

FRAZIER BRADLEY
 58 NEW ROAD
 ARUNDEL ME 04046

B9815P6 B17874P576 B17909P762 B17911P764

Previous Owner
 THE BANK OF NEW YORK MELLON
 1600 SOUTH DOUGLASS RD SUITE 200-A

ANAHEIM CA 92806
 Sale Date: 3/08/2019

Previous Owner
 GILMORE LYNNE M
 ATTN: BRADLEY FRAZIER
 450 SOKOKIS TRL
 E WATERBORO ME 04030 2026
 Sale Date: 11/08/2018

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 41 SOKOKIS TRAIL RT5 M			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	162,300	108,800	10,000	261,100		
1ST MORTGAGE 0			2013	162,300	108,800	10,000	261,100		
2ND MORTGAGE 0			2014	162,300	108,800	10,000	261,100		
Zone/Land Use 48 Shoreland			2015	162,300	108,800	10,000	261,100		
Secondary Zone 31			2016	146,300	108,800	15,000	240,100		
Topography 2 Rolling			2017	146,300	108,800	15,000	240,100		
1.Level 4.Below St 7.Steep			2018	146,300	108,800	20,000	235,100		
2.Rolling 5.Low 8.Wet			2019	146,300	108,800	20,000	235,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	146,300	108,800	0	255,100		
Utilities 9 No Water/No Sewer			2021	160,900	108,800	0	269,700		
1.Public 4.Improve 7.Improve			2022	175,600	119,700	0	295,300		
2.Water 5.Improve 8.			2023	193,100	132,800	0	325,900		
3.Sewer 6.Improve 9.None			2024	216,500	149,100	0	365,600		
Street 1 Paved			2025	203,500	192,200	0	395,700		
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 3/08/2019			14.Rear Land				%		3.Topography
Price 66,000			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 8 Other Non Valid							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.50	80	%	6	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.46	100	%	0	35.Triangular Lot
Verified 5 Public Record			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		0.96				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 028-008


Account 1974

Location 450 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	3 Average 100%
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	1 Asphalt Shingles	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)	684
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	6	2.Fair	5.Avg+ 8.Exc
OPEN-3-	0	# Bedrooms	3	3.Avg-	6.Good 9.Same
OPEN-4-	0	# Full Baths	2	Phys. % Good	0%
Year Built	1830	# Half Baths	0	Funct. % Good	90%
Year Remodeled	0	# 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.				
3.Br/Stone	6.Prs/Post 9.				
Basement	4 Full Basement				
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	0				
Wet Basement	2 Damp Basement				
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	
1 One Story Frame	0	272	0 0	0	0	0 %	0 %	1.One Story Fram
1 One Story Frame	0	170	0 0	0	0	0 %	0 %	2.Two Story Fram
4 1 & 1/2 Story Fr	0	510	0 0	0	0	0 %	0 %	3.Three Story Fr
22 Encl Frame Porch	0	306	0 0	0	0	0 %	0 %	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

