

TENNEY, ERICA  
BINETTE, CODY  
1262 SOKOKIS TRAIL  
NORTH WATERBORO ME 04061

B16523P682 B17943P748 B18697P661 B18899P175

Previous Owner  
BOISVERT, ANTHONY P  
241 DEPOT STREET

BUXTON ME 04093  
Sale Date: 7/18/2022

Previous Owner  
COUSINS, LEE E  
129 HANSCOM SCHOOL ROAD

LIMINGTON ME 04049  
Sale Date: 6/11/2021

Previous Owner  
HERTEL LORA C  
5 SHADY CREEK LANE

SCARBOROUGH ME 04074  
Sale Date: 5/06/2019

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
17.1206 - changed lot from 013-052-1 to 013-052-3 -sb  
22.0825- added 24X36 1st/b,10x8 deck, 6x6 be, 4x4 deck, 4x6 deck -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>86 CLARKS BRIDGE RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2013	50,300	0	0	50,300		
1ST MORTGAGE <b>0</b>			2014	50,300	0	0	50,300		
2ND MORTGAGE <b>0</b>			2015	50,300	0	0	50,300		
Zone/Land Use <b>31 Agricultural/Residential</b>			2016	33,400	0	0	33,400		
Secondary Zone			2017	33,400	0	0	33,400		
Topography <b>2 Rolling 1 Level</b>			2018	33,400	0	0	33,400		
1.Level 4.Below St 7.Steep			2019	33,400	0	0	33,400		
2.Rolling 5.Low 8.Wet			2020	33,400	0	0	33,400		
3.Above St 6.Swampy 9.Lev/Roll			2021	36,800	0	0	36,800		
Utilities			2022	40,100	0	0	40,100		
1.Public 4.Improve 7.Improve			2023	62,900	155,300	0	218,200		
2.Water 5.Improve 8.			2024	70,600	174,300	0	244,900		
3.Sewer 6.Improve 9.None			2025	86,300	242,800	0	329,100		
Street <b>1 Paved</b>									
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>7/18/2022</b>			14.Rear Land				%		3.Topography
Price <b>315,000</b>			15.Misc				%		4.Size/Shape
Sale Type <b>1 Land Only</b>							%		5.Access or Rear
1.Land 4.Mobile 7.			<b>Square Foot</b>		<b>Square Feet</b>				6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	1.84	80	%	1	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	0.50	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified <b>5 Public Record</b>			<b>Acres</b>				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess ( 5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			<b>Total Acreage</b>		<b>2.34</b>				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

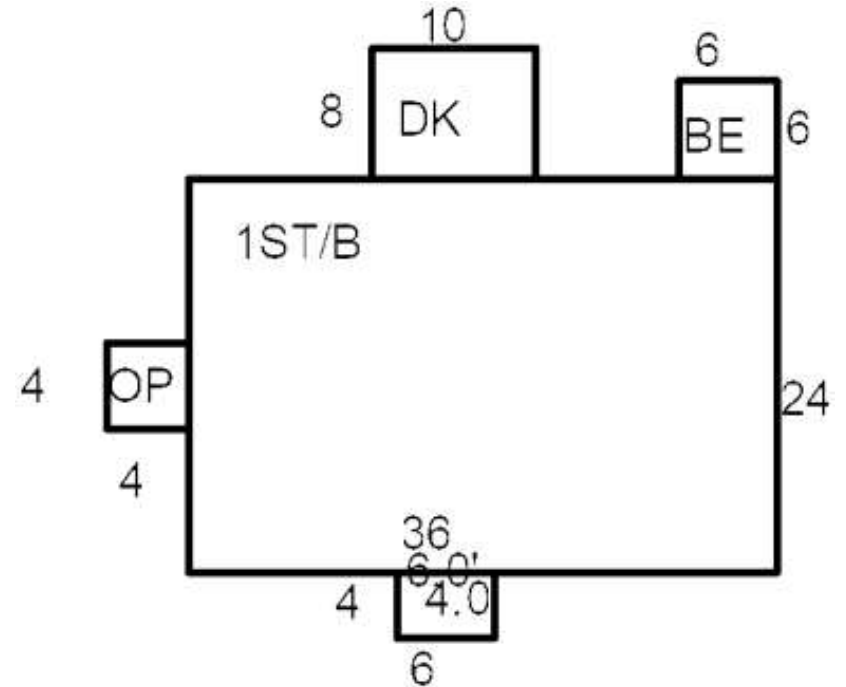
Map Lot 013-052-003

Account 5036

Location 1262 SOKOKIS TRAIL

Card 1 Of 1 9/23/2024

Building Style <b>2 Ranch</b> 1.Conv 5.Garr/Col 9.Other 2.Ranch 6.Split 10.Mohome 3.R Ranch 7.Contemp/ 11.Condo 4.Cape 8.Log 12. Dwelling Units <b>1</b> Other Units <b>0</b> Stories <b>1 One Story</b> 1.1 4.1.50 7.1.25 2.2 5.1.75 8. 3.3 6.2.50 9. Exterior Walls <b>8 Aluminum/Vinyl</b> 0.Wood 4.Asb/Asph 8.Alum/Vin 1.Wood 5.T-111 9.Other 2.Wd Sh 6.Br/St 11. 3.Compos. 7.Nov 12. Roof Surface <b>1 Asphalt Shingles</b> 1.Asphalt 4.Composit 7. 2.Slate 5.Wood 8. 3.Metal 6.Other 9. SF Masonry Trim <b>0</b> OPEN-3- <b>0</b> OPEN-4- <b>0</b> Year Built <b>2022</b> Year Remodeled <b>0</b> Foundation <b>1 Concrete</b> 1.Concrete 4.Wood 7. 2.C Block 5.Slab 8. 3.Br/Stone 6.Prs/Post 9. Basement <b>4 Full Basement</b> 1.1/4 Bmt 4.Full Bmt 7. 2.1/2 Bmt 5.None 8. 3.3/4 Bmt 6. 9.None Bsmt Gar # Cars <b>0</b> Wet Basement <b>1 Dry Basement</b> 1.Dry 4. 7. 2.Damp 5. 8. 3.Wet 6. 9.	SF Bsmt Living <b>0</b> Fin Bsmt Grade <b>0 0</b> OPEN 5 OPTIONAL <b>0</b> Heat Type <b>100% 1 Hot Water BB</b> 1.HWBB 5.FWA 9.No Heat 2.HWCI 6.GravWA 10. 3.HWRAD 7.Electric 11. 4.Steam 8.F/WallM 12. Cool Type <b>0% 9 None</b> 1.Refrig 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None Kitchen Style <b>2 Typical</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None Bath(s) Style <b>2 Typical Bath(s)</b> 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None # Rooms <b>5</b> # Bedrooms <b>2</b> # Full Baths <b>2</b> # Half Baths <b>0</b> # Addn Fixtures <b>0</b> # Fireplaces <b>0</b>	Layout <b>1 Typical</b> 1.Typical 4. 7. 2.Inadeq 5. 8. 3.Not func 6. 9. Attic <b>9 None</b> 1.1/4 Fin 4.Full Fin 7.1/4 Unfi 2.1/2 Fin 5.F/Stair 8. 3.3/4 Fin 6.1/2 Unfi 9.None Insulation <b>1 Full</b> 1.Full 4.Minimal 7. 2.Heavy 5.Unk 8. 3.Capped 6. 9.None Unfinished % <b>0%</b> Grade & Factor <b>4 Good 100%</b> 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8. 3.C Grade 6.AA Grade 9.Same SQFT (Footprint) <b>864</b> Condition <b>6 Good</b> 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same Phys. % Good <b>0%</b> Funct. % Good <b>100%</b> Functional Code <b>9 None</b> 1.Incomp 4.Small 7.Layout 2.O-Built 5.CDU 8.Other 3.Damage 6.Style 9.None Econ. % Good <b>100%</b> Economic Code <b>None</b> 0.None 3.Services 7. 1.Location 4.Traffic 8. 2.Encroach 9.None 9. Entrance Code <b>0</b> 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6.Office 9.RS Information Code <b>0</b> 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.SNY
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Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
68 Wood Deck	0	80	0 0	0	0	0	%
90 BSMT ENTRY	0	36	0 0	0	0	0	%
68 Wood Deck	0	16	0 0	0	0	0	%
68 Wood Deck	0	24	0 0	0	0	0	%
					%	%	
					%	%	
					%	%	
					%	%	
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