

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

B1751P321

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
1/24 - PM EA, EST IA, SHD = NV. GEN1 = 13KW

New Sharon

Property Data			Assessment Record						
Neighborhood 5 NBHD 5			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	27,390	95,290	10,000	112,680		
1ST MORTGAGE 0			2012	27,360	95,290	10,000	112,650		
2ND MORTGAGE 0			2013	27,450	95,290	10,000	112,740		
Zone/Land Use 1 New Sharon all			2014	27,900	95,290	10,000	113,190		
Secondary Zone			2015	27,900	95,290	10,000	113,190		
Topography			2016	27,880	95,290	15,000	108,170		
1.Level 4.Below St 7.LevelBog			2017	27,880	95,290	20,000	103,170		
2.Rolling 5.Low 8.			2018	27,880	95,290	20,000	103,170		
3.Above St 6.Swampy 9.			2019	30,340	95,290	20,000	105,630		
Utilities			2020	30,300	95,290	25,000	100,590		
1.Public 4.Dr Well 7.Cesspool			2021	29,610	95,290	25,000	99,900		
2.Water 5.Dug Well 8.			2022	29,480	95,290	22,250	102,520		
3.Sewer 6.Septic 9.Non			2024	41,480	137,700	25,000	154,180		
Street									
1.Paved 4.Proposed			Land Data						
2.Semi Imp 5.R/O/W									
3.Gravel 6. No			Front Foot	Type	Effective		Influence		Influence Codes
TG PLAN YEAR 2015			11.Com-Site		Frontage	Depth	Factor	Code	
Tif District # 0			12.Ind-Site				%		1.Unimproved
Sale Data			13.Res-Site PR				%		2.Excess Frtg
Sale Date			14.Res-Site DR				%		3.Topography
Price			15.Res-Site RMT				%		4.Size/Shape
Sale Type							%		5.Access
1.Land 4.Mobile 7.C/I L&B			Square Foot	Square Feet					6.Restriction
2.L&B 5.Other 8.			16.Not Used				%		7.Open Space
3.Bundling 6.C/I Land 9.			17.Not Used				%		8.View/Environ
Financing			18.Not Used				%		9.Fract Share
1.Convent 4.Seller 7.			19.Not Used				%		Acres
2.FHA/VA 5.Private 8.			20.Residential-Si				%		30.Rear Land >10
3.Assumed 6.Cash 9.Unknown							%		31.Tillable
Validity			Fract. Acre	Acres/Sites					32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	14	1.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Baslot (Fract	40	7.00	100	%	0	34.Software F&O
3.Distress 6.Exempt 9.			23.Misc (Fract)	38	13.00	100	%	0	35.Mixed Wood F&O
Verified			Acres	39	18.00	100	%	0	36.Hardwood F&O
1.Buyer 4.Agent 7.Family			24.Homesite				%		37.Software TG
2.Seller 5.Pub Rec 8.Other			25.Baslot				%		38.Mixed Wood TG
3.Lender 6.MLS 9.			26.Not Used				%		39.Hardwood TG
			27.Not Used				%		40.Wasteland
			28.Rear Land <5	Total Acreage		39.00			41.Open Space
			29.Rear Land 5-10						42.Mobile Home Si
									43.Condo Site
									44.Lot Improvemen
									45.Subdivision Lo
									46.Golf Course

New Sharon

Map Lot 13-04

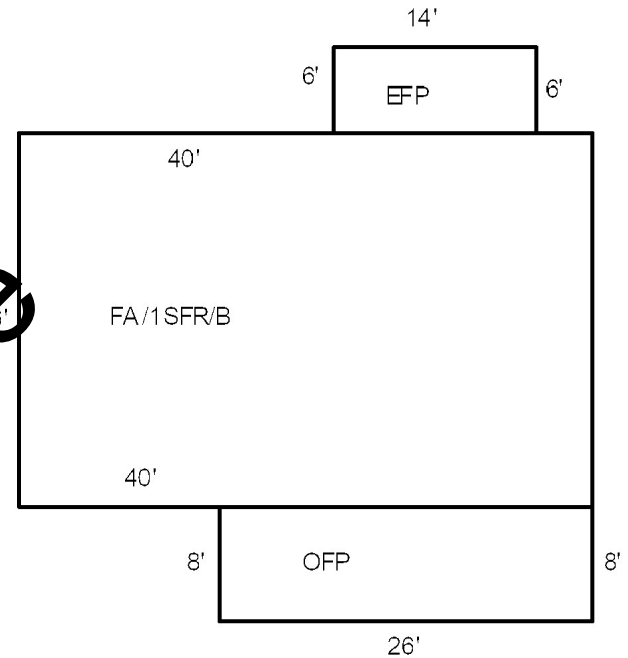
Account 187

Location 76 Cunningham Road

Card 1 Of 1 10/16/2024

Building Style 2 Ranch	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.HWBB 5.FWA 9.No Heat	Attic 2 1/2 Finished
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 50% 3 Heat Pump	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 1 Modern	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
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) 1040
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 5	2.Fair 5.Avg+ 8.Exc
Solar Voltaic 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1975	# 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.	 <p>TRIO Software A Division of Harris Computer Systems</p>	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 3 Information Only
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Exterior 5.Estimate 8.
2.Damp 5. 8.	3.Information 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 1 Owner	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

13-04-00



Date Inspected 1/31/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
78 Gen1	0	1	3 100	4	0 %	100 %	
22 Encl Frame Porch	0	84	0 0	0	0 %	100 %	
21 Open Frame	0	208	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Proposed Value