

Harris, Cody B.  
69 CEMETARY ROAD  
NEW SHARON ME 04955

B2142P184 B4333P278

Previous Owner  
Gay, Ted F. % Andra Hutchins  
24 Waldo Way  
24 Waldo Way  
Westwood 02090  
Sale Date: 6/09/2021

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:  
Two parcels in sale 13-06 and 13-07  
1/24 - LD VACANT

New Sharon

Property Data			Assessment Record							
Neighborhood <b>5 NBHD 5</b>			Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>0</b>			2011	32,500	0	0	32,500			
1ST MORTGAGE <b>0</b>			2012	32,500	0	0	32,500			
2ND MORTGAGE <b>0</b>			2013	32,500	0	0	32,500			
Zone/Land Use <b>1 New Sharon all</b>			2014	32,500	0	0	32,500			
Secondary Zone			2015	32,500	0	0	32,500			
Topography			2016	32,500	0	0	32,500			
1.Level 4.Below St 7.LevelBog			2017	32,500	0	0	32,500			
2.Rolling 5.Low 8.			2018	32,500	0	0	32,500			
3.Above St 6.Swampy 9.			2019	32,500	0	0	32,500			
Utilities			2020	32,500	0	0	32,500			
1.Public 4.Dr Well 7.Cesspool			2021	32,500	0	0	32,500			
2.Water 5.Dug Well 8.			2022	32,500	0	0	32,500			
3.Sewer 6.Septic 9.Non			2023	32,500	0	0	32,500			
Street			2024	49,000	0	0	49,000			
1.Paved 4.Proposed										
2.Semi Imp 5.R/O/W										
3.Gravel 6. 8. No										
TG PLAN YEAR <b>0</b>										
Tif District # <b>0</b>										
Sale Date <b>6/09/2021</b>										
Price <b>62,000</b>										
Sale Data			Land Data							
Sale Type	Land Only		Front Foot	Type	Effective		Influence		Influence Codes	
1.Land	4.Mobile	7.C/I L&B	11.Com-Site		Frontage	Depth	Factor	Code	1.Unimproved	
2.L&B	5.Other	8.	12.Ind-Site				%		2.Excess Frtg	
3.Bundling	6.C/I Land	9.	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	
Financing	1 Conventional		Square Foot	Square Feet						
1.Convent	4.Seller	7.	16.Not Used				%		30.Rear Land >10	
2.FHA/VA	5.Private	8.	17.Not Used				%		31.Tillable	
3.Assumed	6.Cash	9.Unknown	18.Not Used				%		32.Pasture	
			19.Not Used				%		33.Orchard	
			20.Residential-Si				%		34.Softwood F&O	
							%		35.Mixed Wood F&O	
Validity	1 Arms Length Sale		Fract. Acre	Acreage/Sites						
1.Valid	4.Split	7.Renovate	21.Homesite (Frac)	51		1.00	100	%	0	36.Hardwood F&O
2.Related	5.Partial	8.Other	22.Baselot (Frac)	28		4.00	100	%	0	37.Softwood TG
3.Distress	6.Exempt	9.	23.Misc (Fract)	54		14.00	100	%	0	38.Mixed Wood TG
			<b>Acres</b>					%		39.Hardwood TG
			24.Homesite					%		40.Wasteland
			25.Baselot					%		41.Open Space
			26.Not Used					%		42.Mobile Home Si
			27.Not Used					%		43.Condo Site
			28.Rear Land <5							44.Lot Improvemen
			29.Rear Land 5-10							45.Subdivision Lo
Verified <b>1 Buyer</b>			<b>Total Acreage</b>			19.00				46.Golf Course
1.Buyer	4.Agent	7.Family								
2.Seller	5.Pub Rec	8.Other								
3.Lender	6.MLS	9.								

**New Sharon**

Map Lot 13-07

Account 414

Location Cemetery 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.Informal 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 1/30/2024

**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