

BREGER, MELISSA A  
274 SWAN ROAD  
NEW SHARON ME 04955

B3272P43 B3992P277 B4201P32

Previous Owner  
Byrne Taylor J  
Byrne Sarah  
515 China Road  
Albion 04910  
Sale Date: 6/29/2020

Previous Owner  
Daggett, Ryan  
Theriault, Courtney L.  
274 Swan Road  
New Sharon ME 04955  
Sale Date: 5/03/2018

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:  
2021 Homestead TW  
2/24 - GL EA, EST IA, FULL REAR DRMR, AC = CNTRL, 16X24  
LOFT OVER FGR  
7/24 - LD CALLBACK EA, IA. HW FLRS COMMON AREAS, TILE  
KITCH + BATHS, CARPET IN BRS, XFIX = JACUZZI + VANITY  
SINK

New Sharon

Property Data		
Neighborhood	5 NBHD 5	
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.Non
Street		
1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.No
TG PLAN YEAR	0	
Tif District #	0	
Sale Data		
Sale Date	6/29/2020	
Price	272,000	
Sale Type	Land & Buildings	
1.Land	4.Mobile	7.C/I L&B
2.L&B	5.Other	8.
3.Bundling	6.C/I Land	9.
Financing	9 Unknown	
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	23,600	291,000	10,000	304,600
2012	23,600	246,100	10,000	259,700
2013	23,600	246,100	10,000	259,700
2014	23,600	246,100	10,000	259,700
2015	23,600	246,100	10,000	259,700
2016	23,600	246,100	15,000	254,700
2017	23,600	246,100	20,000	249,700
2018	23,600	246,100	20,000	249,700
2019	23,600	246,100	0	269,700
2020	23,600	246,100	0	269,700
2021	23,600	246,100	25,000	244,700
2022	23,600	246,100	22,250	247,450
2024	36,100	384,740	25,000	395,840

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
<b>Square Foot</b>		<b>Square Feet</b>				
16.Not Used				%		
17.Not Used				%		
18.Not Used				%		
19.Not Used				%		
20.Residential-Si				%		
<b>Fract. Acre</b>		<b>Acreage/Sites</b>				
21.Homesite (Frac	14	1.00	100	%	0	
22.Baslot (Fract	28	1.80	100	%	0	
23.Misc (Fract)				%		
<b>Acres</b>						
24.Homesite				%		
25.Baslot				%		
26.Not Used				%		
27.Not Used				%		
28.Rear Land <5				%		
29.Rear Land 5-10				%		
<b>Total Acreage</b>				2.80		

**New Sharon**

Map Lot 18-11

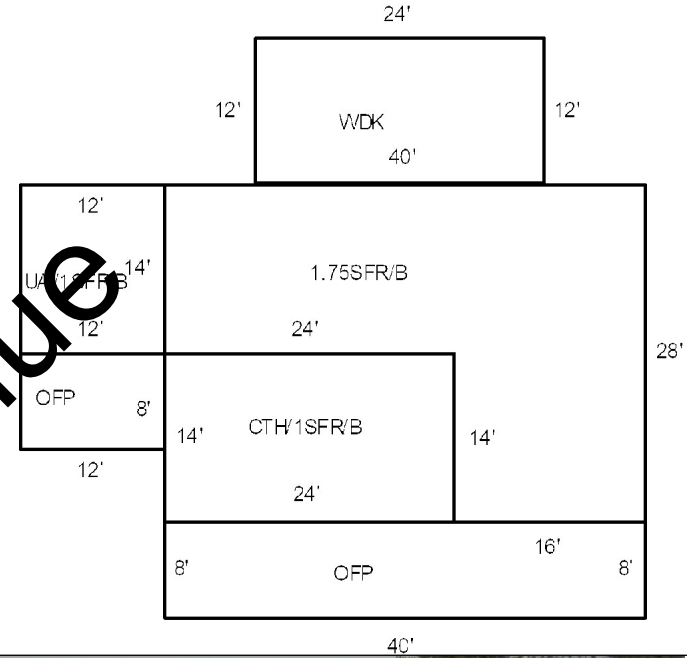
Account 243

Location 274 Swan Road

Card 1 Of 1 10/16/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>416</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade <b>3 100</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Gar/Apt	Secondary Heat <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Cottage	Heat Type <b>100% 5 Forced Warm Air</b>	3.Poor 6. 9.
4.Cape 8.Log 12.Dblewid	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.Radiant	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>5 One &amp; 3/4 Story</b>	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>100% 1 Refrig A/C</b>	Insulation <b>1 Full</b>
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 <b>2 Vinyl/Aluminum</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 120%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>784</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>8</b>	2.Fair 5.Avg+ 8.Exc
Solar Voltaic <b>0</b>	# Bedrooms <b>4</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>2011</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>2</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.	 <p><b>TRIO</b> 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 <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>1 Interior Inspect</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.General 5.Estimate 8.
2.Damp 5. 8.	3.Informal 9.Reviewed 9.	
3.Wet 6. 9.	Information Code <b>1 Owner</b>	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

18-11-00



Date Inspected 7/18/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	2011	135	3 100	3	0 %	100 %	
23 Frame Garage	2011	480	3 100	3	0 %	100 %	
43 2S Frame Garage	2011	384	3 100	3	0 %	100 %	
27 Unfin Basement	0	504	0 0	0	0 %	100 %	
1 One Story Frame	0	504	0 0	0	0 %	100 %	
21 Open Frame	0	416	0 0	0	0 %	100 %	
68 Wood Deck	0	288	0 0	0	0 %	100 %	
28 Unfinished Attic	0	168	0 0	0	0 %	100 %	
					%	%	
					%	%	

