

MARSHALL, SCOTT C
230 GLENN HARRIS ROAD
NEW SHARON ME 04955

B4503P231 B4510P201

Previous Owner
Francis, Donald A
Francis, Patricia L
3 Ryan Road
Gloucester MA 01930
Sale Date: 10/20/2022

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2021 Undeveloped lot was mistakenly assigned . Changed to developed for 2021 TW
1/24 - LD V/OB SINGLE WIDE MOHO REMOVED. 7-24 GL BP
NEW SFR ALL WORK STARTED AFTER 4/1/24 PARTIALLY
FRAMED 1ST FLOOR. UC CHECK 2025
7/24 - KL UC = 4/2025, PU NEW HSE

New Sharon

Property Data			Assessment Record																																																																																																																																																																																																																
Neighborhood 5 NBHD 5			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																												
Tree Growth Year 0			2011	26,900	29,880	0	56,780																																																																																																																																																																																																												
1ST MORTGAGE 0			2012	26,900	29,880	0	56,780																																																																																																																																																																																																												
2ND MORTGAGE 0			2013	26,900	29,880	0	56,780																																																																																																																																																																																																												
Zone/Land Use 1 New Sharon all			2014	26,900	29,880	0	56,780																																																																																																																																																																																																												
Secondary Zone			2015	26,900	29,880	0	56,780																																																																																																																																																																																																												
Topography 2 Rolling			2016	26,900	29,880	0	56,780																																																																																																																																																																																																												
1.Level 4.Below St 7.LevelBog			2017	26,900	29,880	0	56,780																																																																																																																																																																																																												
2.Rolling 5.Low 8.			2018	26,900	29,880	0	56,780																																																																																																																																																																																																												
3.Above St 6.Swampy 9.			2019	26,900	29,880	0	56,780																																																																																																																																																																																																												
Utilities 4 Drilled Well 6 Septic System			2020	26,900	29,880	0	56,780																																																																																																																																																																																																												
1.Public 4.Dr Well 7.Cesspool			2021	26,900	29,880	0	56,780																																																																																																																																																																																																												
2.Water 5.Dug Well 8.			2022	26,900	29,880	0	56,780																																																																																																																																																																																																												
3.Sewer 6.Septic 9.Non			2024	48,600	74,830	0	123,430																																																																																																																																																																																																												
Street 1 Paved																																																																																																																																																																																																																			
1.Paved 4.Proposed			<table border="1"> <thead> <tr> <th colspan="4">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>Acres</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear Land >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.Softwood F&O</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Mixed Wood F&O</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Hardwood F&O</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Softwood 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					%		Acres					%		30.Rear Land >10					%		31.Tillable					%		32.Pasture					%		33.Orchard					%		34.Softwood F&O					%		35.Mixed Wood F&O					%		36.Hardwood F&O					%		37.Softwood 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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Sale Type Land & Buildings			19.Not Used																																																																																																																																																																																																																
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3.Lender 6.MLS 9.																																																																																																																																																																																																																			

New Sharon

Map Lot 13-74

Account 391

Location 230 Glenn Harris Road

Card 1 Of 1 10/16/2024

Building Style 0			SF Bsmt Living 0			Layout 0		
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% 0			3.Poor 6. 9.		
4.Cape	8.Log	12.Dblewid	1.HWBB	5.FWA	9.No Heat	Attic 0		
Dwelling Units 0			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 0			4.Steam	8.FI/Wall	12.	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type 0% 9 None			Insulation 0		
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 0			3.H Pump	6.	9.None	3.Capped	6.	9.None
1.Wood	5.Stucco	9.Other	Kitchen Style 0			Unfinished % 0%		
2.Vin/Al	6.Brick	10.Cement	1.Modern	4.Obsolete	7.	Grade & Factor 0 0%		
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 0			Bath(s) Style 0			3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.SS	1.Modern	4.Obsolete	7.	SQFT (Footprint) 0		
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 0		
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim 0			# Rooms 0			2.Fair	5.Avg+	8.Exc
Solar Voltaic 0			# Bedrooms 0			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM 0			# Full Baths 0			Phys. % Good 0%		
Year Built 0			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 0			# Fireplaces 0			1.Incomp	4.Delap	7.No Power
1.Concrete	4.Wood	7.						
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement 0								
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.None	8.						
3.3/4 Bmt	6.	9.None						
Bsmt Gar # Cars 0								
Wet Basement 0								
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						
Date Inspected 7/09/2024								
Economic Code None								
0.None	3.No Power	7.						
1.Location	4.General	8.						
2.Encroach	9.None	9.						
Entrance Code 5 Estimate								
1.Interior	4.Vacant	7.						
2.Exterior	5.Estimate	8.						
3.Informal	6.Reviewed	9.						
Information Code 5 Estimate								
1.Owner	4.Agent	7.						
2.Relative	5.Estimate	8.						
3.Tenant	6.Other	9.						

Proposed Value



Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	1990	720	4 100	3	0 %	100 %		1.One Story Fram
998 14Mobile Home	1988	14x56	3 100	3	0 %	100 %		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