

Carrier, Jason J
PO Box 289
Farmington ME 04938

B3819P121

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Tree Growth Classification for 2021
Mr. Carrier questioned acreage. 103 based on TG filing. We had shown 168 but appears to be Trio acreage wrong on tax bill. Correct acreage was used to compute the valuation 3/24 - LD VACANT

New Sharon

Property Data			Assessment Record				
Neighborhood 4 NBHD 4			Year	Land	Buildings	Exempt	Total
Tree Growth Year 0			2011	115,700	0	0	115,700
1ST MORTGAGE 0			2012	115,700	0	0	115,700
2ND MORTGAGE 0			2013	115,700	0	0	115,700
Zone/Land Use 1 New Sharon all			2014	115,700	0	0	115,700
Secondary Zone			2015	115,700	0	0	115,700
Topography			2016	115,700	0	0	115,700
1.Level 4.Below St 7.LevelBog			2017	115,700	0	0	115,700
2.Rolling 5.Low 8.			2018	115,700	0	0	115,700
3.Above St 6.Swampy 9.			2019	115,700	0	0	115,700
Utilities			2020	115,700	0	0	115,700
1.Public 4.Dr Well 7.Cesspool			2021	37,170	0	0	37,170
2.Water 5.Dug Well 8.			2022	37,170	0	0	37,170
3.Sewer 6.Septic 9.Non			2023	37,170	0	0	37,170
Street			2024	38,140	0	0	38,140
1.Paved 4.Proposed							
2.Semi Imp 5.R/O/W							
3.Gravel 6.							
TG PLAN YEAR 2021							
Tif District # 0							
Sale Data							
Sale Date 5/12/2016							
Price 60,000							
Sale Type Land Only							
1.Land 4.Mobile 7.C/I L&B							
2.L&B 5.Other 8.							
3.Bundleing 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 5 Public Record							
1.Buyer 4.Agent 7.Family							
2.Seller 5.Pub Rec 8.Other							
3.Lender 6.MLS 9.							

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
				%		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
Square Foot		Square Feet				
16.Not Used				%		
17.Not Used				%		
18.Not Used				%		
19.Not Used				%		
20.Residential-Si				%		
Fract. Acre		Acreage/Sites				
21.Homesite (Frac)	38	26.00	100	%	0	
22.Baslot (Frac)	39	101.00	100	%	0	
23.Misc (Frac)	40	3.00	100	%	0	
Acres				%		
24.Homesite				%		
25.Baslot				%		
26.Not Used				%		
27.Not Used				%		
28.Rear Land <5				%		
29.Rear Land 5-10				%		
Total Acreage				130.00		

New Sharon

Map Lot 17-38

Account 501

Location Mile 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 3/20/2024

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