

Vincent, Edward B
Vincent, Cynthia Brackett
423 BEANS CORNER RD
NEW SHARON ME 04955

B2163P333

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
5/24 - LD EA, IA, VINYL+CARPET FLR, WELL MAINTAINED
BUT NO IMPROVEMENTS

New Sharon

Property Data			Assessment Record																																																																																																																																																																																																																	
Neighborhood 5 NBHD 5			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																													
Tree Growth Year 0			2011	33,600	36,760	0	70,360																																																																																																																																																																																																													
1ST MORTGAGE 0			2012	33,600	36,760	0	70,360																																																																																																																																																																																																													
2ND MORTGAGE 0			2013	33,600	36,760	0	70,360																																																																																																																																																																																																													
Zone/Land Use 1 New Sharon all			2014	33,600	36,760	0	70,360																																																																																																																																																																																																													
Secondary Zone			2015	33,600	36,760	0	70,360																																																																																																																																																																																																													
Topography			2016	33,600	36,760	0	70,360																																																																																																																																																																																																													
1.Level 4.Below St 7.LevelBog			2017	33,600	36,760	0	70,360																																																																																																																																																																																																													
2.Rolling 5.Low 8.			2018	33,600	36,760	0	70,360																																																																																																																																																																																																													
3.Above St 6.Swampy 9.			2019	33,600	36,760	0	70,360																																																																																																																																																																																																													
Utilities			2020	33,600	36,760	0	70,360																																																																																																																																																																																																													
1.Public 4.Dr Well 7.Cesspool			2021	33,600	36,760	0	70,360																																																																																																																																																																																																													
2.Water 5.Dug Well 8.			2022	33,600	36,760	0	70,360																																																																																																																																																																																																													
3.Sewer 6.Septic 9.Non			2024	48,600	91,450	0	140,050																																																																																																																																																																																																													
Street																																																																																																																																																																																																																				
1.Paved 4.Proposed			<table border="1"> <thead> <tr> <th colspan="5">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
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																																																																																																																																																																																																														
TG PLAN YEAR 0			<table border="1"> <thead> <tr> <th>Fract. Acre</th> <th colspan="5">Acreage/Sites</th> </tr> </thead> <tbody> <tr> <td>21.Homesite (Frac</td> <td>14</td> <td>1.00</td> <td>100</td> <td>%</td> <td>0</td> </tr> <tr> <td>22.Baselot (Frac</td> <td>28</td> <td>4.00</td> <td>100</td> <td>%</td> <td>0</td> </tr> <tr> <td>23.Misc (Fract)</td> <td>54</td> <td>7.00</td> <td>100</td> <td>%</td> <td>0</td> </tr> <tr> <td>Acres</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>24.Homesite</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>25.Baselot</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>26.Not Used</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>27.Not Used</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>28.Rear Land <5</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td>29.Rear Land 5-10</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> </tr> <tr> <td colspan="2">Total Acreage</td> <td>12.00</td> <td colspan="3"></td> </tr> </tbody> </table>					Fract. Acre	Acreage/Sites					21.Homesite (Frac	14	1.00	100	%	0	22.Baselot (Frac	28	4.00	100	%	0	23.Misc (Fract)	54	7.00	100	%	0	Acres				%		24.Homesite				%		25.Baselot				%		26.Not Used				%		27.Not Used				%		28.Rear Land <5				%		29.Rear Land 5-10				%		Total Acreage		12.00																																																																																																																																								
Fract. Acre	Acreage/Sites																																																																																																																																																																																																																			
21.Homesite (Frac	14	1.00	100	%	0																																																																																																																																																																																																															
22.Baselot (Frac	28	4.00	100	%	0																																																																																																																																																																																																															
23.Misc (Fract)	54	7.00	100	%	0																																																																																																																																																																																																															
Acres				%																																																																																																																																																																																																																
24.Homesite				%																																																																																																																																																																																																																
25.Baselot				%																																																																																																																																																																																																																
26.Not Used				%																																																																																																																																																																																																																
27.Not Used				%																																																																																																																																																																																																																
28.Rear Land <5				%																																																																																																																																																																																																																
29.Rear Land 5-10				%																																																																																																																																																																																																																
Total Acreage		12.00																																																																																																																																																																																																																		
Tif District # 0																																																																																																																																																																																																																				
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.																																																																																																																																																																																																																				

New Sharon

Map Lot 14-57-01

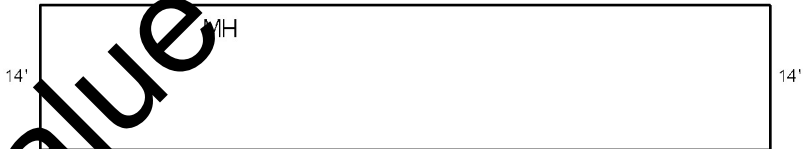
Account 1092

Location 423 Beans Corner Road

Card 1 Of 1 10/16/2024

Building Style	SF Bsmt Living			Layout		
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade			1.Typical 4. 7.		
2.Ranch 6.Split 10.Gar/Apt	Secondary Heat			2.Inadeq 5. 8.		
3.R Ranch 7.Contemp 11.Cottage	Heat Type 100%			3.Poor 6. 9.		
4.Cape 8.Log 12.Dblewid	1.HWBB	5.FWA	9.No Heat	Attic		
Dwelling Units	2.HWCI	6.GravWA	10.Radiant	1.1/4 Fin	4.Full Fin	7.
Other Units	3.H Pump	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.
Stories	4.Steam	8.FI/Wall	12.	3.3/4 Fin	6.	9.None
1.1 4.1.5 7.	Cool Type 0%			Insulation		
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	3.H Pump	6.	9.None	3.Capped	6.	9.None
1.Wood 5.Stucco 9.Other	Kitchen Style			Unfinished %		
2.Vin/Al 6.Brick 10.Cement	1.Modern	4.Obsolete	7.	Grade & Factor		
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	Bath(s) Style			3.C Grade	6.AA Grade	9.Same
1.Asphalt 4.Composit 7.SS	1.Modern	4.Obsolete	7.	SQFT (Footprint)		
2.Slate 5.Wood 8.	2.Typical	5.	8.	Condition		
3.Metal 6.Roll Roo 9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim	# Rooms			2.Fair	5.Avg+	8.Exc
Solar Voltaic	# Bedrooms			3.Avg-	6.Good	9.Same
OPEN-4-CUSTOM	# Full Baths			Phys. % Good		
Year Built	# Half Baths			Funct. % Good		
Year Remodeled	# Addn Fixtures			Functional Code		
Foundation	# Fireplaces			1.Incomp	4.Delap	7.No Power
1.Concrete 4.Wood 7.				2.O-Built	5.Bsmt	8.Done Part
2.C Block 5.Slab 8.				3.Damage	6.Common	9.None
3.Br/Stone 6.Piers 9.				Econ. % Good		
Basement				Economic Code		
1.1/4 Bmt 4.Full Bmt 7.	0.None	3.No Power	7.	Entrance Code		
2.1/2 Bmt 5.None 8.	1.Location	4.General	8.	Interior Inspect		
3.3/4 Bmt 6. 9.None	2.Encroach	9.None	9.	1.Interior	4.Vacant	7.
Bsmt Gar # Cars	Entrance Code			2.Exterior	5.Estimate	8.
Wet Basement	Information Code			3.Inform	6.Reviewed	9.
1.Dry 4. 7.	1.Owner			Information Code		
2.Damp 5. 8.	1.Owner	4.Agent	7.	1.Owner	4.Agent	7.
3.Wet 6. 9.	2.Relative	5.Estimate	8.	2.Relative	5.Estimate	8.
	3.Tenant	6.Other	9.	3.Tenant	6.Other	9.

14-57-01



Date Inspected 5/08/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0	120	1 100	1	0 %	100 %	
998 14Mobile Home	2001	14x70	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Proposed Value