

HANSON, KEVIN W & KANDY L, TRUSTEES
HANSON LIVING TRUST
PO BOX 813
ALFRED ME 04002

B17140P557 B17335P432 B17335P432 B17342P302

Previous Owner
HANSON KEVIN W
HANSON, KANDY L
PO BOX 813
ALFRED ME 04002
Sale Date: 7/07/2021

Previous Owner
PURVIS, SHAWN
ATTN: KEVIN & KANDY HANSON
469 SOKOKIS TRL
E WATERBORO ME 04030
Sale Date: 10/17/2016

Previous Owner
HARTWELL MARY T
C/O LINDA J FALDASZ PR
22 BELKNAP RD
HUDSON NH 03051 4812
Sale Date: 11/24/2015

Inspection Witnessed By:

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

Notes:
16.0829 - prospective buyer reported updates. visit verified new electric system & heat, plumbing, roofing, & some int work. upped condition, check vs. new sale info when it comes in. -ak
SEE 2017
19.0710 - added 4x8 open porch -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 41 SOKOKIS TRAIL RT5 M			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	115,300	40,800	0	156,100		
1ST MORTGAGE 0			2013	115,300	40,800	0	156,100		
2ND MORTGAGE 0			2014	115,300	40,800	0	156,100		
Zone/Land Use 48 Shoreland			2015	115,300	40,800	0	156,100		
Secondary Zone 31			2016	109,500	40,800	0	150,300		
Topography 8 Wet Area			2017	109,500	40,800	0	150,300		
1.Level 4.Below St 7.Steep			2018	109,500	64,700	0	174,200		
2.Rolling 5.Low 8.Wet			2019	109,500	64,700	0	174,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	109,500	65,500	0	175,000		
Utilities 9 No Water/No Sewer			2021	120,500	65,500	0	186,000		
1.Public 4.Improve 7.Improve			2022	131,400	72,000	0	203,400		
2.Water 5.Improve 8.			2023	144,600	79,900	0	224,500		
3.Sewer 6.Improve 9.None			2024	162,100	89,700	0	251,800		
Street 1 Paved			2025	169,100	133,300	0	302,400		
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	11	075	105	100 %	0	1.Unimproved
BUILDING USE 0			12.Arrowhead WF				%		2.Excess Ftg /De
Sale Data			13.Waterfront				%		3.Topography
			14.Rear Land				%		4.Size/Shape
Sale Date 7/07/2021			15.Misc				%		5.Access or Rear
Price							%		6.Restriction
Sale Type 2 Land & Buildings							%		7.Open Space
1.Land 4.Mobile 7.			Square Foot	Square Feet					8.View/Environ
2.L & B 5.Other 8.				16.Regular Lot				%	9.Fract Share
3.Building 6. 9.			17.Secondary Lot				%	30.Rear (201+)	
Financing 9 Unknown			18.Excess Land				%	31.Tillable/Horti	
1.Convent 4.Seller 7.			19.Condominium				%	32.Pasture	
2.FHA/VA 5.Private 8.			20.Pavement				%	33.Orchard	
3.Assumed 6.Cash 9.Unknown							%	34.Frontage	
Validity 2 Related Parties			Fract. Acre	Acreege/Sites					35.Triangular Lot
1.Valid 4.Split 7.Renovate				21.Homesite (Frac				%	36.Commercial
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%	37.Softwood	
3.Distress 6.Exempt 9.			23.Non Conforming				%	38.Mixed Wood	
Verified 5 Public Record			Acres				%	39.Hardwood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%	40.Wasteland	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%	41.Gravel Pit (Ac	
3.Lender 6.MLS 9.			26.Excess				%	42.Mobile Home Si	
			27.Rear (1-100)				%	43.Condo Site	
			28.Rear (101-150)				%	44.Utility ROW	
			29.Rear (151-200)				%	45.Camp Lot	
			Total Acreage			0.09			
							46.Site Improve		

