

Curtiss, James R
Curtiss, Ellen W
PO BOX 82
FARMINGTON ME 04938

B2406P211

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
1/24 - PM EA, EST IA, EST = AYB, PROPERTY ABUTTS SANDY RIVER

New Sharon

Property Data			Assessment Record						
Neighborhood 5 NBHD 5			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	41,000	141,160	10,000	172,160		
1ST MORTGAGE 0			2012	41,000	141,160	10,000	172,160		
2ND MORTGAGE 0			2013	41,000	141,160	10,000	172,160		
Zone/Land Use 1 New Sharon all			2014	41,000	141,160	10,000	172,160		
Secondary Zone			2015	41,000	141,160	10,000	172,160		
Topography			2016	41,000	141,160	15,000	167,160		
1.Level 4.Below St 7.LevelBog			2017	41,000	141,160	20,000	162,160		
2.Rolling 5.Low 8.			2018	41,000	141,160	20,000	162,160		
3.Above St 6.Swampy 9.			2019	41,000	141,160	20,000	162,160		
Utilities			2020	41,000	141,160	25,000	157,160		
1.Public 4.Dr Well 7.Cesspool			2021	41,000	141,160	25,000	157,160		
2.Water 5.Dug Well 8.			2022	41,000	141,160	22,250	159,910		
3.Sewer 6.Septic 9.Non			2024	57,900	280,230	25,000	313,130		
Street									
1.Paved 4.Proposed									
2.Semi Imp 5.R/O/W									
3.Gravel 6. Non									
TG PLAN YEAR 0									
Tif District # 0									
Sale Date			Land Data						
Price			Front Foot	Type	Effective		Influence		Influence Codes
Sale Type					Frontage	Depth	Factor	Code	
1.Land 4.Mobile 7.C/I L&B						%		1.Unimproved	
2.L&B 5.Other 8.						%		2.Excess Frtg	
3.Bundling 6.C/I Land 9.						%		3.Topography	
Financing			Square Foot	Square Feet				4.Size/Shape	
1.Convent 4.Seller 7.						%		5.Access	
2.FHA/VA 5.Private 8.						%		6.Restriction	
3.Assumed 6.Cash 9.Unknown						%		7.Open Space	
Validity						%		8.View/Environ	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreage/Sites				9.Fract Share	
2.Related 5.Partial 8.Other				13	1.00	100 %	0	30.Rear Land >10	
3.Distress 6.Exempt 9.				28	4.00	100 %	0	31.Tillable	
Verified				54	10.00	100 %	0	32.Pasture	
1.Buyer 4.Agent 7.Family						%		33.Orchard	
2.Seller 5.Pub Rec 8.Other					%		34.Software F&O		
3.Lender 6.MLS 9.					%		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		15.00				

New Sharon

Map Lot 12-77-01

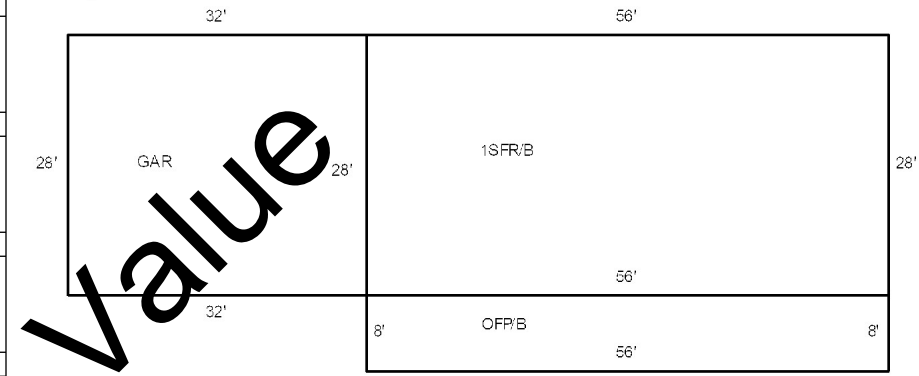
Account 232

Location 78 Lane Road

Card 1 Of 1 10/16/2024

Building Style 8 Log Home	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Gar/Apt	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Cottage	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape 8.Log 12.Dblewid	1.HWB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.Radiant	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 1 One Story	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 1 Full
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 1 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 110%
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 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1568
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
Solar Voltaic 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 2000	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	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 100%
Basement 4 Full Basement		Economic Code None
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 0		Entrance Code 5 Estimate
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Exterior 5.Estimate 8.
2.Damp 5. 8.	3.Informal 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 5 Estimate	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

12-77-01



Date Inspected 1/17/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0	216	3 100	4	0 %	100 %	
23 Frame Garage	0	896	0 0	0	0 %	100 %	
21 Open Frame	0	448	0 0	0	0 %	100 %	
27 Unfin Basement	0	448	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Proposed Value