

SAWYER, CYNTHIA A
PUSHARD, CRAIG S
446 BEANS CORNER ROAD
NEW SHARON ME 04955

B4612P303

Previous Owner
SOULE, HEATHER D
Ross, Eric A
446 BEANS CORNER ROAD
NEW SHARON ME 04955
Sale Date: 1/30/2024

Previous Owner
Hjort, Jonathan R
20 INDUSTRY RD
20 INDUSTRY RD
NEW SHARON 04955
Sale Date: 1/21/2022

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
5/24 - LD EA, EST IA
7/24 - KL SALES REVIEW

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	2 Rolling	
1.Level	4.Below St	7.LevelBog
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities	4 Drilled Well 6 Septic System	
1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.
3.Sewer	6.Septic	9.Non
Street	3 Gravel	
1.Paved	4.Proposed	
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.No
TG PLAN YEAR	0	
Tif District #	0	
Sale Data		
Sale Date	1/30/2024	
Price	127,000	
Sale Type	Land & Buildings	
1.Land	4.Mobile	7.C/I L&B
2.L&B	5.Other	8.
3.Building	6.C/I Land	9.
Financing	5 Private Finance	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
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	51,920	73,520	10,000	115,440
2012	51,920	73,520	10,000	115,440
2013	51,920	73,520	10,000	115,440
2014	51,920	73,520	10,000	115,440
2015	51,920	73,520	0	125,440
2016	51,920	73,520	0	125,440
2017	51,920	73,520	0	125,440
2018	51,920	73,520	0	125,440
2019	51,920	73,520	0	125,440
2020	51,920	73,520	0	125,440
2021	51,920	73,520	0	125,440
2022	51,920	73,520	0	125,440
2024	71,500	90,160	0	161,660

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
				%		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
Total Acreage		34.90				



