

SMITH, JAMES H  
SMITH, FAITH D  
6 HEMLOCK AVE  
E WATERBORO ME 04030

B3128P308 B15486P703 B18534P248

Previous Owner  
PULSIFER PHILIP C  
C/O NANCY FLYNN  
PO BOX 188  
E WATERBORO ME 04030  
Sale Date: 1/22/2021

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record																																																																																																																																																																																																																
Neighborhood <b>48 OLD ALFRED RD</b>			Year	Land	Buildings	Exempt	Total																																																																																																																																																																																																												
Tree Growth Year <b>0</b>			2012	61,400	146,900	10,000	198,300																																																																																																																																																																																																												
1ST MORTGAGE <b>0</b>			2013	61,400	146,900	10,000	198,300																																																																																																																																																																																																												
2ND MORTGAGE <b>0</b>			2014	61,400	146,900	10,000	198,300																																																																																																																																																																																																												
Zone/Land Use <b>11 Residential</b>			2015	61,400	146,900	10,000	198,300																																																																																																																																																																																																												
Secondary Zone			2016	52,200	146,900	15,000	184,100																																																																																																																																																																																																												
Topography <b>1 Level</b>			2017	52,200	146,900	15,000	184,100																																																																																																																																																																																																												
1.Level 4.Below St 7.Steep			2018	52,200	146,900	20,000	179,100																																																																																																																																																																																																												
2.Rolling 5.Low 8.Wet			2019	52,200	146,900	20,000	179,100																																																																																																																																																																																																												
3.Above St 6.Swampy 9.Lev/Roll			2020	52,200	147,900	20,000	180,100																																																																																																																																																																																																												
Utilities <b>9 No Water/No Sewer</b>			2021	57,400	147,900	24,500	180,800																																																																																																																																																																																																												
1.Public 4.Improve 7.Improve			2022	62,700	162,700	0	225,400																																																																																																																																																																																																												
2.Water 5.Improve 8.			2023	68,900	180,500	0	249,400																																																																																																																																																																																																												
3.Sewer 6.Improve 9.None			2024	77,300	204,000	0	281,300																																																																																																																																																																																																												
Street <b>1 Paved</b>			2025	85,100	283,000	0	368,100																																																																																																																																																																																																												
1.Paved 4.Proposed 7.ROW			<table border="1"> <thead> <tr> <th colspan="4">Land Data</th> </tr> <tr> <th rowspan="2">Front Foot</th> <th rowspan="2">Type</th> <th colspan="2">Effective</th> <th colspan="2">Influence</th> <th rowspan="2">Influence Codes</th> </tr> <tr> <th>Frontage</th> <th>Depth</th> <th>Factor</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>11.Ossipee WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>1.Unimproved</td> </tr> <tr> <td>12.Arrowhead WF</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>2.Excess Ftg /De</td> </tr> <tr> <td>13.Waterfront</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>3.Topography</td> </tr> <tr> <td>14.Rear Land</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>4.Size/Shape</td> </tr> <tr> <td>15.Misc</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>5.Access or Rear</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>6.Restriction</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>7.Open Space</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>8.View/Environ</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>9.Fract Share</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td><b>Acres</b></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>30.Rear (201+)</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>31.Tillable/Horti</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>32.Pasture</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>33.Orchard</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>34.Frontage</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>35.Triangular Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>36.Commercial</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>37.Softwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>38.Mixed Wood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>39.Hardwood</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>40.Wasteland</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>41.Gravel Pit (Ac</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>42.Mobile Home Si</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>43.Condo Site</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>44.Utility ROW</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>45.Camp Lot</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td>46.Site Improve</td> </tr> </tbody> </table>					Land Data				Front Foot	Type	Effective		Influence		Influence Codes	Frontage	Depth	Factor	Code	11.Ossipee WF				%		1.Unimproved	12.Arrowhead WF				%		2.Excess Ftg /De	13.Waterfront				%		3.Topography	14.Rear Land				%		4.Size/Shape	15.Misc				%		5.Access or Rear					%		6.Restriction					%		7.Open Space					%		8.View/Environ					%		9.Fract Share					%		<b>Acres</b>					%		30.Rear (201+)					%		31.Tillable/Horti					%		32.Pasture					%		33.Orchard					%		34.Frontage					%		35.Triangular Lot					%		36.Commercial					%		37.Softwood					%		38.Mixed Wood					%		39.Hardwood					%		40.Wasteland					%		41.Gravel Pit (Ac					%		42.Mobile Home Si					%		43.Condo Site					%		44.Utility ROW					%		45.Camp Lot					%		46.Site Improve
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Sale Type <b>2 Land &amp; Buildings</b>			25.Excess (10+)																																																																																																																																																																																																																
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			<b>Total Acreage 0.67</b>																																																																																																																																																																																																																

# Waterboro

Map Lot 049-007

Account 3962

Location 6 HEMLOCK AVE

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>600</b>	Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>3 105</b>	1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	<b>0</b>	2.Inadeq	5.	8.	
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat			
Dwelling Units	<b>1</b>			2.HWCI	6.GravWA	10.			
Other Units	<b>0</b>			3.HWRAD	7.Electric	11.			
Stories	<b>1 One Story</b>			4.Steam	8.F/WallM	12.			
1.1	4.1.50	7.1.25		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.			
3.3	6.2.50	9.		2.Evapor	5.	8.			
Exterior Walls	<b>2 Wood Shingle</b>			3.H Pump	6.	9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>			Unfinished %	<b>0%</b>
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			
Roof Surface	<b>1 Asphalt Shingles</b>			Bath(s) Style	<b>2 Typical Bath(s)</b>			Grade & Factor	<b>3 Average 105%</b>
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.			
2.Slate	5.Wood	8.		2.Typical	5.	8.			
3.Metal	6.Other	9.		3.Old Type	6.	9.None			
SF Masonry Trim	<b>0</b>			# Rooms	<b>0</b>			SQFT (Footprint)	<b>1000</b>
OPEN-3-	<b>0</b>			# Bedrooms	<b>3</b>			Condition	<b>5 Above Average</b>
OPEN-4-	<b>0</b>			# Full Baths	<b>1</b>			1.Poor	4.Avg
Year Built	<b>1971</b>			# Half Baths	<b>0</b>			2.Fair	5.Avg+
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>			3.Avg-	6.Good
Foundation	<b>1 Concrete</b>			# Fireplaces	<b>0</b>			Phys. % Good	<b>0%</b>
1.Concrete	4.Wood	7.						Funct. % Good	<b>100%</b>
2.C Block	5.Slab	8.						Functional Code	<b>9 None</b>
3.Br/Stone	6.Prs/Post	9.						1.Incomp	4.Small
Basement	<b>4 Full Basement</b>							2.O-Built	5.CDU
1.1/4 Bmt	4.Full Bmt	7.						3.Damage	6.Style
2.1/2 Bmt	5.None	8.						Econ. % Good	<b>100%</b>
3.3/4 Bmt	6.	9.None						Economic Code	<b>None</b>
Bsmt Gar # Cars	<b>0</b>							0.None	3.Services
Wet Basement	<b>1 Dry Basement</b>							1.Location	4.Traffic
1.Dry	4.	7.						2.Encroach	9.None
2.Damp	5.	8.						Entrance Code	<b>0</b>
3.Wet	6.	9.						1.Interior	4.Vacant
								2.Refusal	5.Estimate
								3.Informed	6.Office
								Information Code	<b>0</b>
								1.Owner	4.Agent
								2.Relative	5.Estimate
								3.Tenant	6.Other
									9.SNY



Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	256	0 0	0	0	0	%	1.One Story Fram
47 1.50 ST GAR	0	1008	0 0	0	0	0	%	2.Two Story Fram
26 1SFr Overhang	0	34	0 0	0	0	0	%	3.Three Story Fr
24 Frame Shed	0	192	0 0	0	0	0	%	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

