

E23 LLC  
 20 OAK STREET  
 OAKLAND ME 04963

B9742P51 B17413P205 B18098P617

Previous Owner  
 HANSON FAMILY PROPERTIES, LLC  
 PO BOX 41

NORTH WATERBORO ME 04061  
 Sale Date: 11/14/2019

Previous Owner  
 HANSON WILLIAM H JR & CHERYL  
 PO BOX 41

NORTH WATERBORO ME 04061  
 Sale Date: 1/30/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
 23.0628 - added 40,000 gal propane storage tank -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>38 SOKOKIS TRAIL RT5</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	258,200	283,900	0	542,100		
1ST MORTGAGE <b>0</b>			2013	258,200	283,900	0	542,100		
2ND MORTGAGE <b>0</b>			2014	258,200	283,900	0	542,100		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	258,200	283,900	0	542,100		
Secondary Zone			2016	225,700	283,900	0	509,600		
Topography <b>1 Level</b>			2017	225,700	283,900	0	509,600		
1.Level 4.Below St 7.Steep			2018	225,700	283,900	0	509,600		
2.Rolling 5.Low 8.Wet			2019	225,700	283,900	0	509,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	225,700	283,900	0	509,600		
Utilities <b>9 No Water/No Sewer</b>			2021	248,300	283,900	0	532,200		
1.Public 4.Improve 7.Improve			2022	270,900	312,300	0	583,200		
2.Water 5.Improve 8.			2023	298,000	346,400	0	644,400		
3.Sewer 6.Improve 9.None			2024	334,100	429,000	0	763,100		
Street <b>1 Paved</b>			2025	305,700	510,300	0	816,000		
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	
			14.Rear Land			%		4.Size/Shape	
Sale Date <b>11/14/2019</b>			15.Misc			%		5.Access or Rear	
Price <b>600,000</b>						%		6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		<b>Acres</b>	
Financing <b>9 Unknown</b>			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 <b>1 Arms Length Sale</b>						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	36	0.75	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	10.00	100	%	0	
Verified <b>5 Public Record</b>			23.Non Conforming	25	12.12	100	%	0	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%			
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%			
3.Lender 6.MLS 9.			25.Excess (10+)			%			
			26.Excess			%			
			27.Rear (1-100)			%			
			28.Rear (101-150)			%			
			29.Rear (151-200)			%			
				<b>Total Acreage</b>		22.87			
								46.Site Improve	

**Waterboro**

Map Lot 013-043-001

Account 1451

Location 1120 SOKOKIS TRAIL

Card 1

Of 1

9/23/2024

Building Style <b>0</b>	SF Bsmt Living <b>0</b>	Layout <b>0</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</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% 0</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>0</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>0</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>0</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>0 Wood Siding</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>0</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>0 0%</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>0</b>	Bath(s) Style <b>0</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>0</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>0</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>0</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>0</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>0</b>	Phys. % Good <b>0%</b>
Year Built <b>0</b>	# Half Baths <b>0</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>0</b>	# Fireplaces <b>0</b>	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 <b>100%</b>
Basement <b>0</b>		Economic Code <b>None</b>
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 <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>0</b>		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 <b>0</b>
		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	
268 GARAGE STEEL	2000	3550	3 100	6	90 %	100 %		1.One Story Fram
290 OFFICE	0	350	0 0	0	0 %	0 %		2.Two Story Fram
111 CONC. SLAB	0	3900	0 0	0	0 %	0 %		3.Three Story Fr
272 SELF STOR	2001	3500	0 0	0	0 %	0 %		4.1 & 1/2 Story
111 CONC. SLAB	0	3500	0 0	0	0 %	0 %		5.1 & 3/4 Story
272 SELF STOR	2001	3500	0 0	0	0 %	0 %		6.2 & 1/2 Story
111 CONC. SLAB	0	3500	0 0	0	0 %	0 %		21.Open Frame Por
247 Asphalt/Paving	0	10000	0 0	0	0 %	0 %		22.Encl Frame Por
254 BULK PROPANE	2022	1	3 100	0	0 %	100 %		23.Frame Garage
					%	%		24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic