

WEYMOUTH, PHILIP A
BARKER, JOYCE
51 SOKOKIS TRAIL
EAST WATERBORO ME 04030

B9088P285 B18966P197

Previous Owner
GILES BARBARA E
GILES, RUSSELL J JR
PO BOX 486
WATERBORO ME 04087
Sale Date: 2/28/2022

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:
23.1018 - changed land from vacant to homesite, removed influence factor for unimproved; added 27x56 manufactured home on slab, 28x35 metal garage, 10x10 shed, 8x8 shed, 10x12 shed, 10x14 shed, 12x20 shed, and 2ea 10x38 mini barns - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 47 MAIN ST MID 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2013	53,200	0	0	53,200		
1ST MORTGAGE 0			2014	0	0	0	0		
2ND MORTGAGE 0			2015	53,200	0	0	53,200		
Zone/Land Use 40 Conservation			2016	37,400	0	0	37,400		
Secondary Zone			2017	37,400	0	0	37,400		
Topography 1 Level 2 Rolling			2018	37,400	0	0	37,400		
1.Level 4.Below St 7.Steep			2019	37,400	0	0	37,400		
2.Rolling 5.Low 8.Wet			2020	37,400	0	0	37,400		
3.Above St 6.Swampy 9.Lev/Roll			2021	41,200	0	0	41,200		
Utilities 2 Public Water			2022	44,900	0	0	44,900		
1.Public 4.Improve 7.Improve			2023	49,400	0	0	49,400		
2.Water 5.Improve 8.			2024	55,400	0	0	55,400		
3.Sewer 6.Improve 9.None			2025	156,600	326,300	0	482,900		
Street 1 Paved			Land Data						
1.Paved 4.Proposed 7.ROW			Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp 5.Pvt 8.None					Frontage	Depth	Factor	Code	
3.Gravel 6.Aband 9.TG PLAN			11.Ossipee WF			%		1.Unimproved	
LAND USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
BUILDING USE 0			13.Waterfront			%		3.Topography	
Sale Data			14.Rear Land			%		4.Size/Shape	
Sale Date 2/28/2022			15.Misc			%		5.Access or Rear	
Price 82,500						%		6.Restriction	
Sale Type 1 Land Only						%		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	21	10.00	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	10.00	100 %	0	37.Softwood	
Verified 5 Public Record			23.Non Conforming	25	10.00	100 %	0	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		30.00				
						46.Site Improve			

Waterboro

Map Lot 004-048B-001

Account 5016

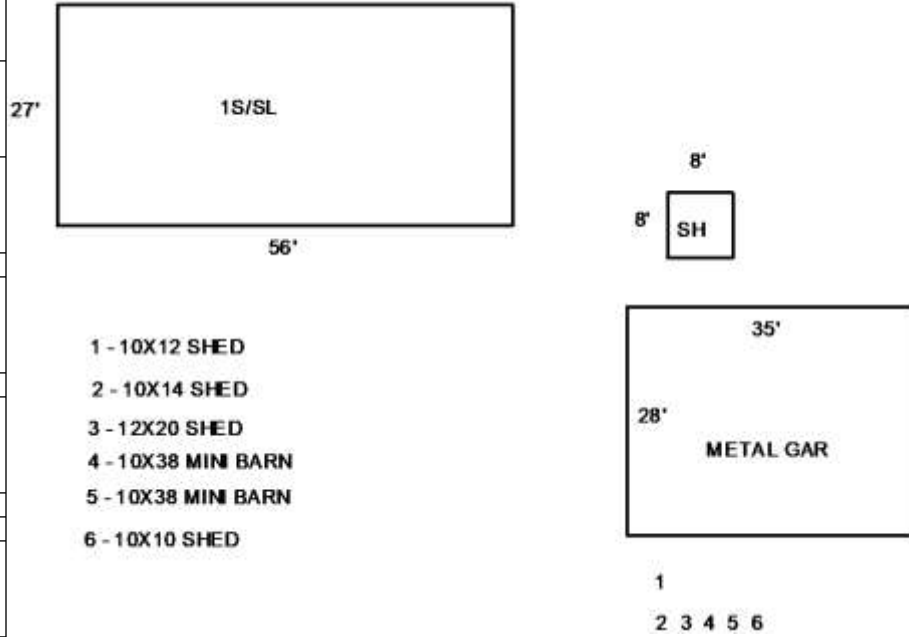
Location 628 MAIN STREET

Card 1

Of 1

9/25/2024

Building Style	9 Other			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			
Dwelling Units	1			2.HWCI	6.GravWA	10.			
Other Units	0			3.HWRAD	7.Electric	11.			
Stories	1 One Story			4.Steam	8.F/WallM	12.			
1.1	4.1.50	7.1.25		Cool Type	0% 9 None				
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.			
3.3	6.2.50	9.		2.Evapor	5.	8.			
Exterior Walls	8 Aluminum/Vinyl			3.H Pump	6.	9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	2 Typical				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.			
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.			
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None			
Roof Surface	1 Asphalt Shingles			Bath(s) Style	2 Typical Bath(s)				
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.			
2.Slate	5.Wood	8.		2.Typical	5.	8.			
3.Metal	6.Other	9.		3.Old Type	6.	9.None			
SF Masonry Trim	0			# Rooms	5				
OPEN-3-	0			# Bedrooms	3				
OPEN-4-	0			# Full Baths	2				
Year Built	2023			# Half Baths	0				
Year Remodeled	0			# Addn Fixtures	2				
Foundation	5 Concrete Slab			# Fireplaces	0				
1.Concrete	4.Wood	7.							
2.C Block	5.Slab	8.							
3.Br/Stone	6.Prs/Post	9.							
Basement	5 Crawl Space								
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	0								
1.Dry	4.	7.							
2.Damp	5.	8.							
3.Wet	6.	9.							



- 1 - 10X12 SHED
- 2 - 10X14 SHED
- 3 - 12X20 SHED
- 4 - 10X38 MIN BARN
- 5 - 10X38 MIN BARN
- 6 - 10X10 SHED



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
268 GARAGE STEEL	2023	980	3 100	4	0 %	100 %		1.One Story Fram
24 Frame Shed	2023	100	3 100	4	0 %	100 %		2.Two Story Fram
24 Frame Shed	2023	64	3 100	4	0 %	100 %		3.Three Story Fr
24 Frame Shed	2023	120	3 100	4	0 %	100 %		4.1 & 1/2 Story
24 Frame Shed	2023	140	3 100	4	0 %	100 %		5.1 & 3/4 Story
24 Frame Shed	2023	240	3 100	4	0 %	100 %		6.2 & 1/2 Story
24 Frame Shed	2023	380	3 100	4	0 %	100 %		21.Open Frame Por
24 Frame Shed	2023	380	3 100	4	0 %	100 %		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