

WHEELER ROBERT W
1257 SOKOKIS TRL
N WATERBORO ME 04061

B14228P1 B16735P616 B16735P619

Previous Owner
LUCARELLI KAREN & DONNA POLLIS
C/O BAC TAX SERVICES CORP
PO BOX 5012
WOODLAND HILLS CA 91365 5012
Sale Date: 11/19/2013

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 38 SOKOKIS TRAIL RT5			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	73,500	132,700	10,000	196,200		
1ST MORTGAGE 0			2013	73,500	132,700	0	206,200		
2ND MORTGAGE 0			2014	73,500	132,700	0	206,200		
Zone/Land Use 31 Agricultural/Residential			2015	73,500	132,700	0	206,200		
Secondary Zone			2016	61,900	128,900	0	190,800		
Topography 1 Level			2017	61,900	128,900	0	190,800		
1.Level 4.Below St 7.Steep			2018	61,900	128,900	0	190,800		
2.Rolling 5.Low 8.Wet			2019	61,900	128,900	0	190,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	61,900	128,900	0	190,800		
Utilities 9 No Water/No Sewer			2021	68,100	128,900	0	197,000		
1.Public 4.Improve 7.Improve			2022	74,300	141,800	0	216,100		
2.Water 5.Improve 8.			2023	81,700	157,300	0	239,000		
3.Sewer 6.Improve 9.None			2024	91,600	179,800	0	271,400		
Street 1 Paved			2025	113,600	243,000	0	356,600		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
			14.Rear Land				%		3.Topography
Sale Date 11/19/2013			15.Misc				%		4.Size/Shape
Price 75,000							%		5.Access or Rear
Sale Type 2 Land & Buildings							%		6.Restriction
1.Land 4.Mobile 7.			Square Foot	Square Feet					7.Open Space
2.L & B 5.Other 8.			16.Regular Lot				%		8.View/Environ
3.Building 6. 9.			17.Secondary Lot				%		9.Fract Share
Financing 1 Conventional			18.Excess Land				%		Acres
1.Convent 4.Seller 7.			19.Condominium				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			20.Pavement				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown							%		32.Pasture
Validity 3 Distressed Sale			Fract. Acre	Acreege/Sites					33.Orchard
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	2.00	100	%	0	34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	2.56	100	%	0	35.Triangular Lot
3.Distress 6.Exempt 9.			23.Non Conforming				%		36.Commercial
Verified 1 Buyer			Acres				%		37.Softwood
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		39.Hardwood
3.Lender 6.MLS 9.			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
			Total Acreage 4.56						44.Utility ROW
									45.Camp Lot
									46.Site Improve

