

BELL, NATHANIEL STIMSON
123 LIBBY ROAD
LEEDS ME 04263

B4586P2 B4589P261

Previous Owner
BANK OF AMERICA, N.A.
ATTN: SUZANNE M. McAULEY
185 ASYLUM STREET
HARTFORD CT 06103
Sale Date: 10/18/2023

Previous Owner
Whittemore, Nicholas
185 Asylum Street

Hartford CT 06103
Sale Date: 10/02/2023

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Probated will of Whittemore 2-4-2022 Suzanne M. McAuley, Bell, Pane;a W. and Eschholz, W . Co-Persponal; Reps 2/24 - GL VACANT

New Sharon

Property Data				Assessment Record																																																																																																																																																																																		
Neighborhood 5 NBHD 5				Year	Land	Buildings	Exempt	Total																																																																																																																																																																														
Tree Growth Year 1997				2011	25,000	0	0	25,000																																																																																																																																																																														
1ST MORTGAGE 0				2012	24,740	0	0	24,740																																																																																																																																																																														
2ND MORTGAGE 0				2013	24,980	0	0	24,980																																																																																																																																																																														
Zone/Land Use 1 New Sharon all				2014	25,620	0	0	25,620																																																																																																																																																																														
Secondary Zone				2015	25,620	0	0	25,620																																																																																																																																																																														
Topography				2016	25,470	0	0	25,470																																																																																																																																																																														
1.Level 4.Below St 7.LevelBog				2017	25,470	0	0	25,470																																																																																																																																																																														
2.Rolling 5.Low 8.				2018	25,470	0	0	25,470																																																																																																																																																																														
3.Above St 6.Swampy 9.				2019	29,910	0	0	29,910																																																																																																																																																																														
Utilities				2020	30,100	0	0	30,100																																																																																																																																																																														
1.Public 4.Dr Well 7.Cesspool				2021	28,680	0	0	28,680																																																																																																																																																																														
2.Water 5.Dug Well 8.				2022	28,490	0	0	28,490																																																																																																																																																																														
3.Sewer 6.Septic 9.Non				2024	32,110	0	0	32,110																																																																																																																																																																														
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1.Paved 4.Proposed																																																																																																																																																																																						
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TG PLAN YEAR 2013				<table border="1"> <thead> <tr> <th colspan="2">Front Foot</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Type</th> <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>1.Unimproved</td></tr> <tr><td>12.Ind-Site</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>3.Topography</td></tr> <tr><td>14.Res-Site DR</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>5.Access</td></tr> <tr><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>7.Open Space</td></tr> <tr><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>9.Fract Share</td></tr> <tr><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>30.Rear Land >10</td></tr> <tr><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>32.Pasture</td></tr> <tr><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>34.Softwood F&O</td></tr> <tr><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>36.Hardwood F&O</td></tr> <tr><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>38.Mixed Wood TG</td></tr> <tr><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>40.Wasteland</td></tr> <tr><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>42.Mobile Home Si</td></tr> <tr><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>44.Lot Improvemen</td></tr> <tr><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>46.Golf Course</td></tr> </tbody> </table>					Front Foot		Effective		Influence		Influence Codes	Type	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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2.L&B 5.Other 8.				19.Not Used																																																																																																																																																																																		
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2.FHA/VA 5.Private 8.				22.Baselot (Fract																																																																																																																																																																																		
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2.Related 5.Partial 8.Other				25.Baselot																																																																																																																																																																																		
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2.Seller 5.Pub Rec 8.Other				29.Rear Land 5-10																																																																																																																																																																																		
3.Lender 6.MLS 9.				Total Acreage 80.00																																																																																																																																																																																		

New Sharon

Map Lot 16-07

Account 1139

Location YORK HILL 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.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
Wet Basement 0		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.General 5.Estimate 8.
2.Damp 5. 8.		3.Inform 6.Reviewed 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Proposed Value

Date Inspected 2/29/2024

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