

| | | |
|--|---------------------------------------|---|
| Building Style 7 Contemporary | 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% 3 Heat Pump | 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 4 One & 1/2 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 1 Modern | Unfinished % 0% |
| 2.Vin/Al 6.Brick 10.Cement | 1.Modern 4.Obsolete 7. | Grade & Factor 4 Good 120% |
| 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 1 Modern Bath(s) | 3.C Grade 6.AA Grade 9.Same |
| 1.Asphalt 4.Composit 7.SS | 1.Modern 4.Obsolete 7. | SQFT (Footprint) 1854 |
| 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 9 | 2.Fair 5.Avg+ 8.Exc |
| Solar Voltaic 0 | # Bedrooms 4 | 3.Avg- 6.Good 9.Same |
| OPEN-4-CUSTOM 0 | # Full Baths 3 | Phys. % Good 0% |
| Year Built 2024 | # Half Baths 1 | Funct. % Good 50% |
| 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 Power |
| 2.C Block 5.Slab 8. | | 3.Damage 6.Common 9.No Power |
| 3.Br/Stone 6.Piers 9. | | Econ. % Good 100% |
| Basement 4 Full Basement | | 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 1 Interior Inspect |
| 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 1 Owner |
| | | 1.Owner 4.Agent 7. |
| | | 2.Relative 5.Estimate 8. |
| | | 3.Tenant 6.Other 9. |



Proposed Value

Date Inspected 5/07/2024

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|--------------------|------|-------|-------|------|-------|--------|-------------|
| 1 One Story Frame | 0 | 756 | 0 0 | 0 | 0 % | 100 % | |
| 27 Unfin Basement | 0 | 756 | 0 0 | 0 | 0 % | 100 % | |
| 43 2S Frame Garage | 0 | 956 | 0 0 | 0 | 0 % | 100 % | |
| 21 Open Frame | 0 | 993 | 0 0 | 0 | 0 % | 100 % | |
| 68 Wood Deck | 0 | 664 | 0 0 | 0 | 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