

BILLSTEN DAVID  
33 WESTMORE AVE  
BIDDEFORD ME 04005 2116

B14363P915  
Previous Owner  
EASY LIVING HOMES INC  
P O BOX 307

HOLLIS CTR ME 04042  
Sale Date: 9/21/2005

Inspection Witnessed By:

| X        | Date        | Date Insp. |
|----------|-------------|------------|
| No./Date | Description | Date Insp. |
|          |             |            |
|          |             |            |
|          |             |            |

Notes:

Waterboro

| Property Data                                    |  |  | Assessment Record  |                           |                  |              |                  |             |                        |
|--|--|--|--------------------|---------------------------|------------------|--------------|------------------|-------------|------------------------|
| Neighborhood <b>38 SOKOKIS TRAIL RT5</b>         |  |  | Year               | Land                      | Buildings        | Exempt       | Total            |             |                        |
| Tree Growth Year <b>0</b>                        |  |  | 2012               | 49,300                    | 123,400          | 10,000       | 162,700          |             |                        |
| 1ST MORTGAGE <b>0</b>                            |  |  | 2013               | 49,300                    | 123,400          | 10,000       | 162,700          |             |                        |
| 2ND MORTGAGE <b>0</b>                            |  |  | 2014               | 49,300                    | 123,400          | 10,000       | 162,700          |             |                        |
| Zone/Land Use <b>31 Agricultural/Residential</b> |  |  | 2015               | 49,300                    | 123,400          | 10,000       | 162,700          |             |                        |
| Secondary Zone                                   |  |  | 2016               | 41,800                    | 123,400          | 15,000       | 150,200          |             |                        |
| Topography <b>3 Above Street</b>                 |  |  | 2017               | 41,800                    | 123,400          | 15,000       | 150,200          |             |                        |
| 1.Level 4.Below St 7.Steep                       |  |  | 2018               | 41,800                    | 123,400          | 20,000       | 145,200          |             |                        |
| 2.Rolling 5.Low 8.Wet                            |  |  | 2019               | 41,800                    | 123,400          | 20,000       | 145,200          |             |                        |
| 3.Above St 6.Swampy 9.Lev/Roll                   |  |  | 2020               | 41,800                    | 124,100          | 20,000       | 145,900          |             |                        |
| Utilities <b>9 No Water/No Sewer</b>             |  |  | 2021               | 46,000                    | 124,100          | 24,500       | 145,600          |             |                        |
| 1.Public 4.Improve 7.Improve                     |  |  | 2022               | 50,200                    | 136,500          | 25,000       | 161,700          |             |                        |
| 2.Water 5.Improve 8.                             |  |  | 2023               | 55,200                    | 151,400          | 25,000       | 181,600          |             |                        |
| 3.Sewer 6.Improve 9.None                         |  |  | 2024               | 61,900                    | 170,000          | 25,000       | 206,900          |             |                        |
| Street <b>1 Paved</b>                            |  |  | 2025               | 75,800                    | 227,100          | 25,000       | 277,900          |             |                        |
| 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      |                           | <b>Frontage</b>  | <b>Depth</b> | <b>Factor</b>    | <b>Code</b> |                        |
| BUILDING USE <b>0</b>                            |  |  | 12.Arrowhead WF    |                           |                  |              | %                |             | 1.Unimproved           |
| <b>Sale Data</b>                                 |  |  | 13.Waterfront      |                           |                  |              | %                |             | 2.Excess Ftg /De       |
| Sale Date <b>9/21/2005</b>                       |  |  | 14.Rear Land       |                           |                  |              | %                |             | 3.Topography           |
| Price <b>164,200</b>                             |  |  | 15.Misc            |                           |                  |              | %                |             | 4.Size/Shape           |
| Sale Type <b>2 Land &amp; Buildings</b>          |  |  |                    |                           |                  |              | %                |             | 5.Access or Rear       |
| 1.Land 4.Mobile 7.                               |  |  |                    |                           |                  |              | %                |             | 6.Restriction          |
| 2.L & B 5.Other 8.                               |  |  | <b>Square Foot</b> | <b>Square Feet</b>        |                  |              |                  |             | 7.Open Space           |
| 3.Building 6. 9.                                 |  |  | 16.Regular Lot     |                           |                  |              | %                |             | 8.View/Environ         |
| Financing <b>1 Conventional</b>                  |  |  | 17.Secondary Lot   |                           |                  |              | %                |             | 9.Fract Share          |
| 1.Convent 4.Seller 7.                            |  |  | 18.Excess Land     |                           |                  |              | %                |             | <b>Acres</b>           |
| 2.FHA/VA 5.Private 8.                            |  |  | 19.Condominium     |                           |                  |              | %                |             | 30.Rear (201+)         |
| 3.Assumed 6.Cash 9.Unknown                       |  |  | 20.Pavement        |                           |                  |              | %                |             | 31.Tillable/Horti      |
| Validity <b>1 Arms Length Sale</b>               |  |  |                    |                           |                  |              | %                |             | 32.Pasture             |
| 1.Valid 4.Split 7.Renovate                       |  |  | <b>Fract. Acre</b> | <b>Acreege/Sites</b>      |                  |              |                  |             | 33.Orchard             |
| 2.Related 5.Partial 8.Other                      |  |  | 21.Homesite (Frac  | 21                        | 2.00             | 70           | %                | 4           | 34.Frontage            |
| 3.Distress 6.Exempt 9.                           |  |  | 22.Vacant Lot (Fr  | 25                        | 0.50             | 100          | %                | 0           | 35.Triangular Lot      |
| Verified <b>1 Buyer</b>                          |  |  | 23.Non Conforming  |                           |                  |              | %                |             | 36.Commercial          |
| 1.Buyer 4.Agent 7.Family                         |  |  | <b>Acres</b>       |                           |                  |              | %                |             | 37.Softwood            |
| 2.Seller 5.Pub Rec 8.Other                       |  |  | 24.Excess ( 5-10)  |                           |                  |              | %                |             | 38.Mixed Wood          |
| 3.Lender 6.MLS 9.                                |  |  | 25.Excess (10+)    |                           |                  |              | %                |             | 39.Hardwood            |
|  |  |  | 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          |
|  |  |  |                    | <b>Total Acreage 2.50</b> |                  |              |                  |             | 44.Utility ROW         |
|  |  |  |                    |                           |                  |              |                  |             | 45.Camp Lot            |
|  |  |  |                    |                           |                  |              |                  |             | 46.Site Improve        |

## Waterboro

Map Lot 013-053A-002


Account 4684

Location 1372 SOKOKIS TRAIL

Card 1

Of 1

9/23/2024

|  |                |            |  |                            |           |  |                   |            |
|--|----------------|------------|--|----------------------------|-----------|--|-------------------|------------|
| Building Style                         | <b>2 Ranch</b> |            | SF Bsmt Living   | <b>0</b>                   |           | Layout                                 | <b>1 Typical</b>  |            |
| 1.Conv                                 | 5.Garr/Col     | 9.Other    | Fin Bsmt Grade   | <b>0 0</b>                 |           | 1.Typical                              | 4.                | 7.         |
| 2.Ranch                                | 6.Split        | 10.Mohome  | OPEN 5 OPTIONAL <b>0</b>   |                            |           | 2.Inadeq                               | 5.                | 8.         |
| 3.R Ranch                              | 7.Contemp/     | 11.Condo   | Heat Type  | <b>100% 1 Hot Water BB</b> |           | 3.Not func                             | 6.                | 9.         |
| 4.Cape                                 | 8.Log          | 12.        | 1.HWBB   | 5.FWA                      | 9.No Heat | Attic <b>9 None</b>                    |                   |            |
| Dwelling Units <b>1</b>                |                |            | 2.HWCI   | 6.GravWA 10.               |           | 1.1/4 Fin                              | 4.Full Fin        | 7.1/4 Unfi |
| Other Units <b>0</b>                   |                |            | 3.HWRAD  | 7.Electric 11.             |           | 2.1/2 Fin                              | 5.FI/Stair 8.     |            |
| Stories <b>1 One Story</b>             |                |            | 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  | <b>0% 9 None</b>           |           | Insulation <b>1 Full</b>               |                   |            |
| 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 <b>8 Alumunum/Vinyl</b> |                |            | 3.H Pump   | 6. 9.None                  |           | 3.Capped 6. 9.None                     |                   |            |
| 0.Wood                                 | 4.Asb/Asph     | 8.Alum/Vin | Kitchen Style <b>2 Typical</b>   |                            |           | Unfinished % <b>0%</b>                 |                   |            |
| 1.Wood                                 | 5.T-111        | 9.Other    | 1.Modern   | 4.Obsolete 7.              |           | Grade & Factor <b>3 Average 100%</b>   |                   |            |
| 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 <b>1 Asphalt Shingles</b> |                |            | Bath(s) Style <b>2 Typical Bath(s)</b>   |                            |           | 3.C Grade                              | 6.AA Grade 9.Same |            |
| 1.Asphalt                              | 4.Composit 7.  |            | 1.Modern   | 4.Obsolete 7.              |           | SQFT (Footprint) <b>1426</b>           |                   |            |
| 2.Slate                                | 5.Wood 8.      |            | 2.Typical  | 5. 8.                      |           | Condition <b>6 Good</b>                |                   |            |
| 3.Metal                                | 6.Other 9.     |            | 3.Old Type   | 6. 9.None                  |           | 1.Poor                                 | 4.Avg             | 7.V G      |
| SF Masonry Trim <b>0</b>               |                |            | # Rooms  | <b>5</b>                   |           | 2.Fair                                 | 5.Avg+ 8.Exc      |            |
| OPEN-3- <b>0</b>                       |                |            | # Bedrooms   | <b>2</b>                   |           | 3.Avg-                                 | 6.Good 9.Same     |            |
| OPEN-4- <b>0</b>                       |                |            | # Full Baths   | <b>1</b>                   |           | Phys. % Good <b>0%</b>                 |                   |            |
| Year Built <b>2005</b>                 |                |            | # Half Baths   | <b>0</b>                   |           | Funct. % Good <b>90%</b>               |                   |            |
| Year Remodeled <b>0</b>                |                |            | # Addn Fixtures  | <b>0</b>                   |           | Functional Code <b>5 Cond/Des/Util</b> |                   |            |
| Foundation <b>1 Concrete</b>           |                |            | # Fireplaces   | <b>1</b>                   |           | 1.Incomp                               | 4.Small           | 7.Layout   |
| 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.         |  |                            |           |  |                   |            |

Date Inspected

### Additions, Outbuildings & Improvements

| Type                | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value |                   |
|---------------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 22 Encl Frame Porch | 0    | 25    | 0 0   | 0    | 0     | % 0    | %           | 1.One Story Fram  |
| 68 Wood Deck        | 0    | 192   | 0 0   | 0    | 0     | % 0    | %           | 2.Two Story Fram  |
| 21 Open Frame       | 0    | 70    | 0 0   | 0    | 0     | % 0    | %           | 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 |

