

JOHNSON, JANET M
PO BOX 345
EAST WATERBORO ME 04030

B15604P995 B18187P524

Previous Owner
JOHNSON DAVID D
PO BOX 345

EAST WATERBORO ME 04030
Sale Date: 2/19/2020

Inspection Witnessed By:

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

Notes:
23.0208 - removed 1.89 acres conveyed to Lessard (011-004-001) 19127/815 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 41 SOKOKIS TRAIL RT5 M			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	73,800	139,900	0	213,700		
1ST MORTGAGE 0			2013	73,800	139,900	0	213,700		
2ND MORTGAGE 0			2014	73,800	139,900	0	213,700		
Zone/Land Use 31 Agricultural/Residential			2015	73,800	139,900	0	213,700		
Secondary Zone			2016	62,100	139,900	0	202,000		
Topography 1 Level 4 Below Street			2017	62,100	139,900	0	202,000		
1.Level 4.Below St 7.Steep			2018	62,100	139,900	0	202,000		
2.Rolling 5.Low 8.Wet			2019	62,100	139,900	0	202,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	62,100	139,900	20,000	182,000		
Utilities 9 No Water/No Sewer 9 No Water/No Sewer			2021	68,300	139,900	24,500	183,700		
1.Public 4.Improve 7.Improve			2022	74,500	153,900	25,000	203,400		
2.Water 5.Improve 8.			2023	82,000	170,700	25,000	227,700		
3.Sewer 6.Improve 9.None			2024	89,000	191,700	25,000	255,700		
Street 1 Paved			2025	108,000	261,500	25,000	344,500		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF					1.Unimproved	
BUILDING USE 0			12.Arrowhead WF					2.Excess Ftg /De	
Sale Data			13.Waterfront					3.Topography	
			14.Rear Land					4.Size/Shape	
Sale Date 2/19/2020			15.Misc					5.Access or Rear	
Price								6.Restriction	
Sale Type 2 Land & Buildings								7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.								9.Fract Share	
3.Building 6. 9.			16.Regular Lot					Acres	
Financing 9 Unknown			17.Secondary Lot					30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium					32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement					33.Orchard	
Validity 2 Related Parties			Fract. Acre	Acreege/Sites				34.Frontage	
1.Valid 4.Split 7.Renovate				21	2.00	100	0	35.Triangular Lot	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	0.86	100	0	36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming					37.Softwood	
Verified 5 Public Record			Acres					38.Mixed Wood	
1.Buyer 4.Agent 7.Family				24.Excess (5-10)					39.Hardwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			26.Excess					41.Gravel Pit (Ac	
			27.Rear (1-100)					42.Mobile Home Si	
			28.Rear (101-150)					43.Condo Site	
			29.Rear (151-200)					44.Utility ROW	
			Total Acreage 2.86					45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 011-004

Account 1159

Location 665 SOKOKIS TRAIL

Card 1

Of 1

9/23/2024

Building Style	2 Ranch	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	Fin Bsmt Grade	0 0	1.Typical	4. 7.
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.
3.R Ranch	7.Contemp/	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.
4.Cape	8.Log	1.HWBB	5.FWA	Attic	0
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair
Stories 1 One Story		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi
1.1	4.1.50	Cool Type	0% 9 None	Insulation	1 Full
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk
Exterior Walls 1 Wood Siding		3.H Pump	6. 9.None	3.Capped	6. 9.None
0.Wood	4.Asb/Asph	Kitchen Style 2 Typical		Unfinished % 0%	
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 3 Average 105%	
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade
Roof Surface 1 Asphalt Shingles		Bath(s) Style 2 Typical Bath(s)		3.C Grade	6.AA Grade
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 1295	
2.Slate	5.Wood	2.Typical	5. 8.	Condition 5 Above Average	
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg
SF Masonry Trim 0		# Rooms 5		2.Fair	5.Avg+
OPEN-3- 0		# Bedrooms 2		3.Avg-	6.Good
OPEN-4- 0		# Full Baths 1		Phys. % Good 0%	
Year Built 1951		# Half Baths 0		Funct. % Good 100%	
Year Remodeled 0		# Addn Fixtures 0		Functional Code 9 None	
Foundation 1 Concrete		# Fireplaces 1		1.Incomp	4.Small
1.Concrete	4.Wood	<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;">TRIO</div> </div>			
2.C Block	5.Slab				
3.Br/Stone	6.Prs/Post				
Basement 4 Full Basement					
1.1/4 Bmt	4.Full Bmt				
2.1/2 Bmt	5.None				
3.3/4 Bmt	6. 9.None				
Bsmt Gar # Cars 0					
Wet Basement 1 Dry Basement					
1.Dry	4. 7.				
2.Damp	5. 8.				
3.Wet	6. 9.				
Date Inspected		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			

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	30	0 0	0	0	0 %	0 %	
21 Open Frame	0	132	0 0	0	0	0 %	0 %	
23 Frame Garage	0	483	0 0	0	0	0 %	0 %	
						%	%	
						%	%	
						%	%	
						%	%	
						%	%	
						%	%	
						%	%	

