

WHITTEN, ASHLEY M
1320 SOKOKIS TRAIL
NORTH WATERBORO ME 04061

B14021P491 B17471P838 B17936P404 B18006P476

Previous Owner
CIRALDO, VIRGINIA
ROAD G BOX 17422

CORTEZ CO 81321-9581
Sale Date: 5/31/2022

Previous Owner
SHAWN E PROVENCHER LLC
49 CODY LANE

NORTH WATERBORO ME 04061
Sale Date: 7/30/2019

Previous Owner
NARRAGANSETT BUILDERS LLC
771 NARRAGANSETT TR

BUXTON ME 04093
Sale Date: 4/25/2019

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

17.0823 - removed 64.64 acres transferred to Lancaster/Berman 013-052B, 1.85 acres to Madison Hertel 013-052C, 1.87 acres to Van Hertel, III 013-052D, 2.14 acres remaining in this parcel SB

19.0130 - per directives from SB put all letters back to caps - tb

20.0630 - changed land from vacant to homesite, added 28x48 1 st/b, two 4x4 decks -sb

Waterboro

Property Data				Assessment Record						
Neighborhood 38 SOKOKIS TRAIL RT5				Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0				2012	190,900	0	0	190,900		
1ST MORTGAGE 0				2013	164,900	0	0	164,900		
2ND MORTGAGE 0				2014	164,900	0	0	164,900		
Zone/Land Use 31 Agricultural/Residential				2015	164,900	0	0	164,900		
Secondary Zone				2016	113,200	0	0	113,200		
Topography 1 Level				2017	113,200	0	0	113,200		
1.Level 4.Below St 7.Steep				2018	41,400	0	0	41,400		
2.Rolling 5.Low 8.Wet				2019	41,400	0	0	41,400		
3.Above St 6.Swampy 9.Lev/Roll				2020	41,400	0	0	41,400		
Utilities 9 No Water/No Sewer				2021	65,300	168,400	0	233,700		
1.Public 4.Improve 7.Improve				2022	71,200	185,200	0	256,400		
2.Water 5.Improve 8.				2023	78,400	205,400	0	283,800		
3.Sewer 6.Improve 9.None				2024	87,900	230,600	0	318,500		
Street 1 Paved				2025	107,300	306,800	0	414,100		
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	
Sale Date 5/31/2022				14.Rear Land			%		4.Size/Shape	
Price 195,000				15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings							%		6.Restriction	
1.Land 4.Mobile 7.							%		7.Open Space	
2.L & B 5.Other 8.				Square Foot	Square Feet				8.View/Environ	
3.Building 6. 9.				16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown				17.Secondary Lot			%		Acres	
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 8 Other Non Valid							%		33.Orchard	
1.Valid 4.Split 7.Renovate				Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other				21.Homesite (Frac	21	2.00	100	%	0	
3.Distress 6.Exempt 9.				22.Vacant Lot (Fr	26	0.14	100	%	0	
Verified 5 Public Record				23.Non Conforming			%		35.Triangular Lot	
1.Buyer 4.Agent 7.Family				Acres			%		36.Commercial	
2.Seller 5.Pub Rec 8.Other				24.Excess (5-10)			%		37.Softwood	
3.Lender 6.MLS 9.				25.Excess (10+)			%		38.Mixed Wood	
				26.Excess			%		39.Hardwood	
				27.Rear (1-100)			%		40.Wasteland	
				28.Rear (101-150)			%		41.Gravel Pit (Ac	
				29.Rear (151-200)			%		42.Mobile Home Si	
				Total Acreage		2.14				
							43.Condo Site			
							44.Utility ROW			
							45.Camp Lot			
							46.Site Improve			

