

Pratt, Scott F  
Pratt, Cynthia C  
177 WEEKS MILLS RD  
NEW SHARON ME 04955

B1200P45

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:  
1/24 - PM EA, IA

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.Non
Street		
1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.No
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.Bundling	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	33,880	138,160	10,000	162,040
2012	33,880	138,160	10,000	162,040
2013	33,880	138,160	10,000	162,040
2014	33,880	138,160	10,000	162,040
2015	33,880	138,160	10,000	162,040
2016	33,880	138,160	15,000	157,040
2017	33,880	138,160	20,000	152,040
2018	33,880	138,160	20,000	152,040
2019	33,880	138,160	20,000	152,040
2020	33,880	138,160	25,000	147,040
2021	33,880	138,160	25,000	147,040
2022	33,880	138,160	22,250	149,790
2024	49,000	273,870	25,000	297,870

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
Square Foot	Square Feet		Acres		Acres	
16.Not Used			%			30.Rear Land >10
17.Not Used			%		31.Tillable	
18.Not Used			%		32.Pasture	
19.Not Used			%		33.Orchard	
20.Residential-Si			%		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	
<b>Total Acreage</b>		6.10				



## New Sharon

Map Lot 12-02

Account 864

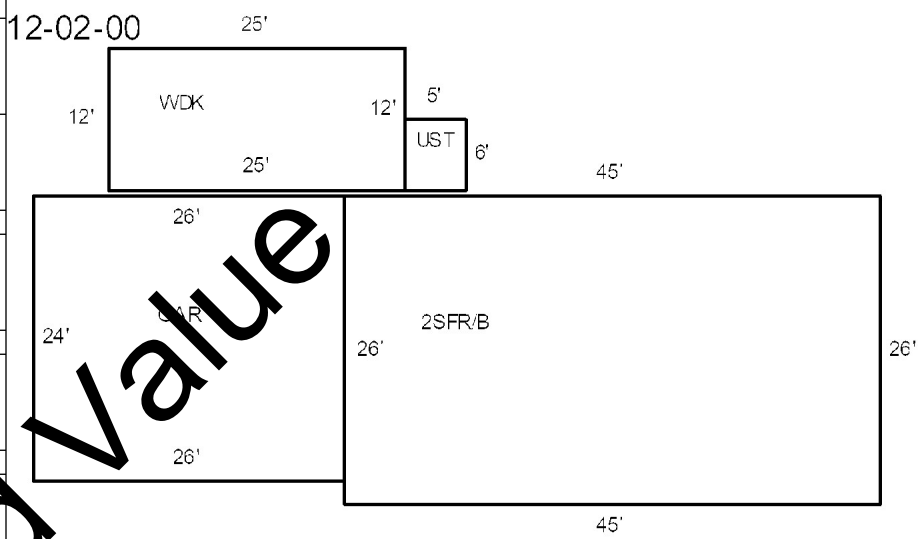
Location 177 Weeks Mills Road

Card 1

Of 1

10/16/2024

Building Style	<b>5 Garrison/Colonial</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.HWB	5.FWA	9.No Heat	<b>Attic 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>2 Two Story</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>		<b>Insulation 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>2 Vinyl/Aluminum</b>		3.H Pump	6.	9.None	3.Capped	6.	9.None						
1.Wood	5.Stucco	9.Other	Kitchen Style	<b>2 Typical</b>		<b>Unfinished % 0%</b>								
2.Vin/Al	6.Brick	10.Cement	1.Modern	4.Obsolete	7.	<b>Grade &amp; Factor 3 Average 100%</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.	<b>SQFT (Footprint) 1170</b>								
2.Slate	5.Wood	8.	2.Typical	5.	8.	<b>Condition 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>4</b>		3.Avg-	6.Good	9.Same						
OPEN-4-CUSTOM	<b>0</b>		# Full Baths	<b>3</b>		<b>Phys. % Good 0%</b>								
Year Built	<b>1990</b>		# Half Baths	<b>0</b>		<b>Funct. % Good 100%</b>								
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>		<b>Functional Code 9 None</b>								
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>0</b>		1.Incomp	4.Delap	7.No Power						
1.Concrete	4.Wood	7.							8.No Power					
2.C Block	5.Slab	8.							<b>Economic Code None</b>			2.O-Built	5.Bsmt	8.No Power
3.Br/Stone	6.Piers	9.							0.None			3.No Power	7.	9.No Power
Basement	<b>4 Full Basement</b>								1.Location			4.General	8.	
1.1/4 Bmt	4.Full Bmt	7.							2.Encroach			9.None	9.	
2.1/2 Bmt	5.None	8.							<b>Entrance Code 1 Interior Inspect</b>					
3.3/4 Bmt	6.	9.None							1.Interior	4.Vacant	7.			
Bsmt Gar # Cars	<b>0</b>								2.Exterior	5.Estimate	8.			
Wet Basement	<b>1 Dry Basement</b>								3.Inform	6.Reviewed	9.			
1.Dry	4.	7.							<b>Information Code 1 Owner</b>					
2.Damp	5.	8.	1.Owner	4.Agent	7.									
3.Wet	6.	9.	2.Relative	5.Estimate	8.									
			3.Tenant	6.Other	9.									



Proposed Value

Date Inspected 1/03/2024

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0	128	3 100	4	0 %	100 %	
23 Frame Garage	0	624	0 0	0	0 %	100 %	
68 Wood Deck	0	300	0 0	0	0 %	100 %	
24 Frame Shed	0	30	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