

MONTELO, ANDREA D  
PO BOX 424  
NORTH WATERBORO ME 04061

B9322P186 B18080P713 B18245P265

Previous Owner  
SCOTT, ANDREA D  
SCOTT, MICHAEL D  
PO BOX 424  
N WATERBORO ME 04061  
Sale Date: 5/14/2020

Previous Owner  
WOODSOME ANDREW & GAIL S (JT)  
PO BOX 294

NORTH WATERBORO ME 04061  
Sale Date: 9/09/2019

Inspection Witnessed By:

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

Notes:  
new addition  
2018.0314 - reviewed deed - has Andrew & Gail as Joint Tenants - added (JT) to Trio - tb  
2018-0410 - changed m/l from 013-045 to 013-044-002-007 and acreage from 1.00 to 1.84 as part of the Woodsome Family Subdivision -sb  
20.0923 - house burned 12/20/19, 24x30 foundation, 8x10 shed still there, abatement -sb

**Waterboro**

Property Data			Assessment Record						
Neighborhood	38 SOKOKIS TRAIL RT5		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	60,500	55,200	0	115,700		
1ST MORTGAGE	0		2013	60,500	55,200	0	115,700		
2ND MORTGAGE	0		2014	60,500	55,200	0	115,700		
Zone/Land Use	31 Agricultural/Residential		2015	60,500	55,200	0	115,700		
Secondary Zone			2016	51,400	55,200	0	106,600		
			2017	51,400	55,200	0	106,600		
Topography	1 Level		2018	51,400	55,200	0	106,600		
			2019	51,400	55,200	0	106,600		
1.Level	4.Below St	7.Steep	2020	54,600	55,200	0	109,800		
2.Rolling	5.Low	8.Wet	2021	60,100	55,200	0	115,300		
3.Above St	6.Swampy	9.Lev/Roll	2022	65,500	6,400	0	71,900		
Utilities	9 No Water/No Sewer		2023	72,100	7,100	0	79,200		
1.Public	4.Improve	7.Improve	2024	80,800	8,300	0	89,100		
2.Water	5.Improve	8.	2025	98,800	11,800	0	110,600		
3.Sewer	6.Improve	9.None	Land Data						
Street	1 Paved		Front Foot	Type	Effective		Influence		Influence Codes
1.Paved	4.Proposed	7.ROW			Frontage	Depth	Factor	Code	
2.Semi Imp	5.Pvt	8.None							
3.Gravel	6.Aband	9.TG PLAN							
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	5/14/2020		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	9 Unknown		19.Condominium					Acres	
1.Convent	4.Seller	7.	20.Pavement					30.Rear (201+)	
2.FHA/VA	5.Private	8.	Fract. Acre		Acreage/Sites			31.Tillable/Horti	
3.Assumed	6.Cash	9.Unknown	21.Homesite (Frac	21	1.84	93	4	32.Pasture	
Validity	2 Related Parties		22.Vacant Lot (Fr					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	5 Public Record		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		1.84			42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

## Waterboro

Map Lot 013-044-002-007


Account 1456

Location 1180 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 <b>0</b>				
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 <b>0</b>										
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
191 BASEMENT	1948	750	3 90	4	0	%	100 %	3.Three Story Fr
24 Frame Shed	1948	80	3 90	4	0	%	100 %	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

