

Benoit Family Lands,LLC  
28 Ridge Hill Road  
North Smithfield RI 02896

B3767P255

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

5/24 - 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	15,590	0	0	15,590		
1ST MORTGAGE <b>0</b>			2012	15,360	0	0	15,360		
2ND MORTGAGE <b>0</b>			2013	15,610	0	0	15,610		
Zone/Land Use <b>1 New Sharon all</b>			2014	16,470	0	0	16,470		
Secondary Zone			2015	16,470	0	0	16,470		
Topography			2016	19,270	0	0	19,270		
1.Level 4.Below St 7.LevelBog			2017	19,270	0	0	19,270		
2.Rolling 5.Low 8.			2018	19,270	0	0	19,270		
3.Above St 6.Swampy 9.			2019	25,400	0	0	25,400		
Utilities			2020	25,400	0	0	25,400		
1.Public 4.Dr Well 7.Cesspool			2021	23,720	0	0	23,720		
2.Water 5.Dug Well 8.			2022	23,470	0	0	23,470		
3.Sewer 6.Septic 9.Non			2024	24,640	0	0	24,640		
Street									
1.Paved 4.Proposed			<b>Land Data</b>						
2.Semi Imp 5.R/O/W									
3.Gravel 6. No			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
TG PLAN YEAR <b>2025</b>			11.Com-Site		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
Tif District # <b>0</b>			12.Ind-Site				%		1.Unimproved
Sale Date			13.Res-Site PR				%		2.Excess Frtg
Price			14.Res-Site DR				%		3.Topography
Sale Type			15.Res-Site RMT				%		4.Size/Shape
1.Land 4.Mobile 7.C/I L&B			<b>Square Foot</b>		<b>Square Feet</b>				5.Access
2.L&B 5.Other 8.			16.Not Used				%		6.Restriction
3.Bundling 6.C/I Land 9.			17.Not Used				%		7.Open Space
Financing			18.Not Used				%		8.View/Environ
1.Convent 4.Seller 7.			19.Not Used				%		9.Fract Share
2.FHA/VA 5.Private 8.			20.Residential-Si				%		10.Acres
3.Assumed 6.Cash 9.Unknown			<b>Fract. Acre</b>		<b>Acres/Sites</b>				30.Rear Land >10
Validity			21.Homesite (Frac	38	84.00	100	%	0	31.Tillable
1.Valid 4.Split 7.Renovate			22.Baselot (Frac	40	2.00	100	%	0	32.Pasture
2.Related 5.Partial 8.Other			23.Misc (Fract)				%		33.Orchard
3.Distress 6.Exempt 9.			<b>Acres</b>				%		34.Software F&O
Verified			24.Homesite				%		35.Mixed Wood F&O
1.Buyer 4.Agent 7.Family			25.Baselot				%		36.Hardwood F&O
2.Seller 5.Pub Rec 8.Other			26.Not Used				%		37.Software TG
3.Lender 6.MLS 9.			27.Not Used				%		38.Mixed Wood TG
			28.Rear Land <5				%		39.Hardwood TG
			29.Rear Land 5-10				%		40.Wasteland
			<b>Total Acreage</b>		<b>86.00</b>				41.Open Space
									42.Mobile Home Si
									43.Condo Site
									44.Lot Improvemen
									45.Subdivision Lo
									46.Golf Course



**New Sharon**

Map Lot 14-49

Account 64

Location BEANS CORNER 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.	 <p><b>TRIO</b> 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 <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.Exterior 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.	

Date Inspected 5/08/2024

**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

Proposed Value