

THYNG R CURTIS
THYNG, PATRICIA A
PO BOX 267
N WATERBORO ME 04061

B2295P288

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
24.0919 - corrected excess land categories - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 38 SOKOKIS TRAIL RT5			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	115,200	182,700	10,000	287,900		
1ST MORTGAGE 0			2013	115,200	182,700	10,000	287,900		
2ND MORTGAGE 0			2014	115,200	182,700	10,000	287,900		
Zone/Land Use 31 Agricultural/Residential			2015	115,200	182,700	10,000	287,900		
Secondary Zone			2016	95,300	173,500	15,000	253,800		
Topography 1 Level			2017	95,300	173,500	15,000	253,800		
1.Level 4.Below St 7.Steep			2018	95,300	173,500	20,000	248,800		
2.Rolling 5.Low 8.Wet			2019	95,300	173,500	20,000	248,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	95,300	175,000	20,000	250,300		
Utilities 9 No Water/No Sewer			2021	104,800	175,000	24,500	255,300		
1.Public 4.Improve 7.Improve			2022	114,300	192,500	25,000	281,800		
2.Water 5.Improve 8.			2023	125,800	213,500	25,000	314,300		
3.Sewer 6.Improve 9.None			2024	141,000	241,100	25,000	357,100		
Street 1 Paved			2025	178,200	299,100	25,000	452,300		
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					1.Unimproved	
BUILDING USE 0			12.Arrowhead WF					2.Excess Ftg /De	
Sale Data			13.Waterfront					3.Topography	
Sale Date			14.Rear Land					4.Size/Shape	
Price			15.Misc					5.Access or Rear	
Sale Type			Square Foot		Square Feet			6.Restriction	
1.Land 4.Mobile 7.			16.Regular Lot					7.Open Space	
2.L & B 5.Other 8.			17.Secondary Lot					8.View/Environ	
3.Building 6. 9.			18.Excess Land					9.Fract Share	
Financing			19.Condominium					Acres	
1.Convent 4.Seller 7.			20.Pavement					30.Rear (201+)	
2.FHA/VA 5.Private 8.			Fract. Acre		Acreege/Sites			31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac	21	2.00	100 %	0	32.Pasture	
Validity			22.Vacant Lot (Fr	24	10.00	100 %	0	33.Orchard	
1.Valid 4.Split 7.Renovate			23.Non Conforming	25	20.00	100 %	0	34.Frontage	
2.Related 5.Partial 8.Other			Acres		26	11.00	100 %	0	35.Triangular Lot
3.Distress 6.Exempt 9.			24.Excess (5-10)					36.Commercial	
Verified			25.Excess (10+)					37.Softwood	
1.Buyer 4.Agent 7.Family			26.Excess					38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)					39.Hardwood	
3.Lender 6.MLS 9.			28.Rear (101-150)					40.Wasteland	
			29.Rear (151-200)					41.Gravel Pit (Ac	
			Total Acreage		43.00			42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 013-041A


Account 1518

Location 1038 SOKOKIS TRAIL

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	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% 1 Hot Water BB	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	4 One & 1/2 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	1 Full		
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	2 Wood Shingle	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 115%		
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)	1120		
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	4 Average		
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G		
SF Masonry Trim	0	# Rooms	0	2.Fair	5.Avg+ 8.Exc		
OPEN-3-	0	# Bedrooms	3	3.Avg-	6.Good 9.Same		
OPEN-4-	0	# Full Baths	1	Phys. % Good	0%		
Year Built	1979	# Half Baths	1	Funct. % Good	100%		
Year Remodeled	0	# Addn Fixtures	0	Functional Code	9 None		
Foundation	1 Concrete	# Fireplaces	1	1.Incomp	4.Small 7.Layout		
1.Concrete	4.Wood 7.						
2.C Block	5.Slab 8.					2.O-Built	5.CDU 8.Other
3.Br/Stone	6.Prs/Post 9.					3.Damage	6.Style 9.None
Basement	4 Full Basement					Econ. % Good	100%
1.1/4 Bmt	4.Full Bmt 7.					Economic Code	None
2.1/2 Bmt	5.None 8.					0.None	3.Services 7.
3.3/4 Bmt	6. 9.None					1.Location	4.Traffic 8.
Bsmt Gar # Cars	0					2.Encroach	9.None 9.
Wet Basement	1 Dry Basement					Entrance Code	0
1.Dry	4. 7.					1.Interior	4.Vacant 7.
2.Damp	5. 8.	2.Refusal	5.Estimate 8.				
3.Wet	6. 9.	3.Informed	6.Office 9.RS				
				Information Code	0		
				1.Owner	4.Agent 7.		
				2.Relative	5.Estimate 8.		
				3.Tenant	6.Other 9.SNY		

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	420	0 0	0	0	0	% 0	1.One Story Fram
22 Encl Frame Porch	0	36	0 0	0	0	0	% 0	2.Two Story Fram
1 One Story Frame	0	216	0 0	0	0	0	% 0	3.Three Story Fr
23 Frame Garage	0	784	0 0	0	0	0	% 0	4.1 & 1/2 Story
24 Frame Shed	0	231	0 0	0	0	0	% 0	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

