

CHABOT, BRYAN
CHABOT, SHELLEY
82 SAGAMORE DRIVE
WELLS ME 04090

B11206P95 B18660P646 B18680P647

Previous Owner
PATTEN FRANK D
PATTEN, CHERYL D
109 COUSINS ROAD
BUXTON ME 04093
Sale Date: 5/26/2021

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 41 SOKOKIS TRAIL RT5 M			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	97,400	61,600	0	159,000		
1ST MORTGAGE 0			2013	97,400	61,600	0	159,000		
2ND MORTGAGE 0			2014	97,400	61,600	0	159,000		
Zone/Land Use 48 Shoreland			2015	97,400	61,600	0	159,000		
Secondary Zone 31			2016	92,600	61,000	0	153,600		
Topography 2 Rolling			2017	92,600	61,000	0	153,600		
1.Level 4.Below St 7.Steep			2018	92,600	61,000	0	153,600		
2.Rolling 5.Low 8.Wet			2019	92,600	61,000	0	153,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	92,600	61,000	0	153,600		
Utilities 9 No Water/No Sewer			2021	101,800	61,000	0	162,800		
1.Public 4.Improve 7.Improve			2022	111,100	67,100	0	178,200		
2.Water 5.Improve 8.			2023	122,200	74,400	0	196,600		
3.Sewer 6.Improve 9.None			2024	137,000	83,900	0	220,900		
Street 1 Paved			2025	142,900	118,000	0	260,900		
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	075	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 5/26/2021			15.Misc				%		5.Access or Rear
Price 350,000							%		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				%		Acres
Financing 9 Unknown			18.Excess Land				%		30.Rear (201+)
1.Convent 4.Seller 7.			19.Condominium				%		31.Tillable/Horti
2.FHA/VA 5.Private 8.			20.Pavement				%		32.Pasture
3.Assumed 6.Cash 9.Unknown							%		33.Orchard
Validity 1 Arms Length Sale							%		34.Frontage
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					35.Triangular Lot
2.Related 5.Partial 8.Other			21.Homesite (Frac				%		36.Commercial
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		37.Softwood
Verified 5 Public Record			23.Non Conforming				%		38.Mixed Wood
1.Buyer 4.Agent 7.Family			Acres				%		39.Hardwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		40.Wasteland
3.Lender 6.MLS 9.			25.Excess (10+)				%		41.Gravel Pit (Ac
			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		0.06				46.Site Improve

Waterboro

Map Lot 030-008


Account 2060

Location 463 SOKOKIS TRAIL

Card 1

Of 1

9/23/2024

Building Style	2 Ranch	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% 8 Floor/Wall Unit M	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	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 Alumunum/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 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)	446		
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	6 Good		
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G		
SF Masonry Trim	0	# Rooms	2	2.Fair	5.Avg+ 8.Exc		
OPEN-3-	0	# Bedrooms	1	3.Avg-	6.Good 9.Same		
OPEN-4-	0	# Full Baths	1	Phys. % Good	0%		
Year Built	1945	# Half Baths	0	Funct. % Good	100%		
Year Remodeled	1996	# Addn Fixtures	0	Functional Code	9 None		
Foundation	6 Piers/Posts	# Fireplaces	1	1.Incomp	4.Small 7.Layout		
1.Concrete	4.Wood 7.						
2.C Block	5.Slab 8.					0.None	3.Services 7.
3.Br/Stone	6.Prs/Post 9.					1.Location	4.Traffic 8.
Basement	9 No Basement					2.Encroach	9.None 9.
1.1/4 Bmt	4.Full Bmt 7.					Entrance Code	0
2.1/2 Bmt	5.None 8.					1.Interior	4.Vacant 7.
3.3/4 Bmt	6. 9.None					2.Refusal	5.Estimate 8.
Bsmt Gar # Cars	0					3.Informed	6.Office 9.RS
Wet Basement	9 No Basement					Information Code	0
1.Dry	4. 7.					1.Owner	4.Agent 7.
2.Damp	5. 8.	2.Relative	5.Estimate 8.				
3.Wet	6. 9.	3.Tenant	6.Other 9.SNY				

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	48	0 0	0	0	0	%	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

