

Mosher, Tessa L
15 SANDY RIVER RD
NEW SHARON ME 04955

B2504P271

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
Sent letter 11/27/17 Discount date expired, not postmarked by due date
2/24 - PM EA, EST IA, W/O BSMT, EST = AYB

New Sharon

Property Data			Assessment Record						
Neighborhood 5 NBHD 5			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	33,000	118,520	10,000	141,520		
1ST MORTGAGE 0			2012	33,000	118,520	10,000	141,520		
2ND MORTGAGE 0			2013	33,000	118,520	10,000	141,520		
Zone/Land Use 1 New Sharon all			2014	33,000	118,520	10,000	141,520		
Secondary Zone			2015	33,000	118,520	10,000	141,520		
Topography			2016	33,000	118,520	15,000	136,520		
1.Level 4.Below St 7.LevelBog			2017	33,000	118,520	20,000	131,520		
2.Rolling 5.Low 8.			2018	33,000	118,520	20,000	131,520		
3.Above St 6.Swampy 9.			2019	33,000	118,520	20,000	131,520		
Utilities			2020	33,000	118,520	25,000	126,520		
1.Public 4.Dr Well 7.Cesspool			2021	33,000	118,520	25,000	126,520		
2.Water 5.Dug Well 8.			2022	33,000	118,520	22,250	129,270		
3.Sewer 6.Septic 9.Non			2024	46,010	197,430	25,000	218,440		
Street									
1.Paved 4.Proposed									
2.Semi Imp 5.R/O/W									
3.Gravel 6. Non									
TG PLAN YEAR 0									
Tif District # 0									
Sale Data			Land Data						
Sale Date			Front Foot	Type	Effective		Influence		Influence Codes
Price					Frontage	Depth	Factor	Code	
Sale Type			11.Com-Site				%		1.Unimproved
1.Land 4.Mobile 7.C/I L&B			12.Ind-Site				%		2.Excess Frtg
2.L&B 5.Other 8.			13.Res-Site PR				%		3.Topography
3.Bundling 6.C/I Land 9.			14.Res-Site DR				%		4.Size/Shape
Financing			15.Res-Site RMT				%		5.Access
1.Convent 4.Seller 7.							%		6.Restriction
2.FHA/VA 5.Private 8.							%		7.Open Space
3.Assumed 6.Cash 9.Unknown							%		8.View/Environ
Validity			Square Foot	Square Feet			%		9.Fract Share
1.Valid 4.Split 7.Renovate			16.Not Used				%		30.Rear Land >10
2.Related 5.Partial 8.Other			17.Not Used				%		31.Tillable
3.Distress 6.Exempt 9.			18.Not Used				%		32.Pasture
Verified			19.Not Used				%		33.Orchard
1.Buyer 4.Agent 7.Family			20.Residential-Si				%		34.Softwood F&O
2.Seller 5.Pub Rec 8.Other			Fract. Acre	Acreage/Sites			%		35.Mixed Wood F&O
3.Lender 6.MLS 9.			21.Homesite (Frac	13	1.00	95	%	5	36.Hardwood F&O
			22.Baselot (Frac	28	4.00	100	%	0	37.Softwood TG
			23.Misc (Fract)				%		38.Mixed Wood TG
			Acres				%		39.Hardwood TG
			24.Homesite				%		40.Wasteland
			25.Baselot				%		41.Open Space
			26.Not Used				%		42.Mobile Home Si
			27.Not Used				%		43.Condo Site
			28.Rear Land <5	Total Acreage		5.00			44.Lot Improvemen
			29.Rear Land 5-10						45.Subdivision Lo
									46.Golf Course

Proposed Value

New Sharon

Map Lot 19-25

Account 743

Location 15 Sandy River Road

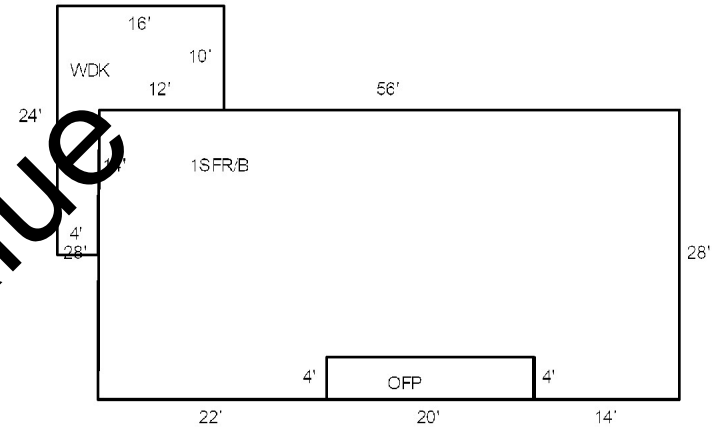
Card 1

Of 1

10/16/2024

Building Style 2 Ranch	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.HWBB 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 1 One 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 2 Vinyl/Aluminum	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 110%
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 1 Asphalt Shingles	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) 1488
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 1	Phys. % Good 0%
Year Built 1990	# 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 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimate
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Exterior 5.Estimate 8.
2.Damp 5. 8.	3.Informal 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.	

19-25-00



Date Inspected 2/01/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0	192	3 100	4	0 %	100 %	
21 Open Frame	0	80	0 0	0	0 %	100 %	
68 Wood Deck	0	216	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



Proposed Value