

FINNEGAN, MARRY K.  
WOODBURY, ALAN G  
435 Starks Road  
New Sharon ME 04955

B4554P176

Previous Owner  
FINNEGAN, MARY K. & MARY BETH  
WOODBURY, ALAN  
435 STARKS ROAD  
NEW SHARON ME 04955  
Sale Date: 5/03/2023

Previous Owner  
Finnegan, Mary Beth  
380 STARKS ROAD

NEW SHARON ME 04955  
Sale Date: 11/14/2022

Previous Owner  
McCabe, Barry  
McCabe, Sally  
275 Weeks Mills Road  
Farmington 04938  
Sale Date: 11/18/2020

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Sale includes two parcels 12-50 and 12-56  
Homestead exemption removed due to sale  
1/24 - PM EA, EST IA, EST = AYB  
7/24 - MK CALLBACK EA, IVG. INT RENO TO FIRST FLOOR  
2022. LAMIN. DRYWALL. ADJUSTED YB

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	5/03/2023	
Price	120,000	
Sale Type	Land & Buildings	
1.Land	4.Mobile	7.C/I L&B
2.L&B	5.Other	8.
3.Building	6.C/I Land	9.
Financing	5 Private Finance	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	2 Related Parties	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
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	25,000	86,560	10,000	101,560
2012	25,000	86,560	10,000	101,560
2013	25,000	86,560	10,000	101,560
2014	25,000	86,560	10,000	101,560
2015	25,000	86,560	10,000	101,560
2016	25,000	86,560	15,000	96,560
2017	25,000	86,560	20,000	91,560
2018	25,000	86,560	20,000	91,560
2019	25,000	86,560	20,000	91,560
2020	25,000	86,560	25,000	86,560
2021	25,000	86,560	0	111,560
2022	25,000	86,560	22,250	89,310
2024	34,110	192,110	0	226,220

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
Total Acreage		1.00				



