

WALKER, ALISON NOEL
STEVENS, BRONSEN
23 HEMLOCK AVENUE
EAST WATERBORO ME 04030

B18413P540 B19040P875 B19311P647

Previous Owner
BARTLETT, KEVIN K
23 HEMLOCK AVENUE

EAST WATERBORO ME 04030
Sale Date: 9/12/2023

Previous Owner
BARTLETT SANDRA P
23 HEMLOCK AVE

EAST WATERBORO ME 04030
Sale Date: 10/15/2020

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 48 OLD ALFRED RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	62,300	172,000	16,000	218,300		
1ST MORTGAGE 0			2013	62,300	172,000	16,000	218,300		
2ND MORTGAGE 0			2014	62,300	172,000	16,000	218,300		
Zone/Land Use 11 Residential			2015	62,300	172,000	16,000	218,300		
Secondary Zone			2016	53,000	172,000	21,000	204,000		
Topography 1 Level			2017	53,000	172,000	21,000	204,000		
1.Level 4.Below St 7.Steep			2018	53,000	172,000	26,000	199,000		
2.Rolling 5.Low 8.Wet			2019	53,000	172,000	26,000	199,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	53,000	173,000	26,000	200,000		
Utilities 9 No Water/No Sewer			2021	58,300	173,000	30,380	200,920		
1.Public 4.Improve 7.Improve			2022	63,600	190,300	0	253,900		
2.Water 5.Improve 8.			2023	70,000	211,000	25,000	256,000		
3.Sewer 6.Improve 9.None			2024	78,400	237,000	25,000	290,400		
Street 1 Paved			2025	86,300	317,400	0	403,700		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 9/12/2023			14.Rear Land				%		3.Topography
Price 355,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.69	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage 0.69						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 049-010I

Account 3983

Location 23 HEMLOCK AVE

Card 1 Of 1 9/23/2024

Building Style	9 Other			SF Bsmt Living	0			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL 0			2.Inadeq	5.	8.		
3.R Ranch	7.Contemp/	11.Condo		Heat Type	100% 1 Hot Water BB			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic 9 None				
Dwelling Units 1				2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units 0				3.HWRAD	7.Electric 11.			2.1/2 Fin	5.FI/Stair 8.		
Stories 5 One & 3/4 Story				4.Steam	8.FI/WallM 12.			3.3/4 Fin	6.1/2 Unfi	9.None	
1.1	4.1.50	7.1.25		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	6.2.50	9.		2.Evapor	5. 8.			2.Heavy	5.Unk 8.		
Exterior Walls 2 Wood Shingle				3.H Pump	6. 9.None			3.Capped	6. 9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style 3 Old Style			Unfinished % 0%				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.			Grade & Factor 3 Average 100%			
2.Wd Sh	6.Br/St	11.		2.Typical	5. 8.			1.E Grade	4.B Grade	7.AAA Grad	
3.Compos.	7.Nov	12.		3.Old Type	6. 9.None			2.D Grade	5.A Grade 8.		
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.			1.Modern	4.Obsolete 7.			SQFT (Footprint) 864			
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition 5 Above Average			
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G	
SF Masonry Trim 0				# Rooms 0			2.Fair			5.Avg+ 8.Exc	
OPEN-3- 0				# Bedrooms 3			3.Avg-			6.Good 9.Same	
OPEN-4- 0				# Full Baths 1			Phys. % Good 0%				
Year Built 1973				# Half Baths 1			Funct. % Good 100%				
Year Remodeled 2000				# Addn Fixtures 0			Functional Code 9 None				
Foundation 1 Concrete				# Fireplaces 1			1.Incomp			4.Small	7.Layout
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c5e8c; color: white; padding: 10px 20px; font-size: 2em; font-weight: bold; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>							
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	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 1 Dry Basement											
1.Dry	4.	7.									
2.Damp	5.	8.									
3.Wet	6.	9.									
Date Inspected						Econ. % Good 100%			Economic Code None		
						0.None			3.Services 7.		
						1.Location			4.Traffic 8.		
						2.Encroach			9.None 9.		
						Entrance Code 0					
						1.Interior			4.Vacant 7.		
						2.Refusal			5.Estimate 8.		
						3.Informed			6.Office 9.RS		
						Information Code 0					
						1.Owner			4.Agent 7.		
						2.Relative			5.Estimate 8.		
						3.Tenant			6.Other 9.SNY		

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	2005	240	0 0	0	0	0 %	0 %	1.One Story Fram
68 Wood Deck	0	48	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	0	192	0 0	0	0	0 %	0 %	3.Three Story Fr
1 One Story Frame	0	144	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
23 Frame Garage	0	450	0 0	0	0	0 %	0 %	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

