

LANCASTER, MARTIN L
BERMAN, MEGAN (JT)
PO BOX 337
NORTH WATERBORO ME 04061

B19410P590

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
17.0823 - split from 013-052 SB
19.0723 - removed two story frame and unfinished basement, added 28x36 house, 28x26 attached garage, deck, 80% functional for style - cathedral ceiling -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 38 SOKOKIS TRAIL RT5			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2018	107,000	0	0	107,000		
1ST MORTGAGE 0			2019	125,000	40,300	0	165,300		
2ND MORTGAGE 0			2020	125,000	218,700	20,000	323,700		
Zone/Land Use 31 Agricultural/Residential			2021	137,500	218,700	24,500	331,700		
Secondary Zone			2022	150,000	240,600	25,000	365,600		
Topography 1 Level			2023	165,000	266,800	25,000	406,800		
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Wet 3.Above St 6.Swampy 9.Lev/Roll			2024	185,000	299,700	25,000	459,700		
Utilities 9 No Water/No Sewer			2025	194,800	391,000	25,000	560,800		
1.Public 4.Improve 7.Improve 2.Water 5.Improve 8. 3.Sewer 6.Improve 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.ROW 2.Semi Imp 5.Pvt 8.None 3.Gravel 6.Aband 9.TG PLAN									
LAND USE 0			Land Data						
BUILDING USE 0									
Sale Data			Front Foot	Type	Effective		Influence		Influence Codes
Sale Date 1/25/2017			11.Ossipee WF		Frontage	Depth	Factor	Code	
Price 90,000			12.Arrowhead WF			%		1.Unimproved	
Sale Type 1 Land Only			13.Waterfront			%		2.Excess Ftg /De	
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.			14.Rear Land			%		3.Topography	
Financing			15.Misc			%		4.Size/Shape	
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown						%		5.Access or Rear	
Validity 1 Arms Length Sale						%		6.Restriction	
1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.			Square Foot	Square Feet				7.Open Space	
Verified 5 Public Record			16.Regular Lot			%		8.View/Environ	
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			17.Secondary Lot			%		9.Fract Share	
			18.Excess Land			%		Acres	
			19.Condominium			%		30.Rear (201+)	
			20.Pavement			%		31.Tillable/Horti	
			Fract. Acre	Acreege/Sites				32.Pasture	
			21.Homesite (Frac	21	2.00	100 %	0	33.Orchard	
			22.Vacant Lot (Fr	24	10.00	100 %	0	34.Frontage	
			23.Non Conforming	25	20.00	100 %	0	35.Triangular Lot	
			Acres	26	32.64	100 %	0	36.Commercial	
			24.Excess (5-10)			%		37.Softwood	
			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		64.64		43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 013-052B

Account 5150

Location 1328 SOKOKIS TRAIL

Card 1 Of 1 9/23/2024

Building Style 5 Garrison/Colonial	SF Bsmt Living 0	Layout 1 Typical
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type 100% 5 Force Warm Air	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 2 1/2 Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units 0	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories 2 Two Story	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 0% 9 None	Insulation 1 Full
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 1 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 2 Typical	Unfinished % 0%
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 4 Good 100%
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 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 1008
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 8 Excellent
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 5	2.Fair 5.Avg+ 8.Exc
OPEN-3- 0	# Bedrooms 2	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2018	# Half Baths 0	Funct. % Good 80%
Year Remodeled 0	# Addn Fixtures 2	Functional Code 6 Style
Foundation 1 Concrete	# Fireplaces 0	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 100%
Basement 4 Full Basement		Economic Code None
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 0		Entrance Code 9 Rob Sutherland
Wet Basement 1 Dry 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 9 See Next Year
		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
23 Frame Garage	2018	728	0 0	0	0 %	100 %	
68 Wood Deck	2018	480	0 0	0	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