

Fairbanks, Michael D  
Fairbanks, Kimberly F  
23 ROXY RAND RD  
NEW SHARON ME 04955

B390P504 B4076P311

Property Data				Assessment Record						
Neighborhood <b>5 NBHD 5</b>				Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>				2011	29,300	0	0	29,300		
1ST MORTGAGE <b>0</b>				2012	29,300	0	0	29,300		
2ND MORTGAGE <b>0</b>				2013	29,300	0	0	29,300		
Zone/Land Use <b>1 New Sharon all</b>				2014	29,300	0	0	29,300		
Secondary Zone				2015	29,300	0	0	29,300		
Topography				2016	29,300	0	0	29,300		
1.Level 4.Below St 7.LevelBog				2017	29,300	0	0	29,300		
2.Rolling 5.Low 8.				2018	29,300	0	0	29,300		
3.Above St 6.Swampy 9.				2019	29,300	0	0	29,300		
Utilities				2020	45,300	0	0	45,300		
1.Public 4.Dr Well 7.Cesspool				2021	45,300	0	0	45,300		
2.Water 5.Dug Well 8.				2022	45,300	0	0	45,300		
3.Sewer 6.Septic 9.Non				2024	65,000	0	0	65,000		
Street										
1.Paved 4.Proposed				<b>Land Data</b>						
2.Semi Imp 5.R/O/W				<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.No						Frontage	Depth	Factor	Code	
TG PLAN YEAR <b>0</b>				11.Com-Site				%		1.Unimproved
Tif District # <b>0</b>				12.Ind-Site				%		2.Excess Frtg
<b>Sale Data</b>				13.Res-Site PR				%		3.Topography
				14.Res-Site DR				%		4.Size/Shape
				15.Res-Site RMT				%		5.Access
								%		6.Restriction
								%		7.Open Space
				<b>Square Foot</b>	<b>Square Feet</b>					8.View/Environ
								%		9.Fract Share
								%		<b>Acres</b>
								%		30.Rear Land >10
								%		31.Tillable
Financing				20.Residential-Si				%		32.Pasture
1.Convent 4.Seller 7.				<b>Fract. Acre</b>	<b>Acreege/Sites</b>					33.Orchard
2.FHA/VA 5.Private 8.				21.Homesite (Frac	51	1.00	100	%	0	34.Softwood F&O
3.Assumed 6.Cash 9.Unknown				22.Baselot (Fract	28	4.00	100	%	0	35.Mixed Wood F&O
Validity				23.Misc (Fract)	54	30.00	100	%	0	36.Hardwood F&O
1.Valid 4.Split 7.Renovate				<b>Acres</b>				%		37.Softwood TG
2.Related 5.Partial 8.Other				24.Homesite				%		38.Mixed Wood TG
3.Distress 6.Exempt 9.				25.Baselot				%		39.Hardwood TG
Verified				26.Not Used				%		40.Wasteland
1.Buyer 4.Agent 7.Family				27.Not Used				%		41.Open Space
2.Seller 5.Pub Rec 8.Other				28.Rear Land <5				%		42.Mobile Home Si
3.Lender 6.MLS 9.				29.Rear Land 5-10				%		43.Condo Site
				<b>Total Acreege</b>		35.00				44.Lot Improvemen
										45.Subdivision Lo
										46.Golf Course

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

**Notes:**

Paid by Watkinson Miller PLLC  
1100 New Jersey Avenue SE Suite 910  
Washington, DC 20003  
Combined lots 12-79 (# 445) and 12-81 (# 1143) Book  
4076 / Page 311 2020 deleted #1143  
1/24 - PM VACANT PROPERTY ABUTTS SANDY RIVER,  
WATERFRONT = SANDY RIVER

**New Sharon**

New Sharon

Map Lot 12-79 & 81

Account 445

Location Flagg Road

Card 1 Of 1 10/16/2024

Building Style <b>0</b>	SF Bsmt Living <b>0</b>	Layout <b>0</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% 0</b>	3.Poor 6. 9.
4.Cape 8.Log 12.Dblewid	1.HWBB 5.FWA 9.No Heat	Attic <b>0</b>
Dwelling Units <b>0</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>0</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>0</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>0</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style <b>0</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor <b>0 0%</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>0</b>	Bath(s) Style <b>0</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>0</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>0</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>0</b>	2.Fair 5.Avg+ 8.Exc
Solar Voltaic <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>0</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>0</b>	# Fireplaces <b>0</b>	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.No Part
2.C Block 5.Slab 8.		3.Damage 6.Common 9.No
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>0</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>4 Unoccupied</b>
Wet Basement <b>0</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.General 5.Estimate 8.
2.Damp 5. 8.		3.Inform 6.Reviewed 9.
3.Wet 6. 9.		Information Code <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Proposed Value

Date Inspected 1/17/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	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