

Lachance, Gary  
5025 Boynton Ave, Loaf #20  
Carrabassett Valley ME 04947

B4345P47

Previous Owner  
State of Maine (old salt shed)  
Department of Transportation  
PO Box 7  
New Sharon 04955  
Sale Date: 7/13/2021

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:  
2022 Property listed as exempt in error. Supplemented  
1/24 - LD VACANT

New Sharon

<b>Property Data</b>			<b>Assessment Record</b>																																																																																																																																																																																																																
Neighborhood <b>4 NBHD 4</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																												
Tree Growth Year <b>0</b>			2011	17,900	0	17,900	0																																																																																																																																																																																																												
1ST MORTGAGE <b>0</b>			2013	17,900	0	17,900	0																																																																																																																																																																																																												
2ND MORTGAGE <b>0</b>			2014	17,900	0	17,900	0																																																																																																																																																																																																												
Zone/Land Use <b>1 New Sharon all</b>			2015	17,900	0	17,900	0																																																																																																																																																																																																												
Secondary Zone			2016	17,900	0	17,900	0																																																																																																																																																																																																												
Topography			2017	17,900	0	17,900	0																																																																																																																																																																																																												
1.Level 4.Below St 7.LevelBog			2018	17,900	0	17,900	0																																																																																																																																																																																																												
2.Rolling 5.Low 8.			2019	17,900	0	17,900	0																																																																																																																																																																																																												
3.Above St 6.Swampy 9.			2020	17,900	0	17,900	0																																																																																																																																																																																																												
Utilities			2021	17,900	0	17,900	0																																																																																																																																																																																																												
1.Public 4.Dr Well 7.Cesspool			2022	17,900	0	0	17,900																																																																																																																																																																																																												
2.Water 5.Dug Well 8.			2023	29,790	0	0	29,790																																																																																																																																																																																																												
3.Sewer 6.Septic 9.Non																																																																																																																																																																																																																			
Street																																																																																																																																																																																																																			
1.Paved 4.Proposed			<table border="1"> <thead> <tr> <th colspan="4"><b>Land Data</b></th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Com-Site</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>1.Unimproved</td> </tr> <tr> <td>12.Ind-Site</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>2.Excess Frtg</td> </tr> <tr> <td>13.Res-Site PR</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>3.Topography</td> </tr> <tr> <td>14.Res-Site DR</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Res-Site RMT</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>5.Access</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>6.Restriction</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>7.Open Space</td> </tr> <tr> <td colspan="4"><b>Square Foot</b></td> <td colspan="2"><b>Square Feet</b></td> <td>8.View/Environ</td> </tr> <tr> <td>16.Not Used</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>9.Fract Share</td> </tr> <tr> <td>17.Not Used</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td><b>Acres</b></td> </tr> <tr> <td>18.Not Used</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>30.Rear Land &gt;10</td> </tr> <tr> <td>19.Not Used</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>31.Tillable</td> </tr> <tr> <td>20.Residential-Si</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>32.Pasture</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>33.Orchard</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>34.Software F&amp;O</td> </tr> <tr> <td colspan="4"><b>Fract. Acre</b></td> <td colspan="2"><b>Acres/Sites</b></td> <td>35.Mixed Wood F&amp;O</td> </tr> <tr> <td>21.Homesite (Frac</td> <td>49</td> <td>1.00</td> <td>100</td> <td>%</td> <td>0</td> <td>36.Hardwood F&amp;O</td> </tr> <tr> <td>22.Baslot (Fract</td> <td>28</td> <td>0.60</td> <td>100</td> <td>%</td> <td>0</td> <td>37.Software TG</td> </tr> <tr> <td>23.Misc (Fract)</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>38.Mixed Wood TG</td> </tr> <tr> <td colspan="4"><b>Acres</b></td> <td colspan="2"> </td> <td>39.Hardwood TG</td> </tr> <tr> <td>24.Homesite</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>40.Wasteland</td> </tr> <tr> <td>25.Baslot</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>41.Open Space</td> </tr> <tr> <td>26.Not Used</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>42.Mobile Home Si</td> </tr> <tr> <td>27.Not Used</td> <td> </td> <td> </td> <td> </td> <td>%</td> <td> </td> <td>43.Condo Site</td> </tr> <tr> <td>28.Rear Land &lt;5</td> <td colspan="4" rowspan="2"><b>Total Acreage 1.60</b></td> <td> </td> <td> </td> <td>44.Lot Improvemen</td> </tr> <tr> <td>29.Rear Land 5-10</td> <td> </td> <td> </td> <td> </td> <td> </td> <td>45.Subdivision Lo</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td>46.Golf Course</td> </tr> </tbody> </table>					<b>Land Data</b>				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	<b>Square Foot</b>				<b>Square Feet</b>		8.View/Environ	16.Not Used				%		9.Fract Share	17.Not Used				%		<b>Acres</b>	18.Not Used				%		30.Rear Land >10	19.Not Used				%		31.Tillable	20.Residential-Si				%		32.Pasture					%		33.Orchard					%		34.Software F&O	<b>Fract. Acre</b>				<b>Acres/Sites</b>		35.Mixed Wood F&O	21.Homesite (Frac	49	1.00	100	%	0	36.Hardwood F&O	22.Baslot (Fract	28	0.60	100	%	0	37.Software TG	23.Misc (Fract)				%		38.Mixed Wood TG	<b>Acres</b>						39.Hardwood TG	24.Homesite				%		40.Wasteland	25.Baslot				%		41.Open Space	26.Not Used				%		42.Mobile Home Si	27.Not Used				%		43.Condo Site	28.Rear Land <5	<b>Total Acreage 1.60</b>						44.Lot Improvemen	29.Rear Land 5-10					45.Subdivision Lo							46.Golf Course
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1.Land 4.Mobile 7.C/I L&B																																																																																																																																																																																																																			
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2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																																																			
3.Lender 6.MLS 9.																																																																																																																																																																																																																			

New Sharon

Map Lot 11-106-00

Account 1020

Location Mercer Road

Card 1 Of 1 10/16/2024

Building Style <b>0</b>	SF Bsmt Living <b>0</b>	Layout <b>0</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% 0</b>	3.Poor 6. 9.
4.Cape 8.Log 12.Dblewid	1.HWBB 5.FWA 9.No Heat	Attic <b>0</b>
Dwelling Units <b>0</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>0</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>0</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>0</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style <b>0</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor <b>0 0%</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>0</b>	Bath(s) Style <b>0</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>0</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>0</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>0</b>	2.Fair 5.Avg+ 8.Exc
Solar Voltaic <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>0</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>0</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>0</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>4 Unoccupied</b>
Wet Basement <b>0</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Proposed Value

Date Inspected 1/04/2024

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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