

WESCOTT, MATTHEW
1276 SOKOKIS TRAIL
CORNISH ME 04020

B10251P336 B16449P977 B16634P591 B16809P283

Previous Owner
OSBERG LEAH A
73 DEERFIELD DRIVE

NORTH WATERBORO ME 04061
Sale Date: 11/04/2022

Previous Owner
KIMBER LEE LLC
C/O LEAH A OSBERG
73 DEERFIELD DR
N WATERBORO ME 04061
Sale Date: 4/25/2014

Previous Owner
OCEAN COMMUNITIES FED CREDIT UNION
C/O KIMBER LEE LLC
75 BISHOP ST
PORTLAND ME 04101
Sale Date: 6/28/2013

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record							
Neighborhood 2 LAC EAST			Year	Land	Buildings	Exempt	Total			
Tree Growth Year 0			2012	30,000	101,700	10,000	121,700			
1ST MORTGAGE 0			2013	30,000	101,700	0	131,700			
2ND MORTGAGE 0			2014	30,000	101,700	0	131,700			
Zone/Land Use 47 Lake Arrowhead			2015	30,000	101,700	0	131,700			
Secondary Zone			2016	15,000	101,700	0	116,700			
Topography 2 Rolling			2017	15,000	101,700	0	116,700			
1.Level 4.Below St 7.Steep			2018	15,000	101,700	0	116,700			
2.Rolling 5.Low 8.Wet			2019	15,000	101,700	0	116,700			
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	102,100	0	117,100			
Utilities 9 No Water/No Sewer			2021	16,500	102,100	0	118,600			
1.Public 4.Improve 7.Improve			2022	18,000	112,300	0	130,300			
2.Water 5.Improve 8.			2023	19,800	124,500	0	144,300			
3.Sewer 6.Improve 9.None			2024	22,200	139,900	0	162,100			
Street 3 Gravel			2025	30,000	191,000	0	221,000			
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 11/04/2022			14.Rear Land				%		3.Topography	
Price 240,000			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	16	1	100	%	0	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				%		34.Frontage	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		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 0.00							44.Utility ROW
										45.Camp Lot
										46.Site Improve

