

Fairbanks, Michael D
Fairbanks, Kimberly F
23 ROXY RAND RD
NEW SHARON ME 04955

B1571P193 B4000P256

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
lots 16-18 and 16-17 appear to have been combined for tax purposes. 5-18-2021 TW
5/24 - LD EA, IA, KNOTTY PINE WALLS+CEILING IN MANY PLACES, SS ROOF, BATHS+KITCH ORIGINAL, NO HIGH QUALITY, VRY SMALL SHOWER IN IB, 16X34 1SFR HAS VAULTED CEILINGS

New Sharon

Property Data			Assessment Record																																																																																																																																																																																																														
Neighborhood 5 NBHD 5			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																										
Tree Growth Year 0			2011	25,000	190,920	10,000	205,920																																																																																																																																																																																																										
1ST MORTGAGE 0			2012	25,000	190,920	10,000	205,920																																																																																																																																																																																																										
2ND MORTGAGE 0			2013	25,000	190,920	10,000	205,920																																																																																																																																																																																																										
Zone/Land Use 1 New Sharon all			2014	25,000	190,920	10,000	205,920																																																																																																																																																																																																										
Secondary Zone			2015	25,000	190,920	10,000	205,920																																																																																																																																																																																																										
Topography			2016	25,000	190,920	15,000	200,920																																																																																																																																																																																																										
1.Level 4.Below St 7.LevelBog			2017	25,000	190,920	20,000	195,920																																																																																																																																																																																																										
2.Rolling 5.Low 8.			2018	30,168	190,920	20,000	201,088																																																																																																																																																																																																										
3.Above St 6.Swampy 9.			2019	30,168	190,920	20,000	201,088																																																																																																																																																																																																										
Utilities			2020	30,168	190,920	25,000	196,088																																																																																																																																																																																																										
1.Public 4.Dr Well 7.Cesspool			2021	30,168	190,920	25,000	196,088																																																																																																																																																																																																										
2.Water 5.Dug Well 8.			2022	30,168	190,920	22,250	198,838																																																																																																																																																																																																										
3.Sewer 6.Septic 9.Non			2024	41,600	430,520	25,000	447,120																																																																																																																																																																																																										
Street																																																																																																																																																																																																																	
1.Paved 4.Proposed			<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></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></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>					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
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																																																																																																																																																																																																											
TG PLAN YEAR 0			<table border="1"> <thead> <tr> <th colspan="2">Square Foot</th> <th colspan="2">Acres/Sites</th> <th colspan="2">Total Acreage</th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>16.Not Used</td> <td></td> <td>14</td> <td>1.00</td> <td>5.00</td> <td></td> </tr> <tr> <td>17.Not Used</td> <td></td> <td>28</td> <td>4.00</td> <td></td> <td></td> </tr> <tr> <td>18.Not Used</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>19.Not Used</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>20.Residential-Si</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Square Foot		Acres/Sites		Total Acreage								16.Not Used		14	1.00	5.00		17.Not Used		28	4.00			18.Not Used						19.Not Used						20.Residential-Si																																																																																																																																																																					
Square Foot		Acres/Sites						Total Acreage																																																																																																																																																																																																									
16.Not Used		14	1.00	5.00																																																																																																																																																																																																													
17.Not Used		28	4.00																																																																																																																																																																																																														
18.Not Used																																																																																																																																																																																																																	
19.Not Used																																																																																																																																																																																																																	
20.Residential-Si																																																																																																																																																																																																																	
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 16-18 and 16-17

Account 354

Location 23 Roxy Rand Road

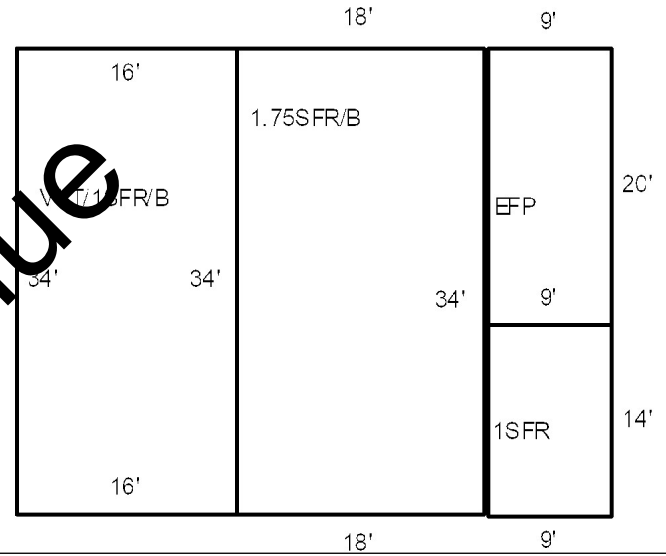
Card 1

Of 1

10/16/2024

Building Style 7 Contemporary	SF Bsmt Living 0	Layout 1 Typical
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% 1 Hot Water BB	3.Poor 6. 9.
4.Cape 8.Log 12.Dblewid	1.HWB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	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 5 One & 3/4 Story	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 1 Full
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 1 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 120%
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 3 Sheet Metal	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) 612
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
Solar Voltaic 0	# Bedrooms 3	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1994	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# 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 Power
2.C Block 5.Slab 8.		3.Damage 6.Common 9.No Power
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		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
Bsmt Gar # Cars 1		Entrance Code 1 Interior Inspect
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.General 5.Estimate 8.
2.Damp 5. 8.	3.Informal 6.Reviewed 9.	
3.Wet 6. 9.	Information Code 1 Owner	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

16-18-00



Date Inspected 5/06/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
61 Canopy	0	360	3 100	3	0 %	100 %	
24 Frame Shed	0	25	3 100	3	0 %	100 %	
61 Canopy	0	216	2 100	3	0 %	100 %	
78 Gen1	0	1	3 100	3	0 %	100 %	
23 Frame Garage	0	1408	4 100	4	0 %	100 %	
1 One Story Frame	0	670	0 0	0	0 %	100 %	
22 Encl Frame Porch	0	180	0 0	0	0 %	100 %	
83 Barn/Loft	0	2660	3 100	3	0 %	100 %	
27 Unfin Basement	0	544	0 0	0	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

