

LEE, SANDRA E  
39460 280TH STREET  
ROSEAU MN 56751

B18844P449 B18943P787

Previous Owner  
THYNG, FLORENCE E  
LEE, SANDRA  
39460 280TH STREET  
ROSEAU MN 56751  
Sale Date: 1/26/2022

Previous Owner  
THYNG ROGER E  
39460 280TH STREET  
ROSEAU MN 56751  
Sale Date: 10/13/2021

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
19.1113 - change m/l from 013-055 to 053-012A -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>38 SOKOKIS TRAIL RT5</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	56,300	68,200	10,000	114,500		
1ST MORTGAGE <b>0</b>			2013	56,300	68,200	10,000	114,500		
2ND MORTGAGE <b>0</b>			2014	56,300	68,200	10,000	114,500		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	56,300	68,200	10,000	114,500		
Secondary Zone			2016	47,800	66,200	15,000	99,000		
Topography <b>1 Level</b>			2017	47,800	66,200	15,000	99,000		
1.Level 4.Below St 7.Steep			2018	47,800	66,200	20,000	94,000		
2.Rolling 5.Low 8.Wet			2019	47,800	66,200	20,000	94,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	47,800	66,200	20,000	94,000		
Utilities <b>9 No Water/No Sewer</b>			2021	52,600	66,200	24,500	94,300		
1.Public 4.Improve 7.Improve			2022	57,400	72,900	25,000	105,300		
2.Water 5.Improve 8.			2023	63,200	80,800	0	144,000		
3.Sewer 6.Improve 9.None			2024	70,800	90,700	0	161,500		
Street <b>1 Paved</b>			2025	86,600	130,000	0	216,600		
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>1/26/2022</b>			14.Rear Land				%		3.Topography
Price			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>9 Unknown</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>2 Related Parties</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	0.75	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified <b>5 Public Record</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</b>		<b>0.75</b>				
							44.Utility ROW		
							45.Camp Lot		
							46.Site Improve		

## Waterboro

Map Lot 053-012A


Account 1467

Location 1317 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	Fin Bsmt Grade	<b>0 0</b>	1.Typical	4. 7.				
2.Ranch	6.Split	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/	Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	Attic <b>9 None</b>					
Dwelling Units <b>1</b>		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin				
Other Units <b>0</b>		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair				
Stories <b>1 One Story</b>		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi				
1.1	4.1.50	Cool Type	<b>0% 9 None</b>	Insulation <b>1 Full</b>					
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal				
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk				
Exterior Walls <b>1 Wood Siding</b>		3.H Pump	6. 9.None	3.Capped	6. 9.None				
0.Wood	4.Asb/Asph	Kitchen Style <b>2 Typical</b>		Unfinished % <b>0%</b>					
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor <b>3 Average 100%</b>					
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade				
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade				
Roof Surface <b>1 Asphalt Shingles</b>		Bath(s) Style <b>2 Typical Bath(s)</b>		3.C Grade	6.AA Grade				
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) <b>520</b>					
2.Slate	5.Wood	2.Typical	5. 8.	Condition <b>4 Average</b>					
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg				
SF Masonry Trim <b>0</b>		# Rooms <b>0</b>		2.Fair	5.Avg+				
OPEN-3- <b>0</b>		# Bedrooms <b>2</b>		3.Avg-	6.Good				
OPEN-4- <b>0</b>		# Full Baths <b>1</b>		Phys. % Good <b>0%</b>					
Year Built <b>1960</b>		# Half Baths <b>0</b>		Funct. % Good <b>100%</b>					
Year Remodeled <b>0</b>		# Addn Fixtures <b>0</b>		Functional Code <b>9 None</b>					
Foundation <b>1 Concrete</b>		# Fireplaces <b>1</b>		1.Incomp	4.Small				
1.Concrete	4.Wood								
2.C Block	5.Slab					2.O-Built	5.CDU	8.Other	
3.Br/Stone	6.Prs/Post					3.Damage	6.Style	9.None	
Basement <b>4 Full Basement</b>						Econ. % Good <b>100%</b>		Economic Code <b>None</b>	
1.1/4 Bmt	4.Full Bmt					0.None	3.Services	7.	
2.1/2 Bmt	5.None					1.Location	4.Traffic	8.	
3.3/4 Bmt	6. 9.None					2.Encroach	9.None	9.	
Bsmt Gar # Cars <b>0</b>						Entrance Code <b>0</b>		1.Interior	
Wet Basement <b>1 Dry Basement</b>						1.Owner		4.Agent	7.
1.Dry	4. 7.					2.Relative		5.Estimate	8.
2.Damp	5. 8.	3.Tenant		6.Other	9.SNY				
3.Wet	6. 9.								

Date Inspected

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	192	0 0	0	0	0	0	1.One Story Fram
21 Open Frame	0	128	0 0	0	0	0	0	2.Two Story Fram
23 Frame Garage	0	432	0 0	0	0	0	0	3.Three Story Fr
27 Unfin Basement	0	192	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

