

ROBERTSON, ANDREW
PO BOX 362
WATERBORO ME 04087

B3930P77 B15343P268 B18678P644

Previous Owner
SCAMMON JENNIFER
SCAMMON, SHAWN A
363 SOKOKIS TRL
E WATERBORO ME 04030
Sale Date: 5/25/2021

Previous Owner
EARL JENNIFER
38 HEATH ROAD

SACO ME 04072
Sale Date: 1/30/2008

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 43 SOKOKIS TRAIL RT5 S			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	45,500	49,900	0	95,400		
1ST MORTGAGE 0			2013	45,500	49,900	0	95,400		
2ND MORTGAGE 0			2014	45,500	49,900	0	95,400		
Zone/Land Use 21 Village			2015	45,500	49,900	0	95,400		
Secondary Zone			2016	38,700	49,900	0	88,600		
Topography 1 Level			2017	38,700	49,900	0	88,600		
1.Level 4.Below St 7.Steep			2018	38,700	49,900	0	88,600		
2.Rolling 5.Low 8.Wet			2019	38,700	49,900	0	88,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	38,700	49,900	0	88,600		
Utilities 9 No Water/No Sewer			2021	42,500	49,900	0	92,400		
1.Public 4.Improve 7.Improve			2022	46,400	54,800	0	101,200		
2.Water 5.Improve 8.			2023	51,100	60,800	0	111,900		
3.Sewer 6.Improve 9.None			2024	57,200	68,300	0	125,500		
Street 1 Paved			2025	70,000	98,900	0	168,900		
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			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 5/25/2021			14.Rear Land				%		3.Topography
Price 115,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			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							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.49	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage		0.49				44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 028-055

Account 2021

Location 363 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% 1 Hot Water BB			3.Not func	6.	9.				
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic	9 None						
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 4 One & 1/2 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 3 Average 80%						
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 3 Metal				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) 450						
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition 3 Below 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 1940				# Half Baths 0			Funct. % Good 100%							
Year Remodeled 0				# Addn Fixtures 0			Functional Code 9 None							
Foundation 3 Brick &/or Stone				# 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 0											
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 0											
			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
22 Encl Frame Porch	0	108	0 0	0	0 %	0 %	
23 Frame Garage	0	432	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
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