

Fails, Walter
Fails, Ginger
53 HEMLOCK HOLLOW
NEW SHARON ME 04955

B2285P126 B3978P182

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
5/24 - LD EST ALL DATA = NT, EA, IA, ROW

New Sharon

Property Data		
Neighborhood	5 NBHD 5	
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.Non
Street		
1.Paved	4.Proposed	7.
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.No
TG PLAN YEAR	0	
Tif District #	0	
Sale Data		
Sale Date	3/01/2018	
Price		
Sale Type	Land & Buildings	
1.Land	4.Mobile	7.C/I L&B
2.L&B	5.Other	8.
3.Bundleing	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	5 Public Record	
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	13,100	2,310	0	15,410
2012	16,600	20,790	0	37,390
2013	16,600	11,780	10,000	18,380
2014	16,600	11,780	10,000	18,380
2015	16,600	11,780	10,000	18,380
2016	16,600	9,060	15,000	10,660
2017	16,600	9,060	20,000	5,660
2018	36,440	17,010	20,000	33,450
2019	36,440	17,010	20,000	33,450
2020	36,440	17,010	25,000	28,450
2021	36,440	17,010	25,000	28,450
2022	36,440	17,010	22,250	31,200
2024	26,770	56,300	25,000	58,070

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Com-Site				%		1.Unimproved
12.Ind-Site				%		2.Excess Frtg
13.Res-Site PR				%		3.Topography
14.Res-Site DR				%		4.Size/Shape
15.Res-Site RMT				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Not Used				%		30.Rear Land >10
17.Not Used				%		31.Tillable
18.Not Used				%		32.Pasture
19.Not Used				%		33.Orchard
20.Residential-Si				%		34.Software F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Software 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
Total Acreage		1.30				



New Sharon

Map Lot 20-04

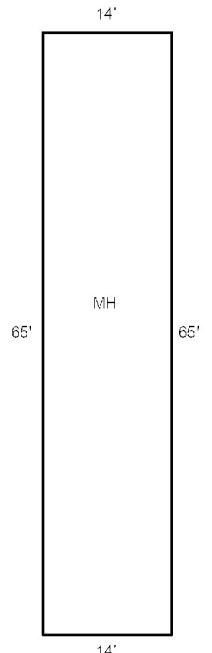
Account 353

Location 53 Hemlock Hollow Road

Card 1 Of 1 10/16/2024

Building Style	SF Bsmt Living	Layout	20-04-00
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade	1.Typical 4. 7.	
2.Ranch 6.Split 10.Gar/Apt	Secondary Heat	2.Inadeq 5. 8.	
3.R Ranch 7.Contemp 11.Cottage	Heat Type 100%	3.Poor 6. 9.	
4.Cape 8.Log 12.Dblewid	1.HWBB 5.FWA 9.No Heat	Attic	
Dwelling Units	2.HWCI 6.GravWA 10.Radiant	1.1/4 Fin 4.Full Fin 7.	
Other Units	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.	
Stories	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None	
1.1 4.1.5 7.	Cool Type 0%	Insulation	
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.	
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.	
Exterior Walls	3.H Pump 6. 9.None	3.Capped 6. 9.None	
1.Wood 5.Stucco 9.Other	Kitchen Style	Unfinished %	
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor	
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.	
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade	
Roof Surface	Bath(s) Style	3.C Grade 6.AA Grade 9.Same	
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint)	
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition	
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G	
SF Masonry Trim	# Rooms	2.Fair 5.Avg+ 8.Exc	
Solar Voltaic	# Bedrooms	3.Avg- 6.Good 9.Same	
OPEN-4-CUSTOM	# Full Baths	Phys. % Good	
Year Built	# Half Baths	Funct. % Good	
Year Remodeled	# Addn Fixtures	Functional Code	
Foundation	# Fireplaces	1.Incomp 4.Delap 7.No Power	
1.Concrete 4.Wood 7.	 <p>TRIO Software A Division of Harris Computer Systems</p>	2.O-Built 5.Bsmt 8.No Part	
2.C Block 5.Slab 8.		3.Damage 6.Common 9.No	
3.Br/Stone 6.Piers 9.		Econ. % Good	
Basement		Economic Code	
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.	
2.1/2 Bmt 5.None 8.		1.Location 4.General 8.	
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.	
Bsmt Gar # Cars		Entrance Code 5 Quarter Reviewed	
Wet Basement		1.Interior 4.Vacant 7.	
1.Dry 4. 7.		2.Exterior 5.Estimate 8.	
2.Damp 5. 8.	3.Inform 6.Reviewed 9.		
3.Wet 6. 9.	Information Code 0		
	1.Owner 4.Agent 7.		
	2.Relative 5.Estimate 8.		
	3.Tenant 6.Other 9.		

Proposed Value



Date Inspected 5/10/2024

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0	32	4 100	4	0 %	100 %	
998 14Mobile Home	1985	14x65	3 100	4	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