

Charles, Thomas T  
Charles, Linda S  
76 CUNNINGHAM RD  
NEW SHARON ME 04955

B1751P321

Inspection Witnessed By:

X Date

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

Notes:  
1/24 - PM VACANT

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     | 2010             |            |
| 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              | 7,690  | 0         | 0      | 7,690  |
| 2012              | 7,590  | 0         | 0      | 7,590  |
| 2013              | 7,680  | 0         | 0      | 7,680  |
| 2014              | 8,030  | 0         | 0      | 8,030  |
| 2015              | 8,030  | 0         | 0      | 8,030  |
| 2016              | 8,000  | 0         | 0      | 8,000  |
| 2017              | 8,000  | 0         | 0      | 8,000  |
| 2018              | 8,000  | 0         | 0      | 8,000  |
| 2019              | 10,000 | 0         | 0      | 10,000 |
| 2020              | 10,030 | 0         | 0      | 10,030 |
| 2021              | 9,370  | 0         | 0      | 9,370  |
| 2022              | 9,270  | 0         | 0      | 9,270  |
| 2024              | 9,650  | 0         | 0      | 9,650  |

| 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             |
| 16.Not Used          |               |             |       | %         |      | 30.Rear Land >10  |
| 17.Not Used          |               |             |       | %         |      | 31.Tillable       |
| 18.Not Used          |               |             |       | %         |      | 32.Pasture        |
| 19.Not Used          |               |             |       | %         |      | 33.Orchard        |
| 20.Residential-Si    |               |             |       | %         |      | 34.Softwood F&O   |
|                      |               |             |       | %         |      | 35.Mixed Wood F&O |
| Fract. Acre          | Acreage/Sites |             |       |           |      | 36.Hardwood F&O   |
| 21.Homesite (Frac    | 37            | 2.00        | 100   | %         | 0    | 37.Softwood TG    |
| 22.Baselot (Frac     | 38            | 16.00       | 100   | %         | 0    | 38.Mixed Wood TG  |
| 23.Misc (Fract)      | 39            | 11.00       | 100   | %         | 0    | 39.Hardwood TG    |
| Acres                | 40            | 12.00       | 100   | %         | 0    | 40.Wasteland      |
| 24.Homesite          |               |             |       | %         |      | 41.Open Space     |
| 25.Baselot           |               |             |       | %         |      | 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> |               |             | 41.00 |           |      |                   |

**New Sharon**

Map Lot 13-03

Account 186

Location Cunningham 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 1/31/2024

| 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 |