Map Lot 20-35 | Account 628 | Location 81 Beans Corner Road | Card 1 Of 1 | 10/16/2024

LePage, Gordon D
LePage, Carole M
91 BEAN CORNER RD
NEW SHARON ME 04955

B1064P161

Inspection Witnessed By:

X Date

| No./Date | Description | Date Insp. |
|---|---|---|
| | | |
| | | |
| | | |

Notes:

2/24 - LD EA-, EST IA-, ORIGINAL HOUSE BURNT DOWN REPLACED WITH RANCH, DIRT FLOOR BSMNT

**New Sharon**

## Property Data

Neighborhood

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 | 48,000 | 69,020 | 0 | 117,020 |
| 2012 | 48,000 | 69,020 | 0 | 117,020 |
| 2013 | 48,000 | 69,020 | 0 | 117,020 |
| 2014 | 48,000 | 69,020 | 0 | 117,020 |
| 2015 | 48,000 | 69,020 | 0 | 117,020 |
| 2016 | 48,000 | 69,020 | 0 | 117,020 |
| 2017 | 48,000 | 69,020 | 0 | 117,020 |
| 2018 | 48,000 | 69,020 | 0 | 117,020 |
| 2019 | 48,000 | 69,020 | 0 | 117,020 |
| 2020 | 48,000 | 69,020 | 0 | 117,020 |
| 2021 | 48,000 | 69,020 | 0 | 117,020 |
| 2022 | 48,000 | 69,020 | 0 | 117,020 |
| 2024 | 66,600 | 159,460 | 0 | 226,060 |

## Land Data

**Front Foot**

11.Com-Site
12.Ind-Site
13.Res-Site PR
14.Res-Site DR
15.Res-Site RMT

**Square Foot**

16.Not Used
17.Not Used
18.Not Used
19.Not Used
20.Residential-Si

**Fract. Acre**

21.Homesite (Frac
22.Baselot (Fract
23.Misc (Fract)

**Acres**

24.Homesite
25.Baselot
26.Not Used
27.Not Used
28.Rear Land <5
29.Rear Land 5-10

| Type | Effective Frontage | Effective Depth | Influence Factor | Influence Code |
|---|---|---|---|---|
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | **Square Feet** | | | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |
| | **Acreage/Sites** | | | |
| 14 | 1.00 | 100 | % | 0 |
| 28 | 4.00 | 100 | % | 0 |
| 54 | 25.00 | 100 | % | 0 |
| | | | % | |
| | | | % | |
| | | | % | |
| | | | % | |

**Total Acreage** 30.00

**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

Proposed Value

# New Sharon

Map Lot 20-35 | Account 628 | Location 81 Beans Corner Road | Card 1 Of 1 | 10/16/2024

| | | | |
|---|---|---|---|
| Building Style | **2 Ranch** | | |
| 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 | **1860** | | |
| Year Remodeled | **0** | | |
| Foundation | **3 Brick &/or Stone** | | |
| 1.Concrete | 4.Wood | 7. | |
| 2.C Block | 5.Slab | 8. | |
| 3.Br/Stone | 6.Piers | 9. | |
| Basement | **4 Full 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 | **3 Wet Basement** | | |
| 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 | **6** | | |
| # Bedrooms | **3** | | |
| # Full Baths | **1** | | |
| # Half Baths | **0** | | |
| # Addn Fixtures | **0** | | |
| # Fireplaces | **0** | | |

| | | | |
|---|---|---|---|
| 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 | **3 Average 100%** | | |
| 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) | **900** | | |
| Condition | **4 Average** | | |
| 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 | **3 Information Only** | | |
| 1.Interior | 4.Vacant | 7. | |
| 2.Refusal | 5.Estimate | 8. | |
| 3.Informed | 6.Reviewed | 9. | |
| Information Code | **1 Owner** | | |
| 1.Owner | 4.Agent | 7. | |
| 2.Relative | 5.Estimate | 8. | |
| 3.Tenant | 6.Other | 9. | |

20-35-00

Proposed Value

TRIO Software
A Division of Harris Computer Systems

Date Inspected 2/26/2024

## Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |
|---|---|---|---|---|---|---|---|
| 24 Frame Shed | 1980 | 288 | 3 100 | 2 | 0 % | 100 % | |
| 80 Barn | 1860 | 1104 | 3 100 | 2 | 0 % | 100 % | |
| 1 One Story Frame | 0 | 240 | 3 100 | 3 | 0 % | 100 % | |
| 29 Finished Attic | 0 | 690 | 3 100 | 3 | 0 % | 100 % | |
| 19 Utility Storage | 0 | 771 | 3 100 | 3 | 0 % | 100 % | |
| 22 Encl Frame Porch | 0 | 128 | 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