

PIPER GUY WALKER
137 ACADAMY RD
MONMOUTH ME 04259 7037

B8238P146 B15563P86 B15588P562

Previous Owner
HEACOCK BERTHA B & HARRY A (JT)
ATTN: PIPER, GUY WALKER A
137 ACADAMY RD
MONMOUTH ME 04259 7037
Sale Date: 7/25/2016

Previous Owner
HEACOCK BERTHA B
423 SOKOKIS TRAIL

WATERBORO ME 04087
Sale Date: 3/23/2009

Previous Owner
HEACOCK FRANK
425 SOKOKIS TRAIL

EAST WATERBORO ME 04030
Sale Date: 10/26/2004

Inspection Witnessed By:

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

Notes:
15.0928 - this account and 4740 previously each had 50% of the value of 1 house & lot because the owners who were in TC ownership could get two bills. from 2016 onward they will get one bill. the building has extremely low ceilings, slanted floors, and poor insulation. appraisals for this property range from 130k to 110k. it has a storied history. -ak
16.1004 - all rights now belong to Guy Walker A Piper - he brought in survey showing property to be .87 acres. -ak

Waterboro

Property Data			Assessment Record						
Neighborhood 25 OSSIPEE POND NBHD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	76,850	41,050	0	117,900		
1ST MORTGAGE 0			2013	76,850	41,050	0	117,900		
2ND MORTGAGE 0			2014	347,700	41,200	0	388,900		
Zone/Land Use 48 Shoreland			2015	76,850	41,200	0	118,050		
Secondary Zone 31			2016	47,600	66,400	0	114,000		
Topography 1 Level			2017	47,600	66,400	0	114,000		
1.Level 4.Below St 7.Steep			2018	145,900	66,400	0	212,300		
2.Rolling 5.Low 8.Wet			2019	145,900	66,400	0	212,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	145,900	66,400	0	212,300		
Utilities 9 No Water/No Sewer			2021	160,400	66,400	0	226,800		
1.Public 4.Improve 7.Improve			2022	175,000	73,000	0	248,000		
2.Water 5.Improve 8.			2023	192,500	81,000	0	273,500		
3.Sewer 6.Improve 9.None			2024	215,900	90,900	0	306,800		
Street 1 Paved			2025	300,100	115,700	0	415,800		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date 7/25/2016			13.Waterfront			%		3.Topography	
Price 75,000			14.Rear Land			%		4.Size/Shape	
Sale Type 2 Land & Buildings			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot	Square Feet				6.Restriction	
2.L & B 5.Other 8.								7.Open Space	
3.Building 6. 9.			16.Regular Lot			%		8.View/Environ	
Financing 1 Conventional			17.Secondary Lot			%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land			%		Acres	
2.FHA/VA 5.Private 8.			19.Condominium			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		31.Tillable/Horti	
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	0.50	80 %	6	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	0.37	100 %	0	34.Frontage	
3.Distress 6.Exempt 9.			23.Non Conforming			%		35.Triangular Lot	
Verified 5 Public Record			Acres			%		36.Commercial	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)			%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)			%		38.Mixed Wood	
3.Lender 6.MLS 9.			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		0.87				

Waterboro

Map Lot 028-010

Account 1976

Location 423 SOKOKIS TRAIL

Card 1 Of 1 9/23/2024

Building Style 1 Conventional 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units 1 Other Units 0 Stories 1 One Story 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls 1 Wood Siding 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface 3 Metal 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim 0 OPEN-3- 0 OPEN-4- 0 Year Built 1851 Year Remodeled 0 Foundation 3 Brick &/or Stone 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.	SF Bsmt Living 0 Fin Bsmt Grade 0 0 OPEN 5 OPTIONAL 0 Heat Type 100% 1 Hot Water BB 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type 0% 9 None 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style 4 Obsolete 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style 4 Obsolete 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms 0 # Bedrooms 2 # Full Baths 1 # Half Baths 0 # Addn Fixtures 0 # Fireplaces 1	Layout 1 Typical 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic 9 None 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.F/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % 0% Grade & Factor 3 Average 90% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) 410 Condition 3 Below Average 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good 0% Funct. % Good 100% Functional Code 9 None 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None 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
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Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
22 Encl Frame Porch	0	376	0 0	0	0	0	%	1.One Story Fram
1 One Story Frame	0	400	0 0	0	0	0	%	2.Two Story Fram
65 Barn/Stable	0	460	0 0	0	0	0	%	3.Three Story Fr
1 One Story Frame	0	288	0 0	0	0	0	%	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

