

SOUTHERN MAINE REALTY CORP
C/O STUART GANNETT SR (ET AL)
292 RIVER ROAD
HOLLIS ME 04042

B4617P325 B5134P196

Property Data			Assessment Record						
Neighborhood 43 SOKOKIS TRAIL RT5 S			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	232,600	115,300	0	347,900		
1ST MORTGAGE 0			2013	232,600	123,500	0	356,100		
2ND MORTGAGE 0			2014	232,600	123,500	0	356,100		
Zone/Land Use 45 General Purpose			2015	232,600	123,500	0	356,100		
Secondary Zone			2016	201,300	123,500	0	324,800		
Topography 1 Level			2017	201,300	123,500	0	324,800		
1.Level 4.Below St 7.Steep			2018	201,300	123,500	0	324,800		
2.Rolling 5.Low 8.Wet			2019	201,300	123,500	0	324,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	201,300	123,500	0	324,800		
Utilities 2 Public Water			2021	221,400	123,500	0	344,900		
1.Public 4.Improve 7.Improve			2022	119,100	63,600	0	182,700		
2.Water 5.Improve 8.			2023	131,000	70,600	0	201,600		
3.Sewer 6.Improve 9.None			2024	146,900	79,300	0	226,200		
Street 1 Paved			2025	134,500	94,500	0	229,000		
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			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type			Square Foot		Square Feet				5.Access or Rear
1.Land 4.Mobile 7.			16.Regular Lot				%		6.Restriction
2.L & B 5.Other 8.			17.Secondary Lot				%		7.Open Space
3.Building 6. 9.			18.Excess Land				%		8.View/Environ
Financing			19.Condominium				%		9.Fract Share
1.Convent 4.Seller 7.			20.Pavement				%		Acres
2.FHA/VA 5.Private 8.			Fract. Acre		Acreege/Sites				30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac	36	1.00	100	%	0	31.Tillable/Horti
Validity			22.Vacant Lot (Fr	24	3.78	100	%	0	32.Pasture
1.Valid 4.Split 7.Renovate			23.Non Conforming				%		33.Orchard
2.Related 5.Partial 8.Other			Acres				%		34.Frontage
3.Distress 6.Exempt 9.			24.Excess (5-10)				%		35.Triangular Lot
Verified			25.Excess (10+)				%		36.Commercial
1.Buyer 4.Agent 7.Family			26.Excess				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)				%		38.Mixed Wood
3.Lender 6.MLS 9.			28.Rear (101-150)				%		39.Hardwood
			29.Rear (151-200)				%		40.Wasteland
			Total Acreage		4.78				41.Gravel Pit (Ac
									42.Mobile Home Si
									43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
21.0622 - removed .92 acres and house conveyed to Bessette
005-019-001 B/P 18407/20 -sb


Waterboro

Map Lot 005-019

Account 436

Location 62 SOKOKIS TRAIL

Card 1 Of 1 9/23/2024

Building Style	SF Bsmt Living	Layout
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic
Dwelling Units	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories	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	Insulation
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	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style	Unfinished %
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor
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	Bath(s) Style	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint)
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim	# Rooms	2.Fair 5.Avg+ 8.Exc
OPEN-3-	# Bedrooms	3.Avg- 6.Good 9.Same
OPEN-4-	# Full Baths	Phys. % Good
Year Built	# Half Baths	Funct. % Good
Year Remodeled	# Addn Fixtures	Functional Code
Foundation	# Fireplaces	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 9.		Econ. % Good
Basement		Economic Code
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars		Entrance Code 0
Wet Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Office 9.RS	
3.Wet 6. 9.	Information Code 0	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.SNY	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
168 SHOP/GARAGE	1982	3200	3 100	4	65 %	100 %	
111 CONC. SLAB	0	3200	0 0	0	0 %	0 %	
					%	%	
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