

Cloutier, Dawn  
109 Ledgeview Road  
Greene ME 04236

B3351P40

Previous Owner  
Cloutier, Dawn  
109 Ledgeview Road  
109 Ledgeview Road  
Greene 04236  
Sale Date: 6/06/2021

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Bill of Sale 06/06/2021. Dawn Cloutier to Chris Colter  
1/24 - GL EF, EST IF

New Sharon

Property Data			Assessment Record				
Neighborhood <b>5 NBHD 5</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2011	26,800	20,020	0	46,820
1ST MORTGAGE <b>0</b>			2012	26,800	20,020	0	46,820
2ND MORTGAGE <b>0</b>			2013	26,800	20,020	0	46,820
Zone/Land Use <b>1 New Sharon all</b>			2014	26,800	20,020	0	46,820
Secondary Zone			2015	26,800	20,020	0	46,820
Topography			2016	26,800	15,390	0	42,190
1.Level 4.Below St 7.LevelBog			2017	26,800	15,390	0	42,190
2.Rolling 5.Low 8.			2018	26,800	15,390	0	42,190
3.Above St 6.Swampy 9.			2019	26,800	15,390	0	42,190
Utilities			2020	26,800	15,390	0	42,190
1.Public 4.Dr Well 7.Cesspool			2021	26,800	15,390	0	42,190
2.Water 5.Dug Well 8.			2022	26,800	15,390	0	42,190
3.Sewer 6.Septic 9.Non			2024	40,150	31,560	0	71,710
Street							
1.Paved 4.Proposed							
2.Semi Imp 5.R/O/W							
3.Gravel 6. 8.No							
TG PLAN YEAR <b>0</b>							
Tif District # <b>0</b>							
Sale Date <b>6/06/2021</b>							
Price							
Sale Type <b>Mobile Home</b>							
1.Land 4.Mobile 7.C/I L&B							
2.L&B 5.Other 8.							
3.Bundling 6.C/I Land 9.							
Financing <b>1 Conventional</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>1 Buyer</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
				%		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>Acreage/Sites</b>				
21.Homesite (Frac	13	1.00	100	%	0	
22.Baslot (Fract	28	0.90	100	%	0	
23.Misc (Fract)				%		
<b>Acres</b>						
24.Homesite				%		
25.Baslot				%		
26.Not Used				%		
27.Not Used				%		
28.Rear Land <5				%		
29.Rear Land 5-10				%		
<b>Total Acreage</b>				1.90		



## New Sharon

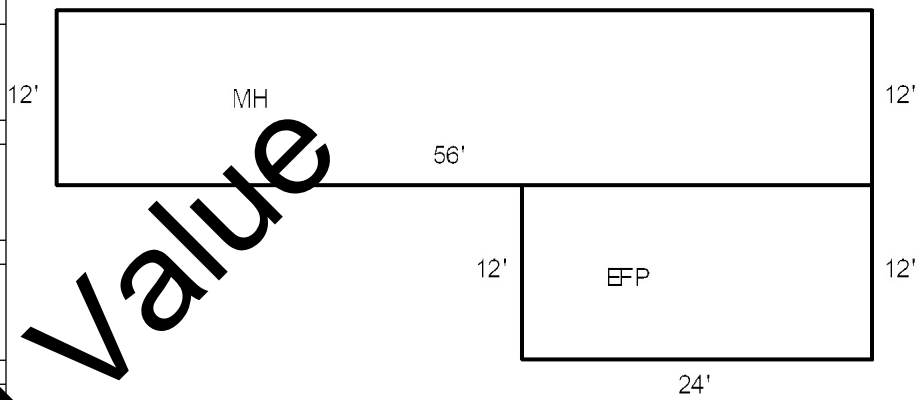
Map Lot 11-56-00

Account 199

Location 37 Kimball Pond Road

Card 1 Of 1 10/16/2024

Building Style <b>0</b> 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 <b>0</b> Other Units <b>0</b> Stories <b>0</b> 1.1 4.1.5 7. 2.2 5.1.75 8. 3.3 6.2.5 9. Exterior Walls <b>0</b> 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 <b>0</b> 1.Asphalt 4.Composit 7.SS 2.Slate 5.Wood 8. 3.Metal 6.Roll Roo 9. SF Masonry Trim <b>0</b> Solar Voltaic <b>0</b> OPEN-4-CUSTOM <b>0</b> Year Built <b>0</b> Year Remodeled <b>0</b> Foundation <b>0</b> 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Piers 9. Basement <b>0</b> 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 <b>0</b> Wet Basement <b>0</b> 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living <b>0</b> Fin Bsmt Grade <b>0 0</b> Secondary Heat <b>0</b> Heat Type <b>100% 0</b> 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10.Radiant 3.H Pump 7.Electric 11. 4.Steam 8.Fi/Wall 12. Cool Type <b>0% 9 None</b> 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style <b>0</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style <b>0</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms <b>0</b> # Bedrooms <b>0</b> # Full Baths <b>0</b> # Half Baths <b>0</b> # Addn Fixtures <b>0</b> # Fireplaces <b>0</b>	Layout <b>0</b> 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Poor 6. 9. Attic <b>0</b> 1.1/4 Fin 4.Full Fin 7. 2.1/2 Fin 5.Fi/Stair 8. 3.3/4 Fin 6. 9.None Insulation <b>0</b> 1.Full 4.Minimal 7. 2.Heavy 5. 8. 3.Capped 6. 9.None Unfinished % <b>0%</b> Grade & Factor <b>0 0%</b> 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) <b>0</b> Condition <b>0</b> 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good <b>0%</b> Funct. % Good <b>100%</b> Functional Code <b>9 None</b> 1.Incomp 4.Delap 7.No Power 2.O-Built 5.Bsmt 8.Done Part 3.Damage 6.Common 9.No Econ. % Good <b>100%</b> Economic Code <b>None</b> 0.None 3.No Power 7. 1.Location 4.General 8. 2.Encroach 9.None Entrance Code <b>5 Estimate</b> 1.Interior 4.Vacant 7. 2.Exterior 5.Estimate 8. 3.Informal 6.Reviewed 9. Information Code <b>5 Estimate</b> 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.
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Date Inspected 1/30/2024

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
997 12Mobile Home	1972	12x56	2 100	2	0 %	100 %	
22 Encl Frame Porch	0	288	3 100	3	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