

DMJ PROPERTIES LLC  
C/O DAVID BOZZA  
81 MCLUCAS ROAD  
EAST WATERBORO ME 04030

B3135P28 B15398P262

Previous Owner  
BLACKBURN CAMPING AREA  
BLACKBURN DANA & DIANNE  
C/O DMJ PROPERTIES LLC  
ASHBY MA 01431  
Sale Date: 4/22/2008

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

17.0908 - added decks with aluminum enclosures -sb  
 17.1129 - combined 007-052-001 with this lot (card 2) -sb  
 20.0715 - removed card 2, now on account 4501 m/l 007-052-001 -sb  
 20.0715 - added 28x66 modular building -sb  
 23.0627 - increased sites from 85 to 130 based on information provided by campground - vw  
 23.1011 - Lowered grade & condition of bathroom (Camp/Shed 518sf) & Office Mobile Home; Removed 1SF Rec Waterbore added to 007-052-001; per site visit - vw  
 24.0506 - removed one site (200); total sites now 130

Property Data			Assessment Record						
Neighborhood <b>41 SOKOKIS TRAIL RT5 M</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	457,000	23,200	0	480,200		
1ST MORTGAGE <b>0</b>			2013	457,000	23,200	0	480,200		
2ND MORTGAGE <b>0</b>			2014	479,000	23,200	0	502,200		
Zone/Land Use <b>48 Shoreland</b>			2015	479,000	23,200	0	502,200		
Secondary Zone <b>31 .....</b>			2016	450,600	41,100	0	491,700		
Topography <b>2 Rolling</b>			2017	450,600	41,100	0	491,700		
1.Level 4.Below St 7.Steep			2018	450,600	44,100	0	494,700		
2.Rolling 5.Low 8.Wet			2019	450,600	44,100	0	494,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	450,600	44,100	0	494,700		
Utilities <b>9 No Water/No Sewer</b>			2021	495,700	160,600	0	656,300		
1.Public 4.Improve 7.Improve			2022	540,700	176,400	0	717,100		
2.Water 5.Improve 8.			2023	594,800	195,300	0	790,100		
3.Sewer 6.Improve 9.None			2024	973,200	220,500	0	1,193,700		
Street <b>1 Paved</b>			2025	997,100	48,700	0	1,045,800		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date			15.Misc			%		5.Access or Rear	
Price						%		6.Restriction	
Sale Type						%		7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		<b>Acres</b>	
Financing			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	46	129.00	46 %	6	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	25	16.00	100 %	0	37.Softwood	
Verified			23.Non Conforming	24	10.00	100 %	0	38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		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	
			<b>Total Acreage</b>		26.00			46.Site Improve	

**Waterboro**

Map Lot 007-052


Account 698

Location 440 SOKOKIS TRAIL

Card 1

Of 1

9/23/2024

Building Style	SF Bsmt Living			Layout		
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade			1.Typical 4. 7.
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL			2.Inadeq 5. 8.
3.R Ranch	7.Contemp/	11.Condo	Heat Type			3.Not func 6. 9.
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units			3.HWRAD	7.Electric	11.	2.1/2 Fin 5.FI/Stair 8.
Stories			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			Insulation
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			3.H Pump	6.	9.None	3.Capped 6. 9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style			Unfinished %
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor
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			Bath(s) Style			3.C Grade 6.AA Grade 9.Same
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint)
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim			# Rooms			2.Fair 5.Avg+ 8.Exc
OPEN-3-			# Bedrooms			3.Avg- 6.Good 9.Same
OPEN-4-			# Full Baths			Phys. % Good
Year Built			# Half Baths			Funct. % Good
Year Remodeled			# Addn Fixtures			Functional Code
Foundation			# Fireplaces			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
Basement						Economic Code
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						Entrance Code 0
Wet 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			
Date Inspected			1.Owner 4.Agent 7.			
			2.Relative 5.Estimate 8.			
			3.Tenant 6.Other 9.SNY			

Additions, Outbuildings & Improvements								1.One Story Fram
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram
123 CAMP/SHED G	1986	400	3 100	5	80 %	100 %		3.Three Story Fr
123 CAMP/SHED G	0	518	2 100	1	80 %	100 %		4.1 & 1/2 Story
247 Asphalt/Paving	0	17000	3 100	4	50 %	100 %		5.1 & 3/4 Story
996 10Mobile Home	2008	12x44	2 100	3	50 %	100 %		6.2 & 1/2 Story
24 Frame Shed	2010	240	2 100	3	50 %	100 %		21.Open Frame Por
68 Wood Deck	0				%	%	1,200	22.Encl Frame Por
68 Wood Deck	0				%	%	1,800	23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

