

HAMMOND TIMOTHY B  
40 HEMLOCK AVE  
EAST WATERBORO ME 04030

B14598P964 B16807P775 B17252P285

Previous Owner  
HARTFORD, SHARON A  
ATTN: TIMOTHY B HAMMOND  
40 HEMLOCK AVE  
EAST WATERBORO ME 04030  
Sale Date: 6/13/2016

Previous Owner  
WYCKMANS MARC & DONNA WOODSOME  
C/O SHARON A HARTFORD  
40 HEMLOCK AVE  
EAST WATERBORO ME 04030  
Sale Date: 4/23/2014

Previous Owner  
SCOTT PHILLIP H. & ANNA E.  
40 HEMLOCK AVE

EAST WATERBORO ME 04030  
Sale Date: 9/13/2005

Inspection Witnessed By:

X	Date
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	51,700	152,700	10,000	194,400		
1ST MORTGAGE <b>0</b>			2013	51,700	152,700	10,000	194,400		
2ND MORTGAGE <b>0</b>			2014	51,700	152,700	10,000	194,400		
Zone/Land Use <b>11 Residential</b>			2015	51,700	152,700	10,000	194,400		
Secondary Zone			2016	43,900	152,700	0	196,600		
Topography <b>1 Level</b>			2017	43,900	152,700	0	196,600		
1.Level 4.Below St 7.Steep			2018	43,900	152,700	0	196,600		
2.Rolling 5.Low 8.Wet			2019	43,900	152,700	0	196,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	43,900	153,700	0	197,600		
Utilities <b>9 No Water/No Sewer</b>			2021	48,300	153,700	0	202,000		
1.Public 4.Improve 7.Improve			2022	52,700	169,100	0	221,800		
2.Water 5.Improve 8.			2023	58,000	187,500	0	245,500		
3.Sewer 6.Improve 9.None			2024	65,000	211,200	0	276,200		
Street <b>1 Paved</b>			2025	71,500	292,200	0	363,700		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
Sale Date <b>6/13/2016</b>			14.Rear Land			%		4.Size/Shape	
Price <b>149,000</b>			15.Misc			%		5.Access or Rear	
Sale Type <b>2 Land &amp; Buildings</b>						%		6.Restriction	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing <b>1 Conventional</b>			17.Secondary Lot			%		<b>Acres</b>	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity <b>1 Arms Length Sale</b>						%		33.Orchard	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Frontage	
2.Related 5.Partial 8.Other				21	0.74	80	%	2	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		35.Triangular Lot	
Verified <b>5 Public Record</b>			23.Non Conforming			%		36.Commercial	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		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	
			<b>Total Acreage</b>		<b>0.74</b>				

46.Site Improve


## Waterboro

Map Lot 049-011R

Account 4003

Location 40 HEMLOCK AVE

Card 1 Of 1 9/23/2024

Building Style	<b>3 Raised Ranch</b>			SF Bsmt Living	<b>800</b>			Layout	<b>1 Typical</b>			
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>3 100</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	Attic	<b>0</b>				
Dwelling Units	<b>1</b>			2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi		
Other Units	<b>0</b>			3.HWRAD	7.Electric 11.			2.1/2 Fin	5.FI/Stair 8.			
Stories	<b>1 One Story</b>			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	<b>0% 9 None</b>			Insulation	<b>1 Full</b>			
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	<b>8 Alumunum/Vinyl</b>			3.H Pump	6. 9.None			3.Capped	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.			Grade & Factor	<b>3 Average 105%</b>			
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	<b>3 Metal</b>			Bath(s) Style	<b>2 Typical Bath(s)</b>			3.C Grade	6.AA Grade 9.Same			
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete 7.			SQFT (Footprint)	<b>1035</b>			
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition	<b>6 Good</b>			
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G		
SF Masonry Trim	<b>0</b>			# Rooms	<b>5</b>			2.Fair	5.Avg+ 8.Exc			
OPEN-3-	<b>0</b>			# Bedrooms	<b>3</b>			3.Avg-	6.Good 9.Same			
OPEN-4-	<b>0</b>			# Full Baths	<b>1</b>			Phys. % Good	<b>0%</b>			
Year Built	<b>1980</b>			# Half Baths	<b>1</b>			Funct. % Good	<b>100%</b>			
Year Remodeled	<b>0</b>			# Addn Fixtures	<b>0</b>			Functional Code	<b>9 None</b>			
Foundation	<b>1 Concrete</b>			# Fireplaces	<b>0</b>			1.Incomp	4.Small	7.Layout		
1.Concrete	4.Wood	7.			2.O-Built	5.CDU 8.Other		3.Damage	6.Style 9.None			
2.C Block	5.Slab	8.	Econ. % Good		<b>100%</b>			Economic Code	<b>None</b>			
3.Br/Stone	6.Prs/Post	9.	0.None		3.Services 7.		1.Location	4.Traffic 8.		2.Encroach	9.None 9.	
Basement	<b>4 Full Basement</b>				Entrance Code	<b>0</b>			1.Interior	4.Vacant 7.		
1.1/4 Bmt	4.Full Bmt	7.			2.Refusal	5.Estimate 8.		3.Informed	6.Office 9.RS			
2.1/2 Bmt	5.None	8.			Information Code	<b>0</b>			1.Owner	4.Agent 7.		
3.3/4 Bmt	6. 9.None				2.Relative	5.Estimate 8.		3.Tenant	6.Other 9.SNY			
Bsmt Gar # Cars	<b>0</b>											
Wet Basement	<b>1 Dry Basement</b>											
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	39	0 0	0	0 %	0 %		1.One Story Fram
68 Wood Deck	0	240	0 0	0	0 %	0 %		2.Two Story Fram
63 Swimming Pool	1982	640	0 0	0	75 %	75 %		3.Three Story Fr
62 Patio	0	600	0 0	0	0 %	0 %		4.1 & 1/2 Story
24 Frame Shed	0	96	0 0	0	0 %	0 %		5.1 & 3/4 Story
23 Frame Garage	2007	576	0 0	0	0 %	0 %		6.2 & 1/2 Story
61 Canopy	2007	20	0 0	0	0 %	0 %		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

