

Ellis, R. Gregory  
Ellis, Nancy L  
170 CAPE COD HILL ROAD  
NEW SHARON ME 04955

B1970P204 B4441P212

Previous Owner  
Reynolds, Bobby J  
Reynolds, Krissie-Anne Hanson

Sale Date: 3/03/2022

Inspection Witnessed By:

X Date

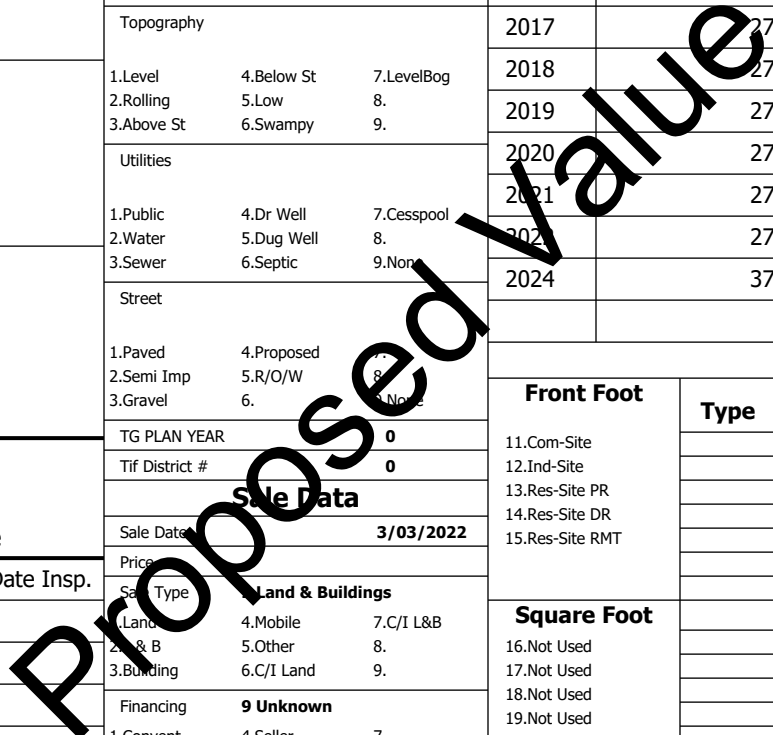
No./Date	Description	Date Insp.

Notes:  
Homestead exemption removed due to sale.  
7/6/23- W/CONTRACTOR OLD HSE REMOVED; NEW HSE STARTED.  
1/24 - GL PU NEW SFR, EA, EST IA, GEN KW?

New Sharon

Property Data			Assessment Record				
Neighborhood <b>4 NBHD 4</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2011	27,680	55,430	10,000	73,110
1ST MORTGAGE <b>0</b>			2012	27,680	55,430	10,000	73,110
2ND MORTGAGE <b>0</b>			2013	27,680	55,430	10,000	73,110
Zone/Land Use <b>1 New Sharon all</b>			2014	27,680	55,430	10,000	73,110
Secondary Zone			2015	27,680	55,430	10,000	73,110
Topography			2016	27,680	55,430	15,000	68,110
1.Level 4.Below St 7.LevelBog			2017	27,680	55,430	20,000	63,110
2.Rolling 5.Low 8.			2018	27,680	55,430	20,000	63,110
3.Above St 6.Swampy 9.			2019	27,680	55,430	20,000	63,110
Utilities			2020	27,680	55,430	25,000	58,110
1.Public 4.Dr Well 7.Cesspool			2021	27,680	55,430	25,000	58,110
2.Water 5.Dug Well 8.			2022	27,680	57,619	0	85,299
3.Sewer 6.Septic 9.Non			2024	37,130	621,680	0	658,810
Street							
1.Paved 4.Proposed							
2.Semi Imp 5.R/O/W							
3.Gravel 6.							
TG PLAN YEAR <b>0</b>							
Tif District # <b>0</b>							
Sale Date <b>3/03/2022</b>							
Price							
Sale Type <b>Land &amp; Buildings</b>							
1.Land 4.Mobile 7.C/I L&B							
2.L&B 5.Other 8.							
3.Building 6.C/I Land 9.							
Financing <b>9 Unknown</b>							
1.Convent 4.Seller 7.							
2.FHA/VA 5.Private 8.							
3.Assumed 6.Cash 9.Unknown							
Validity <b>1 Arms Length Sale</b>							
1.Valid 4.Split 7.Renovate							
2.Related 5.Partial 8.Other							
3.Distress 6.Exempt 9.							
Verified <b>5 Public Record</b>							
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
				%		30.Rear Land >10
				%		31.Tillable
				%		32.Pasture
				%		33.Orchard
				%		34.Software F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Software 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
<b>Square Foot</b>		<b>Square Feet</b>				
16.Not Used				%		
17.Not Used				%		
18.Not Used				%		
19.Not Used				%		
20.Residential-Si				%		
				%		
<b>Fract. Acre</b>		<b>Acres/Sites</b>				
21.Homesite (Frac	13	1.00	100	%	0	
22.Baselot (Fract	28	1.34	100	%	0	
23.Misc (Fract)				%		
<b>Acres</b>						
24.Homesite				%		
25.Baselot				%		
26.Not Used				%		
27.Not Used				%		
28.Rear Land <5				%		
29.Rear Land 5-10				%		
<b>Total Acreage</b>				2.34		



**New Sharon**

Map Lot 11-23-02

Account 892

Location 170 Cape Cod Hill Road

Card 1

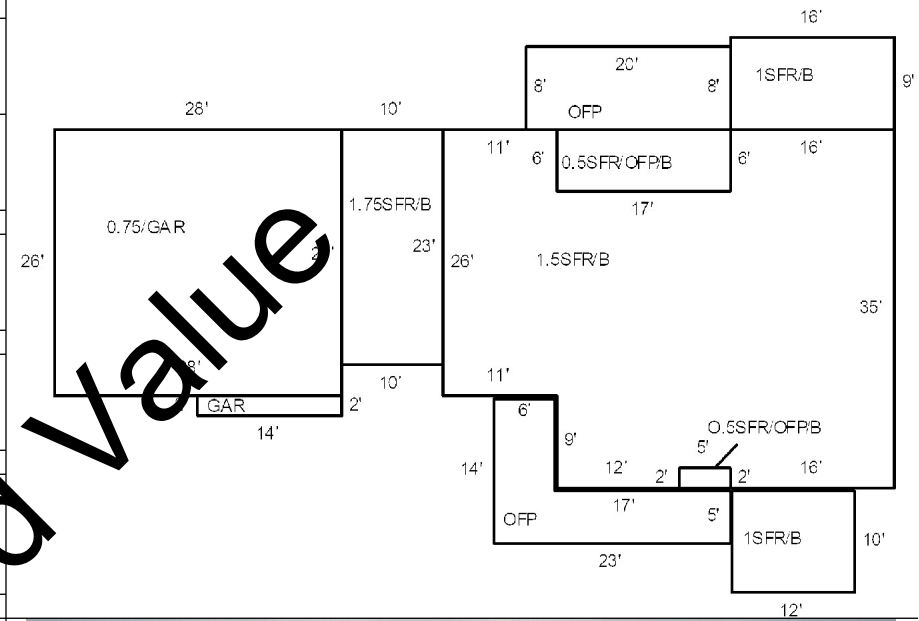
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10/16/2024

Building Style <b>4 Cape Cod</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>4 One &amp; 1/2 Story</b>	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 1 Refrig A/C</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>1 Wood Siding</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>4 Good 110%</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>1 Asphalt Shingles</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>1329</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>7</b>	2.Fair 5.Avg+ 8.Exc
Solar Voltaic <b>0</b>	# Bedrooms <b>3</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>2023</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>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 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>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>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		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 <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



11-23-02



Date Inspected 1/16/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2023	200	3 100	6	0 %	100 %	
1 One Story Frame	0	264	0 0	0	0 %	100 %	
21 Open Frame	0	441	0 0	0	0 %	100 %	
27 Unfin Basement	0	606	0 0	0	0 %	100 %	
5 1 & 3/4 Story Fr	0	230	0 0	0	0 %	100 %	
8 3/4 story frame.	0	728	0 0	0	0 %	100 %	
23 Frame Garage	0	756	0 0	0	0 %	100 %	
7 1/2 Story Frame	0	112	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