

Brackett, Tracy A  
Morris, Richard A Jr  
24 CUNNINGHAM RD  
NEW SHARON ME 04955

B3754P267

Inspection Witnessed By:

X Date

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

Notes:

1/24 - PM EP, EST IP, EST MEASUREMENTS = REFUSAL,  
OTHER DATA INFORMED BY OWNER, FELL OFF  
FOUNDATION, CHIMNEY COLLAPSED, FGR LOC @ 6  
CUNNINGHAM RD

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              | 28,240 | 7,110     | 10,000 | 25,350 |
| 2012              | 28,240 | 7,110     | 0      | 35,350 |
| 2013              | 28,240 | 7,110     | 0      | 35,350 |
| 2014              | 28,240 | 7,110     | 0      | 35,350 |
| 2015              | 28,240 | 7,110     | 0      | 35,350 |
| 2016              | 28,240 | 16,940    | 0      | 45,180 |
| 2017              | 28,240 | 16,940    | 0      | 45,180 |
| 2018              | 28,240 | 16,940    | 0      | 45,180 |
| 2019              | 28,240 | 16,940    | 0      | 45,180 |
| 2020              | 28,240 | 16,940    | 0      | 45,180 |
| 2021              | 28,240 | 16,940    | 0      | 45,180 |
| 2022              | 28,240 | 16,940    | 0      | 45,180 |
| 2024              | 41,900 | 55,400    | 0      | 97,300 |

| 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 | 14                 | 1.00        | 100   | %         | 0    | 37.Softwood TG    |
| 22.Baslot (Frac   | 28                 | 4.00        | 100   | %         | 0    | 38.Mixed Wood TG  |
| 23.Misc (Frac)    | 54                 | 0.30        | 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   | Total Acreage 5.30 |             |       |           |      | 45.Subdivision Lo |
| 29.Rear Land 5-10 |                    |             |       |           |      | 46.Golf Course    |

**New Sharon**

Map Lot 13-02

Account 298

Location 12 Cunningham Road

Card 1 Of 1 10/16/2024

|                                     |                                  |                                       |
|-------------------------------------|----------------------------------|---------------------------------------|
| Building Style <b>2 Ranch</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>1 One 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>4 Minimal</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>9 None</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>3 Sheet Metal</b>   | Bath(s) Style <b>9 None</b>      | 3.C Grade 6.AA Grade 9.Same           |
| 1.Asphalt 4.Composit 7.SS           | 1.Modern 4.Obsolete 7.           | SQFT (Footprint) <b>384</b>           |
| 2.Slate 5.Wood 8.                   | 2.Typical 5. 8.                  | Condition <b>1 Poor</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>1</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>1987</b>              | # Half Baths <b>0</b>            | Funct. % Good <b>100%</b>             |
| Year Remodeled <b>0</b>             | # Addn Fixtures <b>0</b>         | Functional Code <b>4 Delapidation</b> |
| Foundation <b>6 Piers</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>9 No 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>2 Reused Entry</b>   |
| Wet Basement <b>0</b>               |                                  | 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 <b>1 Owner</b>       |
|                                     |                                  | 1.Owner 4.Agent 7.                    |
|                                     |                                  | 2.Relative 5.Estimate 8.              |
|                                     |                                  | 3.Tenant 6.Other 9.                   |

13-02-00



Proposed Value



Date Inspected 1/31/2024

**Additions, Outbuildings & Improvements**

| Type            | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|-----------------|------|-------|-------|------|-------|--------|-------------|
| 23 Frame Garage | 0    | 1008  | 3 90  | 4    | 0 %   | 100 %  |             |
|                 |      |       |       |      | %     | %      |             |
|                 |      |       |       |      | %     | %      |             |
|                 |      |       |       |      | %     | %      |             |
|                 |      |       |       |      | %     | %      |             |
|                 |      |       |       |      | %     | %      |             |
|                 |      |       |       |      | %     | %      |             |
|                 |      |       |       |      | %     | %      |             |
|                 |      |       |       |      | %     | %      |             |
|                 |      |       |       |      | %     | %      |             |
|                 |      |       |       |      | %     | %      |             |

