Map Lot 20-15 | Account 265 | Location Beans Corner Road | Card 1 Of 1 | 10/16/2024

Fuller, Walter D
Davis, Joan F
152 BEANS CORNER ROAD
NEW SHARON ME 04955

B3404P338

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.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	
Price	

Sale Type

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.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.

Verified

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	32,400	16,190	0	48,590
2012	32,400	16,190	0	48,590
2013	32,400	16,190	0	48,590
2014	32,400	16,190	0	48,590
2015	32,400	16,190	10,000	38,590
2016	32,400	12,450	15,000	29,850
2017	32,400	12,450	20,000	24,850
2018	32,400	12,450	20,000	24,850
2019	32,400	12,450	20,000	24,850
2020	32,400	12,450	25,000	19,850
2021	32,400	12,450	25,000	19,850
2022	32,400	12,450	22,250	22,600
2024	44,120	23,760	25,000	42,880

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Com-Site				%	
12.Ind-Site				%	
13.Res-Site PR				%	
14.Res-Site DR				%	
15.Res-Site RMT				%	
				%	
				%	

Square Foot	Square Feet		
16.Not Used		%	
17.Not Used		%	
18.Not Used		%	
19.Not Used		%	
20.Residential-Si		%	
		%	
		%	

Fract. Acre	Acreage/Sites			
21.Homesite (Frac	14	1.00	100 %	0
22.Baselot (Fract	28	4.00	100 %	0
23.Misc (Fract)	54	2.52	100 %	0
Acres			%	
24.Homesite			%	
25.Baselot			%	
26.Not Used			%	
27.Not Used			%	
28.Rear Land <5				
29.Rear Land 5-10				

Total Acreage 7.52

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

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

2/24 - EP, EST IP, EST REAR = DEBRIS, EXT SIDING = PRACTICLE BOARD, FOP = NV, SHD1 = NV

New Sharon

Proposed Value

New Sharon

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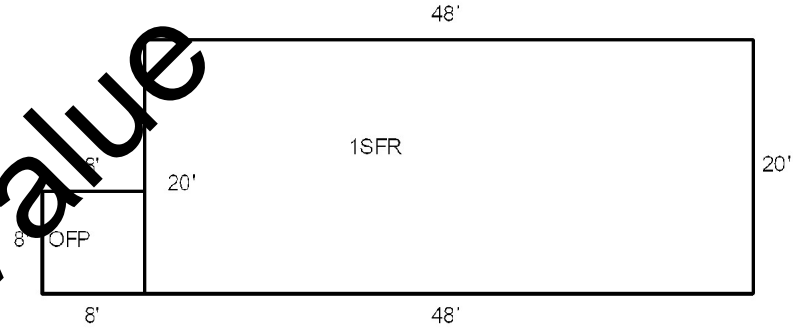
Building Style **12 Dblewide**		
1.Conv.	5.Garrison	9.Other
2.Ranch	6.Split	10.Gar/Apt
3.R Ranch	7.Contemp	11.Cottage
4.Cape	8.Log	12.Dblewid
Dwelling Units **1**		
Other Units **0**		
Stories **1 One Story**		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.
Exterior Walls **1 Wood Siding**		
1.Wood	5.Stucco	9.Other
2.Vin/Al	6.Brick	10.Cement
3.Compos.	7.Stone	11.
4.Asbestos	8.Concrete	12.
Roof Surface **1 Asphalt Shingles**		
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 **1980**		
Year Remodeled **0**		
Foundation **5 Concrete Slab**		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.
Basement **9 No 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 **0**		
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 **5**		
# Bedrooms **2**		
# Full Baths **1**		
# Half Baths **0**		
# Addn Fixtures **0**		
# Fireplaces **0**		

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 **2 Fair 85%**		
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) **960**		
Condition **1 Poor**		
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 **5 Estimated**		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Reviewed	9.
Information Code **5 Estimate**		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

20-15-00



Date Inspected 2/26/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	64	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

Proposed Value