

MCSHANE, JOSEPH D  
MCSHANE, CYNTHIA A  
384 BEANS CORNER ROAD  
NEW SHARON ME 04955

B528P11

Previous Owner  
McShane, Kevin  
McShane, Mary  
384 BEANS CORNER RD  
NEW SHARON 04955  
Sale Date: 3/27/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Sold 4.6 ac to son. TG penalty on 2.6 acres Trio dropped the deed change abate Mary Supplement Joseph Also corrected the acres. TW  
Abated Mary and supplemented Joseph Homestead Exemptionfor 20210  
5/24 - LD EA, EST IA

**New Sharon**

Property Data			Assessment Record																																																																																																																																																																																																																		
Neighborhood <b>5 NBHD 5</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																														
Tree Growth Year <b>0</b>			2011	47,410	120,090	10,000	157,500																																																																																																																																																																																																														
1ST MORTGAGE <b>0</b>			2012	47,170	120,090	10,000	157,260																																																																																																																																																																																																														
2ND MORTGAGE <b>0</b>			2013	47,360	120,090	10,000	157,450																																																																																																																																																																																																														
Zone/Land Use <b>1 New Sharon all</b>			2014	47,840	120,090	10,000	157,930																																																																																																																																																																																																														
Secondary Zone			2015	43,330	120,090	10,000	153,420																																																																																																																																																																																																														
Topography			2016	30,930	120,090	15,000	136,020																																																																																																																																																																																																														
1.Level 4.Below St 7.LevelBog			2017	30,930	120,090	20,000	131,020																																																																																																																																																																																																														
2.Rolling 5.Low 8.			2018	30,930	120,090	20,000	131,020																																																																																																																																																																																																														
3.Above St 6.Swampy 9.			2019	34,120	120,090	20,000	134,210																																																																																																																																																																																																														
Utilities			2020	34,120	120,090	25,000	129,210																																																																																																																																																																																																														
1.Public 4.Dr Well 7.Cesspool			2021	27,200	120,090	25,000	122,290																																																																																																																																																																																																														
2.Water 5.Dug Well 8.			2022	27,200	120,090	22,250	125,040																																																																																																																																																																																																														
3.Sewer 6.Septic 9.None			2024	39,700	234,980	25,000	249,680																																																																																																																																																																																																														
Street			<table border="1"> <thead> <tr> <th colspan="6">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>11.Com-Site</td><td></td><td></td><td></td><td>%</td><td></td><td>1.Unimproved</td></tr> <tr><td>12.Ind-Site</td><td></td><td></td><td></td><td>%</td><td></td><td>2.Excess Frtg</td></tr> <tr><td>13.Res-Site PR</td><td></td><td></td><td></td><td>%</td><td></td><td>3.Topography</td></tr> <tr><td>14.Res-Site DR</td><td></td><td></td><td></td><td>%</td><td></td><td>4.Size/Shape</td></tr> <tr><td>15.Res-Site RMT</td><td></td><td></td><td></td><td>%</td><td></td><td>5.Access</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>6.Restriction</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>7.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>8.View/Environ</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>9.Fract Share</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td><b>Acres</b></td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>30.Rear Land &gt;10</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>31.Tillable</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>32.Pasture</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>33.Orchard</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>34.Software F&amp;O</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>35.Mixed Wood F&amp;O</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>36.Hardwood F&amp;O</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>37.Software TG</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>38.Mixed Wood TG</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>39.Hardwood TG</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>40.Wasteland</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>41.Open Space</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>42.Mobile Home Si</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>43.Condo Site</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>44.Lot Improvemen</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>45.Subdivision Lo</td></tr> <tr><td></td><td></td><td></td><td></td><td>%</td><td></td><td>46.Golf Course</td></tr> </tbody> </table>					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					%		<b>Acres</b>					%		30.Rear Land >10					%		31.Tillable					%		32.Pasture					%		33.Orchard					%		34.Software F&O					%		35.Mixed Wood F&O					%		36.Hardwood F&O					%		37.Software TG					%		38.Mixed Wood TG					%		39.Hardwood TG					%		40.Wasteland					%		41.Open Space					%		42.Mobile Home Si					%		43.Condo Site					%		44.Lot Improvemen					%		45.Subdivision Lo					%		46.Golf Course
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1.Paved 4.Proposed 7.			<table border="1"> <thead> <tr> <th>Front Foot</th> <th>Square Feet</th> <th colspan="4">Total Acreage 4.60</th> </tr> </thead> <tbody> <tr> <td>14</td> <td>1.00</td> <td>100</td> <td>%</td> <td>0</td> <td></td> </tr> <tr> <td>28</td> <td>3.60</td> <td>90</td> <td>%</td> <td>3</td> <td></td> </tr> </tbody> </table>					Front Foot	Square Feet	Total Acreage 4.60				14	1.00	100	%	0		28	3.60	90	%	3																																																																																																																																																																																													
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2.Seller 5.Pub Rec 8.Other																																																																																																																																																																																																																					
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## New Sharon

Map Lot 13-50-00

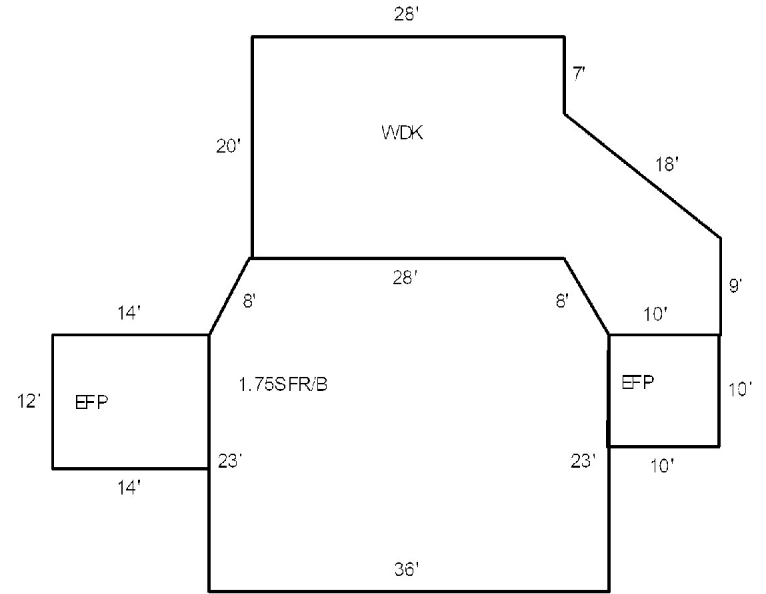
Account 703

Location 384 Beans Corner Road

Card 1 Of 1 10/22/2024

Building Style <b>7 Contemporary</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>100% 1 Hot Water BB</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>5 One &amp; 3/4 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>1 Full</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>2 Typical</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>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>1053</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 Average</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>5</b>	2.Fair 5.Avg+ 8.Exc
Solar Voltaic <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1981</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.	 <p><b>TRIO</b> Software A Division of Harris Computer Systems</p>	2.O-Built 5.Bsmt 8.LongTerm
2.C Block 5.Slab 8.		3.Damage 6.Common 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full 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.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 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.

13-50-00



Date Inspected 5/20/2024

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
61 Canopy	0	528	2 100	2	0 %	100 %	
43 2S Frame Garage	0	720	3 100	3	0 %	100 %	
24 Frame Shed	0	144	2 100	2	0 %	100 %	
68 Wood Deck	0	748	0 0	0	0 %	100 %	
22 Encl Frame Porch	0	268	0 0	0	0 %	100 %	
78 Gen1	0	1	3 100	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

- 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

