

Nash, Daniel
483 BEANS CORNER ROAD
NEW SHARON ME 04955

B1521P80

Inspection Witnessed By:

X

No./Date	Description	Date Insp.

Notes:

5/24 - LD V/OB DNPU CAMPER OR ICESHACK

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		
1.Level	4.Below St	7.LevelBog
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities		
1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.
3.Sewer	6.Septic	9.Non
Street		
1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.No
TG PLAN YEAR	0	
Tif District #	0	
Sale Data		
Sale Date		
Price		
Sale Type		
1.Land	4.Mobile	7.C/I L&B
2.L&B	5.Other	8.
3.Bundling	6.C/I Land	9.
Financing		
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity		
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified		
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	18,500	0	0	18,500
2012	18,500	0	0	18,500
2013	18,500	0	0	18,500
2014	18,500	0	0	18,500
2015	18,500	0	0	18,500
2016	18,500	0	0	18,500
2017	18,500	0	0	18,500
2018	18,500	0	0	18,500
2019	18,500	0	0	18,500
2020	18,500	0	0	18,500
2021	18,500	0	0	18,500
2022	18,500	0	0	18,500
2024	27,680	690	0	28,370

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	
Square Foot		Square Feet			Acres	
16.Not Used				%	30.Rear Land >10	
17.Not Used				%	31.Tillable	
18.Not Used				%	32.Pasture	
19.Not Used				%	33.Orchard	
20.Residential-Si				%	34.Software F&O	
Fract. Acre		Acreage/Sites			35.Mixed Wood F&O	
21.Homesite (Frac	52	1.00	100	%	0	36.Hardwood F&O
22.Baselot (Frac	28	4.00	100	%	0	37.Software TG
23.Misc (Fract)	55	2.40	100	%	0	38.Mixed Wood TG
				%		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	Total Acreage			7.40		44.Lot Improvemen
29.Rear Land 5-10						
					46.Golf Course	



New Sharon

Map Lot 14-55

Account 1039

Location 483 Beans Corner 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.	 <p>TRIO Software A Division of Harris Computer Systems</p>	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 100%
Basement 0		Economic Code None
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 0	Entrance Code 4 Unoccupied	1.Interior 4.Vacant 7.
Wet Basement 0	1.General 5.Estimate 8.	2.Exterior 6.Reviewed 9.
1.Dry 4. 7.	Information Code 5 Estimate	1.Owner 4.Agent 7.
2.Damp 5. 8.	1.Relative 5.Estimate 8.	2.Tenant 6.Other 9.
3.Wet 6. 9.		

Date Inspected 5/09/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	192	3 100	1	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

Proposed Value