

HANSON CHERYL G 1/3 INT
PO BOX 40
NORTH WATERBORO ME 04061

B11030P66 B15593P20

Previous Owner
HANSON WILLIAM H JR & CHERYL
PO BOX 41

NORTH WATERBORO ME 04061
Sale Date: 3/26/2009

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
23.0905 - changed homesite from 2.00 acres to .50 acres for village zone -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 38 SOKOKIS TRAIL RT5			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	70,800	322,500	10,000	383,300		
1ST MORTGAGE 0			2013	70,800	322,500	10,000	383,300		
2ND MORTGAGE 0			2014	70,800	322,500	10,000	383,300		
Zone/Land Use 21 Village			2015	70,800	322,500	10,000	383,300		
Secondary Zone			2016	60,000	322,500	15,000	367,500		
Topography 1 Level			2017	60,000	322,500	15,000	367,500		
1.Level 4.Below St 7.Steep			2018	60,000	322,500	20,000	362,500		
2.Rolling 5.Low 8.Wet			2019	60,000	322,500	20,000	362,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,000	322,500	20,000	362,500		
Utilities 9 No Water/No Sewer			2021	66,000	322,500	24,500	364,000		
1.Public 4.Improve 7.Improve			2022	72,000	354,800	25,000	401,800		
2.Water 5.Improve 8.			2023	79,200	393,500	25,000	447,700		
3.Sewer 6.Improve 9.None			2024	88,800	441,900	25,000	505,700		
Street 1 Paved			2025	73,000	566,600	25,000	614,600		
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 3/26/2009			14.Rear Land					4.Size/Shape	
Price			15.Misc					5.Access or Rear	
Sale Type 2 Land & Buildings			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 1 Conventional			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	0.50	100 %	0	32.Pasture	
Validity 1 Arms Length Sale			22.Vacant Lot (Fr	26	2.24	100 %	0	33.Orchard	
1.Valid 4.Split 7.Renovate			23.Non Conforming					34.Frontage	
2.Related 5.Partial 8.Other			Acres					35.Triangular Lot	
3.Distress 6.Exempt 9.			24.Excess (5-10)					36.Commercial	
Verified 1 Buyer			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		2.74			42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 013-041B

Account 4426

Location 1000 SOKOKIS TRAIL

Card 1

Of 1

9/23/2024

Building Style 7	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.HWB 5.FWA 9.No Heat	Attic 0
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% 0	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 6 Brick/Stone	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 4 Good 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) 2618
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above 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 5	3.Avg- 6.Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 2003	# Half Baths 1	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c5e8c; color: white; padding: 20px 30px; font-size: 48px; margin-right: 10px;">T</div> <div style="font-size: 36px; font-weight: bold; margin-right: 10px;">TRIO</div> </div>	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 100%
Basement 4 Full Basement		Economic Code None
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 0		Entrance Code 0
Wet Basement 1 Dry 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	
	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
1 One Story Frame	2003	42	0 0	0	0 %	0 %	
23 Frame Garage	0	440	0 0	0	0 %	0 %	
21 Open Frame	0	21	0 0	0	0 %	0 %	
					%	%	
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