

MCCARTHY, SEAN P
1482 SOKOKIS TRAIL
NORTH WATERBORO ME 04061

B10196P70 B15728P638 B16832P866 B18130P719

Previous Owner
FOLEY GRACE M
1482 SOKOKIS TRL

N WATERBORO ME 04061
Sale Date: 12/20/2019

Previous Owner
LAUZON TOM
C/O GRACE M FOLEY
1482 SOKOKIS TRL
N WATERBORO ME 04061
Sale Date: 6/10/2014

Previous Owner
WOODWARD DARLENE J & DAVID J
1096 MT. PLEASANT ROAD

KING WILLIAM VA 23237
Sale Date: 9/24/2009

Inspection Witnessed By:

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

Notes:

| Property Data | | | Assessment Record | | | | | | |
|--|--|--|----------------------|----------------------|------------------|--------|------------------|------|------------------------|
| Neighborhood 38 SOKOKIS TRAIL RT5 | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 54,400 | 64,100 | 0 | 118,500 | | |
| 1ST MORTGAGE 0 | | | 2013 | 54,400 | 64,100 | 0 | 118,500 | | |
| 2ND MORTGAGE 0 | | | 2014 | 54,400 | 64,100 | 0 | 118,500 | | |
| Zone/Land Use 31 Agricultural/Residential | | | 2015 | 54,400 | 64,100 | 0 | 118,500 | | |
| Secondary Zone | | | 2016 | 46,200 | 43,200 | 0 | 89,400 | | |
| Topography 1 Level | | | 2017 | 46,200 | 43,200 | 0 | 89,400 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 46,200 | 43,200 | 0 | 89,400 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 46,200 | 43,200 | 0 | 89,400 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 46,200 | 43,300 | 0 | 89,500 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 50,800 | 43,300 | 0 | 94,100 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 55,500 | 47,600 | 25,000 | 78,100 | | |
| 2.Water 5.Improve 8. | | | 2023 | 61,000 | 52,800 | 25,000 | 88,800 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 68,400 | 59,300 | 25,000 | 102,700 | | |
| Street 1 Paved | | | 2025 | 83,700 | 84,400 | 25,000 | 143,100 | | |
| 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 |
| Sale Date 12/20/2019 | | | 14.Rear Land | | | | % | | 3.Topography |
| Price 185,000 | | | 15.Misc | | | | % | | 4.Size/Shape |
| Sale Type 2 Land & Buildings | | | | | | | % | | 5.Access or Rear |
| 1.Land 4.Mobile 7. | | | | | | | % | | 6.Restriction |
| 2.L & B 5.Other 8. | | | Square Foot | Square Feet | | | | | 7.Open Space |
| 3.Building 6. 9. | | | 16.Regular Lot | | | | % | | 8.View/Environ |
| Financing 9 Unknown | | | 17.Secondary Lot | | | | % | | 9.Fract Share |
| 1.Convent 4.Seller 7. | | | 18.Excess Land | | | | % | | Acres |
| 2.FHA/VA 5.Private 8. | | | 19.Condominium | | | | % | | 30.Rear (201+) |
| 3.Assumed 6.Cash 9.Unknown | | | 20.Pavement | | | | % | | 31.Tillable/Horti |
| Validity 1 Arms Length Sale | | | | | | | % | | 32.Pasture |
| 1.Valid 4.Split 7.Renovate | | | Fract. Acre | Acreege/Sites | | | | | 33.Orchard |
| 2.Related 5.Partial 8.Other | | | 21.Homesite (Frac | 21 | 0.70 | 100 | % | 0 | 34.Frontage |
| 3.Distress 6.Exempt 9. | | | 22.Vacant Lot (Fr | | | | % | | 35.Triangular Lot |
| Verified 1 Buyer | | | 23.Non Conforming | | | | % | | 36.Commercial |
| 1.Buyer 4.Agent 7.Family | | | Acres | | | | % | | 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 |
| | | | Total Acreage | | 0.70 | | | | 44.Utility ROW |
| | | | | | | | | | 45.Camp Lot |
| | | | | | | | | | 46.Site Improve |

Waterboro

Map Lot 016-010


Account 1631

Location 1482 SOKOKIS TRAIL

Card 1

Of 1

9/23/2024

| | | | | | | | |
|-----------------|-------------------------------|---|----------------------------|------------------|------------------------|---------------|----------------|
| Building Style | 4 Cape Cod | 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.HWBB | 5.FWA 9.No Heat | Attic | 9 None | | |
| 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 | 4 One & 1/2 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% 9 None | Insulation | 4 Minimal | | |
| 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 | 4 Asbestos/Asphalt | 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 | 2 Fair 90% | | |
| 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 | 3 Metal | 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) | 792 | | |
| 2.Slate | 5.Wood 8. | 2.Typical | 5. 8. | Condition | 3 Below Average | | |
| 3.Metal | 6.Other 9. | 3.Old Type | 6. 9.None | 1.Poor | 4.Avg 7.V G | | |
| SF Masonry Trim | 0 | # Rooms | 5 | 2.Fair | 5.Avg+ 8.Exc | | |
| OPEN-3- | 0 | # Bedrooms | 3 | 3.Avg- | 6.Good 9.Same | | |
| OPEN-4- | 0 | # Full Baths | 1 | Phys. % Good | 0% | | |
| Year Built | 1890 | # Half Baths | 0 | Funct. % Good | 80% | | |
| Year Remodeled | 1940 | # Addn Fixtures | 0 | Functional Code | 5 Cond/Des/Util | | |
| Foundation | 3 Brick &/or Stone | # Fireplaces | 0 | 1.Incomp | 4.Small 7.Layout | | |
| 1.Concrete | 4.Wood 7. |  | | | | | |
| 2.C Block | 5.Slab 8. | | | | | 2.O-Built | 5.CDU 8.Other |
| 3.Br/Stone | 6.Prs/Post 9. | | | | | 3.Damage | 6.Style 9.None |
| Basement | 4 Full Basement | | | | | Econ. % Good | 100% |
| 1.1/4 Bmt | 4.Full Bmt 7. | | | | | Economic Code | None |
| 2.1/2 Bmt | 5.None 8. | | | | | 0.None | 3.Services 7. |
| 3.3/4 Bmt | 6. 9.None | | | | | 1.Location | 4.Traffic 8. |
| Bsmt Gar # Cars | 0 | | | | | 2.Encroach | 9.None 9. |
| Wet Basement | 2 Damp Basement | | | | | Entrance Code | 0 |
| 1.Dry | 4. 7. | | | | | 1.Interior | 4.Vacant 7. |
| 2.Damp | 5. 8. | 2.Refusal | 5.Estimate 8. | | | | |
| 3.Wet | 6. 9. | 3.Informed | 6.Office 9.RS | | | | |
| | | | | 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 | |
|-----------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 23 Frame Garage | 0 | 240 | 0 0 | 0 | 0 % | 0 % | | 1.One Story Fram |
| 68 Wood Deck | 0 | 56 | 0 0 | 0 | 0 % | 0 % | | 2.Two Story Fram |
| | | | | | % | % | | 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 |

