

SB MOBILE PARK INVESTMENT LLC
PO BOX 195
MOODY ME 04054

Previous Owner
LEIGHTON LESLEY H

Sale Date: 11/13/2023

Inspection Witnessed By:

X

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	0	18,500	0	18,500		
1ST MORTGAGE 0			2013	0	18,500	0	18,500		
2ND MORTGAGE 0			2014	0	18,500	0	18,500		
Zone/Land Use 31 Agricultural/Residential			2015	0	18,500	0	18,500		
Secondary Zone			2016	0	19,200	0	19,200		
Topography 1 Level			2017	0	19,200	0	19,200		
1.Level 4.Below St 7.Steep			2018	0	19,200	0	19,200		
2.Rolling 5.Low 8.Wet			2019	0	19,200	0	19,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	0	19,200	0	19,200		
Utilities 2 Public Water			2021	0	19,200	0	19,200		
1.Public 4.Improve 7.Improve			2022	0	21,100	0	21,100		
2.Water 5.Improve 8.			2023	0	23,400	0	23,400		
3.Sewer 6.Improve 9.None			2024	0	26,300	0	26,300		
Street 1 Paved			2025	0	24,000	0	24,000		
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	
			14.Rear Land			%		3.Topography	
Sale Date 11/13/2023			15.Misc			%		4.Size/Shape	
Price 2,100,000						%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.			16.Regular Lot			%		8.View/Environ	
3.Building 6. 9.			17.Secondary Lot			%		9.Fract Share	
Financing 9 Unknown			18.Excess Land			%		Acres	
1.Convent 4.Seller 7.			19.Condominium			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			20.Pavement			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown						%		32.Pasture	
Validity 4 Split/Assemblage			Fract. Acre	Acres/Sites				33.Orchard	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac			%		34.Frontage	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr			%		35.Triangular Lot	
3.Distress 6.Exempt 9.			23.Non Conforming			%		36.Commercial	
Verified 5 Public Record			Acres			%		37.Softwood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)			%		39.Hardwood	
3.Lender 6.MLS 9.			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 0.00				44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 008-015-002-021

Account 4484

Location BLEAR DRIVE

Card 1 Of 1 9/23/2024

Building Style 0		SF Bsmt Living 0		Layout 0					
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% 0		3.Not func	6.	9.		
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat	Attic 0			
Dwelling Units 0		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 0		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 0				
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 0 Wood Siding		3.H Pump		6.	9.None	3.Capped	6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style 0		Unfinished % 0%				
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 0 0%			
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 0		Bath(s) Style 0		3.Old Type 6.		3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint) 0			
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 0			
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	
SF Masonry Trim 0		# Rooms 0		# Full Baths 0		2.Fair	5.Avg+	8.Exc	
OPEN-3- 0		# Bedrooms 0		# Half Baths 0		3.Avg-	6.Good	9.Same	
OPEN-4- 0		# Addn Fixtures 0		# Fireplaces 0		Phys. % Good 0%			
Year Built 0		Functional Code 9 None				Funct. % Good 100%			
Year Remodeled 0		1.Incomp		4.Small	7.Layout	Econ. % Good 100%			
Foundation 0		2.O-Built		5.CDU	8.Other	Economic Code None			
1.Concrete	4.Wood	7.	3.Damage	6.Style	9.None	0.None	3.Services	7.	
2.C Block	5.Slab	8.	Entrance Code 0		1.Location		4.Traffic	8.	
3.Br/Stone	6.Prs/Post	9.	1.Interior		4.Vacant	7.	2.Encroach	9.None	9.
Basement 0		Information Code 0				2.Refusal		5.Estimate	8.
1.1/4 Bmt	4.Full Bmt	7.	1.Owner		4.Agent	7.	3.Informed	6.Office	9.RS
2.1/2 Bmt	5.None	8.	2.Relative		5.Estimate	8.	Information Code 0		
3.3/4 Bmt	6.	9.None	3.Tenant		6.Other	9.SNY			
Bsmt Gar # Cars 0									
Wet Basement 0									
1.Dry	4.	7.							
2.Damp	5.	8.							
3.Wet	6.	9.							
Date Inspected 10/26/2015									
Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
998 14Mobile Home	0	14x76	3 100	4	65 %	100 %		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	

