Map Lot 18-01 Account 1125 Location 275 Mercer Road Card 1 Of 1 10/16/2024

Mckay, Christopher J
Mckay, Nicole D
275 MERCER RD
NEW SHARON ME 04955

B3662P4

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2/24 - GL POSTED NO TRESPASS EST ALL DATA, EA, IA, IN-LAW APT, AC = CNTRL, W/O BSMNT, 2 SACRE MANMADE POND, FOP = COVERED BRIDGE, XFIX = KITCH
7/24 - MK CALLBACK EA, IA. ORIG HOUSE BUILT 1986. ADDITION IN 2004. "LIVIN" HAS NO KITCH. OF = SINK. FP = FS. OFP = COURD BRDG. 2/5 ACRE POND. HARDWOOD/TILE. DRYWALL. W/O BSMT. 2X TMP CRPT = NV.

New Sharon

Property Data

Neighborhood **4 NBHD 4**

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.None

Street

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR **0**

Tif District # **0**

Sale Data

Sale Date **7/23/2014**

Price **269,900**

Sale Type **1 Land & Buildings**

1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 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 Arms Length Sale**

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.

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	52,200	176,970	16,000	213,170
2012	52,200	183,450	16,000	219,650
2013	52,200	183,450	16,000	219,650
2014	52,200	183,450	16,000	219,650
2015	52,200	183,450	0	235,650
2016	52,200	183,450	0	235,650
2017	52,200	183,450	0	235,650
2018	52,200	183,450	0	235,650
2019	52,200	183,450	0	235,650
2020	52,200	183,450	0	235,650
2021	52,200	183,450	0	235,650
2022	52,200	183,450	0	235,650
2024	59,310	370,800	0	430,110

Land Data

Front Foot

11.Com-Site
12.Ind-Site
13.Res-Site PR
14.Res-Site DR
15.Res-Site RMT

Square Foot

16.Not Used
17.Not Used
18.Not Used
19.Not Used
20.Residential-Si

Fract. Acre

21.Homesite (Frac
22.Baselot (Fract
23.Misc (Fract)

Acres

24.Homesite
25.Baselot
26.Not Used
27.Not Used
28.Rear Land <5
29.Rear Land 5-10

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	

Square Feet

		%	
		%	
		%	
		%	
		%	
		%	
		%	

Acreage/Sites

13	1.00	100	%	0
28	4.00	100	%	0
54	24.00	75	%	3
			%	
			%	
			%	
			%	

Total Acreage 29.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
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

Proposed Value

New Sharon

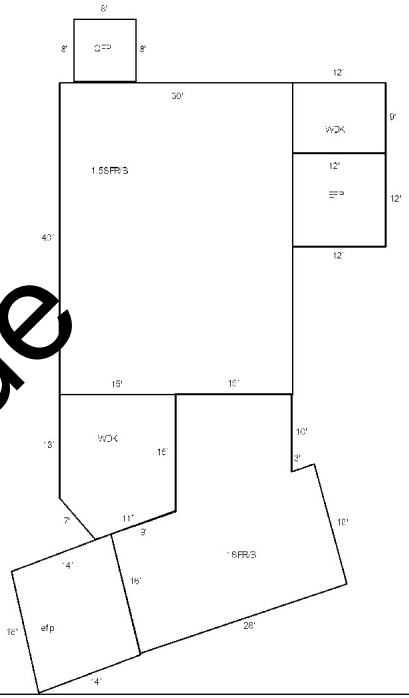
Map Lot 18-01 | Account 1125 | Location 275 Mercer Road | Card 1 Of 1 | 10/16/2024

Building Style	**4 Cape Cod**		
1.Conv.	5.Garrison	9.Other	
2.Ranch	6.Split	10.Gar/Apt	
3.R Ranch	7.Contemp	11.Cottage	
4.Cape	8.Log	12.Dblewid	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**4 One & 1/2 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**2 Vinyl/Aluminum**		
1.Wood	5.Stucco	9.Other	
2.Vin/Al	6.Brick	10.Cement	
3.Compos.	7.Stone	11.	
4.Asbestos	8.Concrete	12.	
Roof Surface	**7 Standing Seam**		
1.Asphalt	4.Composit	7.SS	
2.Slate	5.Wood	8.	
3.Metal	6.Roll Roo	9.	
SF Masonry Trim	**0**		
Solar Voltaic	**0**		
OPEN-4-CUSTOM	**0**		
Year Built	**1986**		
Year Remodeled	**2004**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
Seondary Heat	**0**		
Heat Type	**100%**	**5 Forced Warm Air**	
1.HWBB	5.FWA	9.No Heat	
2.HWCI	6.GravWA	10.Radiant	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**9**		
# Bedrooms	**4**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**1**		
# Fireplaces	**1**		

TRIO Software
A Division of Harris Computer Systems

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Poor	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 110%**		
1.E Grade	4.B Grade	7.	
2.D Grade	5.A Grade	8.SC Grade	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**1200**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Delap	7.No Power	
2.O-Built	5.Bsmt	8.Long Term	
3.Damage	6.Common	9.None	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.No Power	7.	
1.Location	4.General	8.	
2.Encroach	9.None	9.	
Entrance Code	**1 Interior Inspect**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Reviewed	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 7/23/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	1296	3 100	5	0 %	100 %	
21 Open Frame	0	220	3 100	6	0 %	100 %	
1 One Story Frame	0	630	3 100	3	0 %	100 %	
27 Unfin Basement	0	630	0 0	0	0 %	100 %	
21 Open Frame	0	64	0 0	0	0 %	100 %	
22 Encl Frame Porch	0	363	0 0	0	0 %	100 %	
68 Wood Deck	0	356	0 0	0	0 %	100 %	
90 Extra Kitchen	2004	1	3 100	4	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