

BEATTIE ELAINE A
SCHULTZ, VICTOR J
1109 SOKOKIS TRAIL
NORTH WATERBORO ME 04061

B15623P368 B18027P123

Previous Owner
HANSON WILLIAM H SR
C/O ELAINE A BEATTIE
1109 SOKOKIS TRAIL
NORTH WATERBORO ME 04061
Sale Date: 5/05/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 38 SOKOKIS TRAIL RT5			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	70,300	88,700	10,000	149,000		
1ST MORTGAGE 0			2013	70,300	88,700	10,000	149,000		
2ND MORTGAGE 0			2014	70,300	88,700	10,000	149,000		
Zone/Land Use 31 Agricultural/Residential			2015	70,300	88,700	10,000	149,000		
Secondary Zone			2016	59,600	88,700	15,000	133,300		
Topography 1 Level			2017	59,600	88,700	15,000	133,300		
1.Level 4.Below St 7.Steep			2018	59,600	88,700	20,000	128,300		
2.Rolling 5.Low 8.Wet			2019	59,600	88,700	20,000	128,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,600	88,700	20,000	128,300		
Utilities 9 No Water/No Sewer			2021	65,600	88,700	24,500	129,800		
1.Public 4.Improve 7.Improve			2022	71,600	97,500	25,000	144,100		
2.Water 5.Improve 8.			2023	78,700	108,200	25,000	161,900		
3.Sewer 6.Improve 9.None			2024	88,300	121,500	25,000	184,800		
Street 1 Paved			2025	107,600	167,900	25,000	250,500		
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	
Sale Date 5/05/2009			14.Rear Land			%		4.Size/Shape	
Price 155,000			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 1 Conventional			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 1 Arms Length Sale						%		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	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.40	100 %	0	36.Commercial	
Verified 1 Buyer			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			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		2.40			45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 013-064


Account 1484

Location 1109 SOKOKIS TRAIL

Card 1

Of 1

9/23/2024

Building Style	1 Conventional	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 1 1/4 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 1 One 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 4 Minimal	
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 8 Aluminum/Vinyl		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 3 Average 105%	
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) 864	
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition 4 Average	
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G
SF Masonry Trim 0		# Rooms	0	2.Fair	5.Avg+ 8.Exc
OPEN-3- 0		# Bedrooms	2	3.Avg-	6.Good 9.Same
OPEN-4- 0		# Full Baths	1	Phys. % Good 0%	
Year Built 1953		# Half Baths	0	Funct. % Good 100%	
Year Remodeled 0		# Addn Fixtures	0	Functional Code 9 None	
Foundation 2 Concrete Block		# Fireplaces	0	1.Incomp	4.Small 7.Layout
1.Concrete	4.Wood 7.				
2.C Block	5.Slab 8.				
3.Br/Stone	6.Prs/Post 9.				
Basement 4 Full Basement					
1.1/4 Bmt	4.Full Bmt 7.				
2.1/2 Bmt	5.None 8.				
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				Econ. % Good 100%	
				Economic Code None	
				0.None 3.Services 7.	
				1.Location 4.Traffic 8.	
				2.Encroach 9.None 9.	
				Entrance Code 0	
				1.Interior 4.Vacant 7.	
				2.Refusal 5.Estimate 8.	
				3.Informed 6.Office 9.RS	
				Information Code 0	
				1.Owner 4.Agent 7.	
				2.Relative 5.Estimate 8.	
				3.Tenant 6.Other 9.SNY	

Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
23 Frame Garage	0	880	0 0	0	0	% 0	%	1.One Story Fram	
1 One Story Frame	0	132	0 0	0	0	% 0	%	2.Two Story Fram	
22 Encl Frame Porch	0	42	0 0	0	0	% 0	%	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	

