

Morissette, Melinda  
 Morissette, Sandra  
 209 LANE ROAD  
 NEW SHARON ME 04955

B2885P1 B3866P23 B4003P322

Previous Owner  
 Drosdik, Vincent A.  
 C/o Stephen Drosdik  
 120 Stanwood Park Circle  
 Farmington ME 04938  
 Sale Date: 6/08/2016

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

2/24 - LD EA+, EST IA+, GEN KW?, W/O BSMNT  
 7/24 - LD CALLBACK EA+, IA+, WELL CONSTRUCTED.  
 VAULTED CEILINGS IN COMMON AREAS. 1R COULD BE  
 CONSIDERED BR. 2 BRS IN BSMNT NOT IN COUNT. W/O  
 BSMNT. XFIX = UTILITY SINK + TUB. 1 MASTER BR WALK IN  
 CLOSET

**New Sharon**

Property Data			Assessment Record							
Neighborhood <b>5 NBHD 5</b>			Year	Land	Buildings	Exempt	Total			
Tree Growth Year <b>1972</b>			2011	74,420	270,360	16,000	328,780			
1ST MORTGAGE <b>0</b>			2012	73,730	270,360	16,000	328,090			
2ND MORTGAGE <b>0</b>			2013	74,020	270,360	16,000	328,380			
Zone/Land Use <b>1 New Sharon all</b>			2014	74,660	270,360	16,000	329,020			
Secondary Zone			2015	74,660	270,360	16,000	329,020			
Topography			2016	74,260	270,360	21,000	323,620			
1.Level 4.Below St 7.LevelBog			2017	74,300	270,360	26,000	318,660			
2.Rolling 5.Low 8.			2018	74,300	270,360	26,000	318,660			
3.Above St 6.Swampy 9.			2019	63,100	270,360	26,000	307,460			
Utilities			2020	63,410	270,360	31,000	302,770			
1.Public 4.Dr Well 7.Cesspool			2021	63,410	270,360	31,000	302,770			
2.Water 5.Dug Well 8.			2022	62,550	270,360	27,590	305,320			
3.Sewer 6.Septic 9.Non			2024	83,270	462,490	31,000	514,760			
Street										
1.Paved 4.Proposed			<b>Land Data</b>							
2.Semi Imp 5.R/O/W			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>	
3.Gravel 6.					Frontage	Depth	Factor	Code		
TG PLAN YEAR <b>2013</b>			11.Com-Site						1.Unimproved	
Tif District # <b>0</b>			12.Ind-Site						2.Excess Frtg	
<b>Sale Data</b>			13.Res-Site PR						3.Topography	
Sale Date <b>6/08/2016</b>			14.Res-Site DR						4.Size/Shape	
Price <b>320,000</b>			15.Res-Site RMT						5.Access	
Sale Type <b>Land &amp; Buildings</b>									6.Restriction	
1.Land 4.Mobile 7.C/I L&B			<b>Square Foot</b>	<b>Square Feet</b>				7.Open Space		
2.L&B 5.Other 8.								8.View/Environ		
3.Building 6.C/I Land 9.			16.Not Used					9.Fract Share		
Financing <b>9 Unknown</b>			17.Not Used							
1.Convent 4.Seller 7.			18.Not Used						30.Rear Land >10	
2.FHA/VA 5.Private 8.			19.Not Used						31.Tillable	
3.Assumed 6.Cash 9.Unknown			20.Residential-Si						32.Pasture	
Validity <b>8 Other Non Valid</b>			<b>Fract. Acre</b>	<b>Acreage/Sites</b>						
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	13	1.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Basemat (Frac	28	1.00	100	%	0	34.Softwood F&O	
3.Distress 6.Exempt 9.			23.Misc (Frac)	37	23.00	100	%	0	35.Mixed Wood F&O	
Verified <b>5 Public Record</b>			<b>Acres</b>	24.Homesite	38	10.80	100	%	0	36.Hardwood F&O
1.Buyer 4.Agent 7.Family				25.Basemat	54	34.00	100	%	0	37.Softwood TG
2.Seller 5.Pub Rec 8.Other			26.Not Used						38.Mixed Wood TG	
3.Lender 6.MLS 9.			27.Not Used						39.Hardwood TG	
			28.Rear Land <5						40.Wasteland	
			29.Rear Land 5-10						41.Open Space	
				<b>Total Acreage</b>		69.80			42.Mobile Home Si	
									43.Condo Site	
									44.Lot Improvemen	
									45.Subdivision Lo	
									46.Golf Course	



**New Sharon**

Map Lot 19-63

Account 612

Location 209 Lane Road

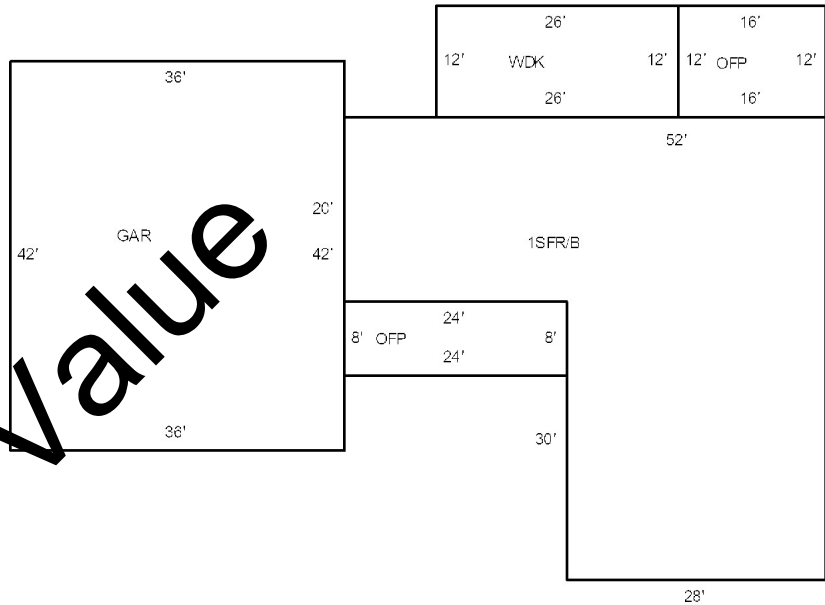
Card 1

Of 1

10/16/2024

Building Style <b>2 Ranch</b>	SF Bsmt Living <b>1484</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade <b>4 100</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% 8 Floor/Wall Unit</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>1 One Story</b>	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>50% 3 Heat Pump</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>1880</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>5 Above 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>10</b>	2.Fair 5.Avg+ 8.Exc
Solar Voltaic <b>0</b>	# Bedrooms <b>1</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>2007</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 6.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.	

19-63-00



Date Inspected 7/26/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2009	1120	4 100	3	0 %	100 %	
23 Frame Garage	0	1512	0 0	0	0 %	100 %	
21 Open Frame	0	384	0 0	0	0 %	100 %	
68 Wood Deck	0	312	0 0	0	0 %	100 %	
78 Gen1	0	1	3 100	3	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