

RUTT VANESSA C (JT)
RUTT, JONATHAN H
17 HEMLOCK AVE
EAST WATERBORO ME 04030

B2031P157 B16152P509 B17530P106

Previous Owner
SCHOFIELD, PAUL & DONNA
ATTN: VANESSA & JONATHAN RUTT
17 HEMLOCK AVE
EAST WATERBORO ME 04030
Sale Date: 8/02/2017

Previous Owner
ROCRAY PAUL
C/O PAUL SCHOFIELD
17 HEMLOCK AVE
EAST WATERBORO ME 04030
Sale Date: 8/26/2011

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	146,600	16,000	192,900		
1ST MORTGAGE 0			2013	62,300	146,600	16,000	192,900		
2ND MORTGAGE 0			2014	62,300	146,600	16,000	192,900		
Zone/Land Use 11 Residential			2015	62,300	146,600	16,000	192,900		
Secondary Zone			2016	53,000	145,100	21,000	177,100		
Topography 1 Level			2017	53,000	145,100	21,000	177,100		
1.Level 4.Below St 7.Steep			2018	53,000	145,100	26,000	172,100		
2.Rolling 5.Low 8.Wet			2019	53,000	145,100	0	198,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	53,000	147,800	0	200,800		
Utilities 9 No Water/No Sewer			2021	58,300	147,800	0	206,100		
1.Public 4.Improve 7.Improve			2022	63,600	162,600	25,000	201,200		
2.Water 5.Improve 8.			2023	70,000	180,400	25,000	225,400		
3.Sewer 6.Improve 9.None			2024	78,400	203,100	25,000	256,500		
Street 1 Paved			2025	86,300	266,900	25,000	328,200		
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 8/02/2017			14.Rear Land				%		3.Topography
Price 195,000			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 Improveme

Waterboro

Map Lot 049-010J

Account 3984

Location 17 HEMLOCK AVE

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsm't Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsm't Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units 1			2.HWCI	6.GravWA	10.
Other Units 0			3.HWRAD	7.Electric	11.
Stories 1 One Story			4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
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 8 Aluminum/Vinyl			3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		2 Typical
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 1 Asphalt Shingles			Bath(s) Style		2 Typical Bath(s)
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 0			# Rooms	0	
OPEN-3- 0			# Bedrooms	3	
OPEN-4- 0			# Full Baths	1	
Year Built 1979			# Half Baths	0	
Year Remodeled 0			# Addn Fixtures	0	
Foundation 1 Concrete			# Fireplaces	0	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">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			
Bsm't Gar # Cars 0					
Wet Basement 1 Dry Basement					
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	144	0 0	0	0	0 %	0 %
47 1.50 ST GAR	0	672	0 0	0	0	0 %	0 %
68 Wood Deck	0	448	0 0	0	0	0 %	0 %
21 Open Frame	0	48	0 0	0	0	0 %	0 %
68 Wood Deck	0	256	0 0	0	0	0 %	0 %
24 Frame Shed	0	80	0 0	0	0	0 %	0 %
						%	%
						%	%
						%	%
						%	%

- 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

