Map Lot 11-48-00 Account 399 Location 16 Webster Road Card 1 Of 1 10/16/2024

Rose, Robert L
Rose, Diane A
16 WEBSTER RD
NEW SHARON ME 04955

B2915P24

Inspection Witnessed By:

X Date

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

Notes:
5/24 - MK EP, EST IP

**New Sharon**

## Property Data

Neighborhood **5 NBHD 5**

Tree Growth Year **0**

1ST MORTGAGE **0**

2ND MORTGAGE **0**

Zone/Land Use **1 New Sharon all**

Secondary Zone

Topography

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None

Street

1.Paved 4.Proposed
2.Semi Imp 5.R/O/W
3.Gravel 6.

TG PLAN YEAR **0**

Tif District # **0**

## Sale Data

Sale Date

Price

Sale Type

1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified

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 | 15,600 | 49,610 | 0 | 65,210 |
| 2012 | 15,600 | 49,610 | 0 | 65,210 |
| 2013 | 15,600 | 49,610 | 0 | 65,210 |
| 2014 | 15,600 | 49,610 | 0 | 65,210 |
| 2015 | 15,600 | 49,610 | 0 | 65,210 |
| 2016 | 15,600 | 49,610 | 0 | 65,210 |
| 2017 | 15,600 | 49,610 | 0 | 65,210 |
| 2018 | 15,600 | 49,610 | 0 | 65,210 |
| 2019 | 15,600 | 49,610 | 0 | 65,210 |
| 2020 | 15,600 | 49,610 | 0 | 65,210 |
| 2021 | 15,600 | 49,610 | 0 | 65,210 |
| 2022 | 15,600 | 49,610 | 0 | 65,210 |
| 2024 | 24,480 | 52,970 | 0 | 77,450 |
| | | | | |

## Land Data

| Front Foot | Type | Effective Frontage | Effective Depth | Influence Factor | Influence Code |
|---|---|---|---|---|---|
| 11.Com-Site | | | | % | |
| 12.Ind-Site | | | | % | |
| 13.Res-Site PR | | | | % | |
| 14.Res-Site DR | | | | % | |
| 15.Res-Site RMT | | | | % | |
| | | | | % | |
| | | | | % | |
| **Square Foot** | | **Square Feet** | | | |
| 16.Not Used | | | | % | |
| 17.Not Used | | | | % | |
| 18.Not Used | | | | % | |
| 19.Not Used | | | | % | |
| 20.Residential-Si | | | | % | |
| | | | | % | |
| | | | | % | |
| **Fract. Acre** | | **Acreage/Sites** | | | |
| 21.Homesite (Frac | 14 | 0.60 | | 100 % | 0 |
| 22.Baselot (Fract | | | | % | |
| 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** | 0.60 | | |

**Influence Codes**
1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
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.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

Proposed Value

# New Sharon

Map Lot 11-48-00 | Account 399 | Location 16 Webster Road | Card 1 Of 1 | 10/16/2024

| | | | |
|---|---|---|---|
| Building Style | **4 Cape Cod** | | |
| 1.Conv. | 5.Garrison | 9.Other | |
| 2.Ranch | 6.Split | 10.Gar/Apt | |
| 3.R Ranch | 7.Contemp | 11.Cottage | |
| 4.Cape | 8.Log | 12.Dblewid | |
| Dwelling Units | **1** | | |
| Other Units | **0** | | |
| Stories | **4 One & 1/2 Story** | | |
| 1.1 | 4.1.5 | 7. | |
| 2.2 | 5.1.75 | 8. | |
| 3.3 | 6.2.5 | 9. | |
| Exterior Walls | **2 Vinyl/Aluminum** | | |
| 1.Wood | 5.Stucco | 9.Other | |
| 2.Vin/Al | 6.Brick | 10.Cement | |
| 3.Compos. | 7.Stone | 11. | |
| 4.Asbestos | 8.Concrete | 12. | |
| Roof Surface | **3 Sheet Metal** | | |
| 1.Asphalt | 4.Composit | 7.SS | |
| 2.Slate | 5.Wood | 8. | |
| 3.Metal | 6.Roll Roo | 9. | |
| SF Masonry Trim | **0** | | |
| Solar Voltaic | **0** | | |
| OPEN-4-CUSTOM | **0** | | |
| Year Built | **0** | | |
| Year Remodeled | **0** | | |
| Foundation | **3 Brick &/or Stone** | | |
| 1.Concrete | 4.Wood | 7. | |
| 2.C Block | 5.Slab | 8. | |
| 3.Br/Stone | 6.Piers | 9. | |
| Basement | **4 Full Basement** | | |
| 1.1/4 Bmt | 4.Full Bmt | 7. | |
| 2.1/2 Bmt | 5.None | 8. | |
| 3.3/4 Bmt | 6. | 9.None | |
| Bsmt Gar # Cars | **0** | | |
| Wet Basement | **1 Dry Basement** | | |
| 1.Dry | 4. | 7. | |
| 2.Damp | 5. | 8. | |
| 3.Wet | 6. | 9. | |

| | | | |
|---|---|---|---|
| SF Bsmt Living | **0** | | |
| Fin Bsmt Grade | **0 0** | | |
| Seondary Heat | **0** | | |
| Heat Type | **100%** | **1 Hot Water BB** | |
| 1.HWBB | 5.FWA | 9.No Heat | |
| 2.HWCI | 6.GravWA | 10.Radiant | |
| 3.H Pump | 7.Electric | 11. | |
| 4.Steam | 8.Fl/Wall | 12. | |
| Cool Type | **0%** | **9 None** | |
| 1.Refrig | 4.W&C Air | 7. | |
| 2.Evapor | 5. | 8. | |
| 3.H Pump | 6. | 9.None | |
| Kitchen Style | **2 Typical** | | |
| 1.Modern | 4.Obsolete | 7. | |
| 2.Typical | 5. | 8. | |
| 3.Old Type | 6. | 9.None | |
| Bath(s) Style | **2 Typical Bath(s)** | | |
| 1.Modern | 4.Obsolete | 7. | |
| 2.Typical | 5. | 8. | |
| 3.Old Type | 6. | 9.None | |
| # Rooms | **5** | | |
| # Bedrooms | **3** | | |
| # Full Baths | **1** | | |
| # Half Baths | **0** | | |
| # Addn Fixtures | **0** | | |
| # Fireplaces | **0** | | |

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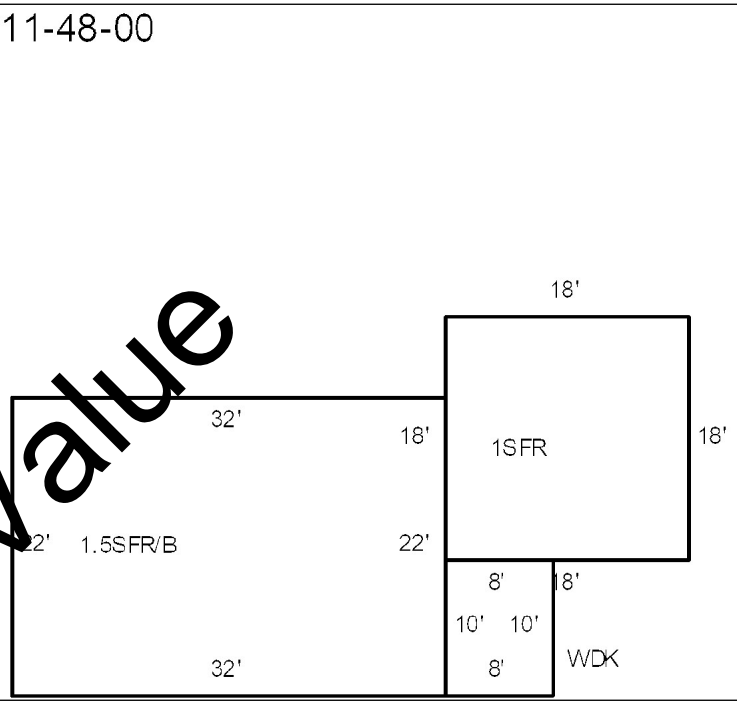
| | | | |
|---|---|---|---|
| Layout | **1 Typical** | | |
| 1.Typical | 4. | 7. | |
| 2.Inadeq | 5. | 8. | |
| 3.Poor | 6. | 9. | |
| Attic | **9 None** | | |
| 1.1/4 Fin | 4.Full Fin | 7. | |
| 2.1/2 Fin | 5.Fl/Stair | 8. | |
| 3.3/4 Fin | 6. | 9.None | |
| Insulation | **1 Full** | | |
| 1.Full | 4.Minimal | 7. | |
| 2.Heavy | 5. | 8. | |
| 3.Capped | 6. | 9.None | |
| Unfinished % | **0%** | | |
| Grade & Factor | **3 Average 100%** | | |
| 1.E Grade | 4.B Grade | 7. | |
| 2.D Grade | 5.A Grade | 8.SC Grade | |
| 3.C Grade | 6.AA Grade | 9.Same | |
| SQFT (Footprint) | **704** | | |
| Condition | **1 Poor** | | |
| 1.Poor | 4.Avg | 7.V G | |
| 2.Fair | 5.Avg+ | 8.Exc | |
| 3.Avg- | 6.Good | 9.Same | |
| Phys. % Good | **0%** | | |
| Funct. % Good | **100%** | | |
| Functional Code | **9 None** | | |
| 1.Incomp | 4.Delap | 7.No Power | |
| 2.O-Built | 5.Bsmt | 8.LongTerm | |
| 3.Damage | 6.Common | 9.None | |
| Econ. % Good | **100%** | | |
| Economic Code | **None** | | |
| 0.None | 3.No Power | 7. | |
| 1.Location | 4.General | 8. | |
| 2.Encroach | 9.None | 9. | |
| Entrance Code | **5 Estimated** | | |
| 1.Interior | 4.Vacant | 7. | |
| 2.Refusal | 5.Estimate | 8. | |
| 3.Informed | 6.Reviewed | 9. | |
| Information Code | **5 Estimate** | | |
| 1.Owner | 4.Agent | 7. | |
| 2.Relative | 5.Estimate | 8. | |
| 3.Tenant | 6.Other | 9. | |




Proposed Value

Date Inspected 5/13/2024

## Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---|---|---|---|---|---|---|---|
| 24 Frame Shed | 0 | 100 | 3 100 | 1 | 0 % | 100 % | |
| 1 One Story Frame | 0 | 324 | 0 0 | 0 | 0 % | 100 % | |
| 68 Wood Deck | 0 | 80 | 0 0 | 0 | 0 % | 100 % | |
| 80 Barn | 0 | 630 | 3 100 | 1 | 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