

Adams, Kaitlyn M  
Adams, Jeffrey S  
150 BEANS CORNER RD  
NEW SHARON ME 04955

B538P707 B4153P134

Previous Owner  
Adams, Rodney  
Adams, Fayelene  
226 Beans Corner Road  
New Sharon ME 04955  
Sale Date: 12/20/2019

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Deed of Distribution to son and granddaughter Removed homestead and Vet exemptions TW  
2/24 - LD EF/P, EST IP, EST REAR = DEBRIS, FEP VP, MOHO + 32X14 SHD = NV

New Sharon

Property Data			Assessment Record				
Neighborhood <b>5 NBHD 5</b>			Year	Land	Buildings	Exempt	Total
Tree Growth Year <b>0</b>			2011	21,800	86,260	10,000	98,060
1ST MORTGAGE <b>0</b>			2012	21,800	86,260	10,000	98,060
2ND MORTGAGE <b>0</b>			2013	21,800	86,260	16,000	92,060
Zone/Land Use <b>1 New Sharon all</b>			2014	21,800	86,260	16,000	92,060
Secondary Zone			2015	21,800	86,260	16,000	92,060
Topography			2016	21,800	86,260	15,000	93,060
1.Level 4.Below St 7.LevelBog			2017	21,800	86,260	20,000	88,060
2.Rolling 5.Low 8.			2018	21,800	86,260	26,000	82,060
3.Above St 6.Swampy 9.			2019	21,800	86,260	26,000	82,060
Utilities			2020	21,800	86,260	0	108,060
1.Public 4.Dr Well 7.Cesspool			2021	21,800	86,260	0	108,060
2.Water 5.Dug Well 8.			2022	21,800	86,260	0	108,060
3.Sewer 6.Septic 9.Non			2024	33,850	60,740	0	94,590
Street							
1.Paved 4.Proposed							
2.Semi Imp 5.R/O/W							
3.Gravel 6. Non							
TG PLAN YEAR <b>0</b>							
Tif District # <b>0</b>							
Sale Date <b>12/20/2019</b>							
Price							
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 <b>9 Unknown</b>							
1.Convent 4.Seller 7.							
2.FHA/VA 5.Private 8.							
3.Assumed 6.Cash 9.Unknown							
Validity <b>2 Related Parties</b>							
1.Valid 4.Split 7.Renovate							
2.Related 5.Partial 8.Other							
3.Distress 6.Exempt 9.							
Verified <b>5 Public Record</b>							
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
				%		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
<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>Acres/Sites</b>				
21.Homesite (Frac	14	1.00	100	%	0	
22.Baselot (Frac	28	0.90	100	%	0	
23.Misc (Fract)				%		
<b>Acres</b>						
24.Homesite				%		
25.Baselot				%		
26.Not Used				%		
27.Not Used				%		
28.Rear Land <5				%		
29.Rear Land 5-10				%		
<b>Total Acreage</b>			<b>1.90</b>			

**New Sharon**

Map Lot 20-12

Account 14

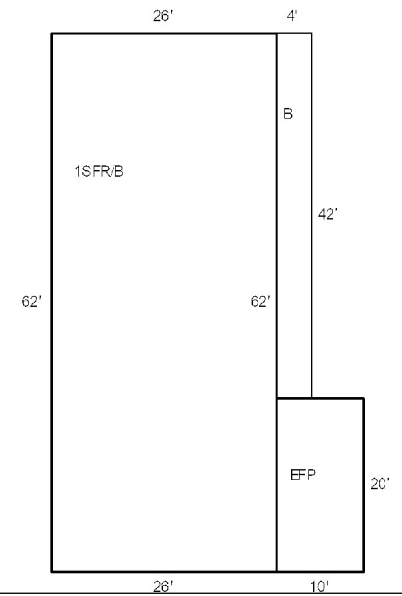
Location 226 Beans Corner Road

Card 1 Of 1 10/16/2024

Building Style <b>12 Dblewide</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade <b>0 0</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>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>0% 9 None</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>2 Fair 100%</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>1612</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>1 Poor</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>5</b>	2.Fair 5.Avg+ 8.Exc
Solar Voltaic <b>0</b>	# Bedrooms <b>3</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>1990</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</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>5 Estimate</b>
Wet Basement <b>3 Wet 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>5 Estimate</b>	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.	

Proposed Value

20-12-00



Date Inspected 2/26/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1990	240	1 100	2	0 %	100 %	
61 Canopy	1990	40	1 100	2	0 %	100 %	
27 Unfin Basement	0	168	0 0	0	0 %	100 %	
22 Encl Frame Porch	0	200	0 0	0	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