

Sheridan, Joyce  
PO BOX 44  
NEW SHARON ME 04955

B891P63

Inspection Witnessed By:

X Date

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

Notes:  
1/24 - PM EF, IF

New Sharon

| Property Data    |                  |            |
|------------------|------------------|------------|
| Neighborhood     | 4 NBHD 4         |            |
| 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              | 35,160 | 38,690    | 10,000 | 63,850  |
| 2012              | 35,160 | 38,690    | 10,000 | 63,850  |
| 2013              | 35,160 | 38,690    | 10,000 | 63,850  |
| 2014              | 35,160 | 38,690    | 10,000 | 63,850  |
| 2015              | 35,160 | 37,690    | 10,000 | 62,850  |
| 2016              | 35,160 | 29,000    | 15,000 | 49,160  |
| 2017              | 35,160 | 29,000    | 20,000 | 44,160  |
| 2018              | 35,160 | 29,000    | 20,000 | 44,160  |
| 2019              | 35,160 | 29,000    | 20,000 | 44,160  |
| 2020              | 35,160 | 29,000    | 25,000 | 39,160  |
| 2021              | 35,160 | 29,000    | 25,000 | 39,160  |
| 2022              | 35,160 | 29,000    | 22,250 | 41,910  |
| 2024              | 45,540 | 85,550    | 25,000 | 106,090 |

| 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     |      | 30.Rear Land >10  |
| 16.Not Used          |               |             |       | %         |      | 31.Tillable       |
| 17.Not Used          |               |             |       | %         |      | 32.Pasture        |
| 18.Not Used          |               |             |       | %         |      | 33.Orchard        |
| 19.Not Used          |               |             |       | %         |      | 34.Softwood F&O   |
| 20.Residential-Si    |               |             |       | %         |      | 35.Mixed Wood F&O |
| Fract. Acre          | Acreage/Sites |             |       |           |      | 36.Hardwood F&O   |
| 21.Homesite (Frac    | 13            | 1.00        | 100   | %         | 0    | 37.Softwood TG    |
| 22.Baslot (Frac      | 28            | 4.00        | 100   | %         | 0    | 38.Mixed Wood TG  |
| 23.Misc (Fract)      | 54            | 2.70        | 100   | %         | 0    | 39.Hardwood TG    |
|                      |               |             |       | %         |      | 40.Wasteland      |
| 24.Homesite          |               |             |       | %         |      | 41.Open Space     |
| 25.Baslot            |               |             |       | %         |      | 42.Mobile Home Si |
| 26.Not Used          |               |             |       | %         |      | 43.Condo Site     |
| 27.Not Used          |               |             |       | %         |      | 44.Lot Improvemen |
| 28.Rear Land <5      |               |             |       |           |      | 45.Subdivision Lo |
| 29.Rear Land 5-10    |               |             |       |           |      | 46.Golf Course    |
| <b>Total Acreage</b> |               |             | 7.70  |           |      |                   |

**New Sharon**

Map Lot 12-48

Account 973

Location 346 Starks Road

Card 1

Of 1

10/16/2024

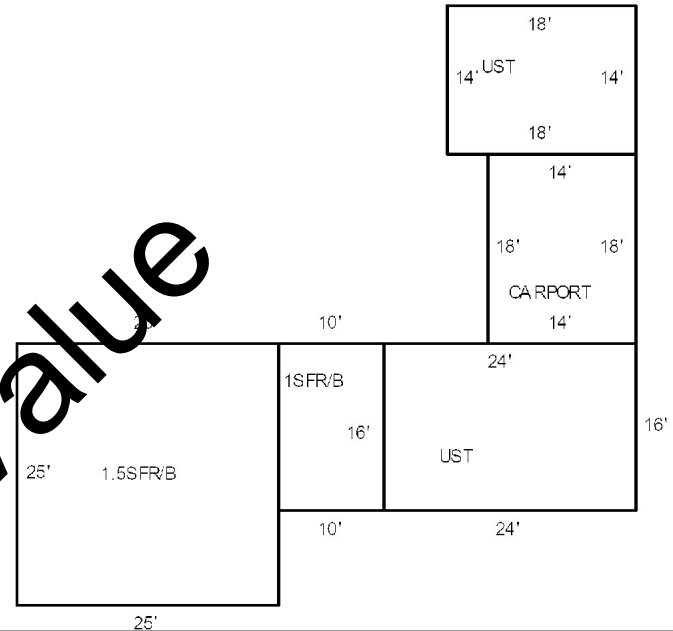
|  |                                  |   |
|--|----------------------------------|---|
| Building Style <b>4 Cape Cod</b>         | SF Bsmt Living <b>0</b>          | Layout <b>1 Typical</b>                 |
| 1.Conv. 5.Garrison 9.Other               | Fin Bsmt Grade <b>0 0</b>        | 1.Typical 4. 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>0% 9 Not Heated</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>0% 9 None</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>3 Old Style</b> | Unfinished % <b>0%</b>                  |
| 2.Vin/Al 6.Brick 10.Cement               | 1.Modern 4.Obsolete 7.           | Grade & Factor <b>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>3 Old Style</b> | 3.C Grade 6.AA Grade 9.Same             |
| 1.Asphalt 4.Composit 7.SS                | 1.Modern 4.Obsolete 7.           | SQFT (Footprint) <b>625</b>             |
| 2.Slate 5.Wood 8.                        | 2.Typical 5. 8.                  | Condition <b>2 Fair</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>4</b>                 | 2.Fair 5.Avg+ 8.Exc                     |
| Solar Voltaic <b>0</b>                   | # Bedrooms <b>2</b>              | 3.Avg- 6.Good 9.Same                    |
| OPEN-4-CUSTOM <b>0</b>                   | # Full Baths <b>1</b>            | Phys. % Good <b>0%</b>                  |
| Year Built <b>1851</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>3 Brick &amp;/or Stone</b> | # Fireplaces <b>0</b>            | 1.Incomp 4.Delap 7.No Power             |
| 1.Concrete 4.Wood 7.                     |                                  | 2.O-Built 5.Bsmt 8.No Power             |
| 2.C Block 5.Slab 8.                      |                                  | 3.Damage 6.Common 9.No Power            |
| 3.Br/Stone 6.Piers 9.                    |                                  | Econ. % Good <b>100%</b>                |
| Basement <b>3 3/4 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>1 Interior Inspect</b> |
| Wet Basement <b>3 Wet Basement</b>       |                                  | 1.Interior 4.Vacant 7.                  |
| 1.Dry 4. 7.                              |                                  | 2.Periodic 5.Estimate 8.                |
| 2.Damp 5. 8.                             |                                  | 3.Informal 6.Reviewed 9.                |
| 3.Wet 6. 9.                              |                                  | Information Code <b>1 Owner</b>         |
|  |                                  | 1.Owner 4.Agent 7.                      |
|  |                                  | 2.Relative 5.Estimate 8.                |
|  |                                  | 3.Tenant 6.Other 9.                     |

Date Inspected 1/16/2024

**Additions, Outbuildings & Improvements**

| Type               | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|--------------------|------|-------|-------|------|-------|--------|-------------|
| 24 Frame Shed      | 0    | 100   | 3 100 | 2    | 0 %   | 100 %  |             |
| 24 Frame Shed      | 0    | 120   | 3 100 | 2    | 0 %   | 100 %  |             |
| 19 Utility Storage | 0    | 636   | 0 0   | 0    | 0 %   | 100 %  |             |
| 61 Canopy          | 0    | 252   | 0 0   | 0    | 0 %   | 100 %  |             |
| 1 One Story Frame  | 0    | 160   | 0 0   | 0    | 0 %   | 100 %  |             |
| 27 Unfin Basement  | 0    | 160   | 0 0   | 0    | 0 %   | 100 %  |             |
|                    |      |       |       |      | %     | %      |             |
|                    |      |       |       |      | %     | %      |             |
|                    |      |       |       |      | %     | %      |             |
|                    |      |       |       |      | %     | %      |             |
|                    |      |       |       |      | %     | %      |             |

12-48-00



Proposed Value

