

SB MOBILE PARK INVESTMENT LLC
PO BOX 195
MOODY ME 04054

Previous Owner
LEIGHTON LESLEY H

Sale Date: 11/13/2023

Previous Owner
CLOUTIER LAURIE
C/O LESLEY LEIGHTON
PO BOX 145
WATERBORO ME 04087
Sale Date: 4/01/2023

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 43 SOKOKIS TRAIL RT5 S			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	0	23,500	0	23,500		
1ST MORTGAGE 0			2013	0	23,500	0	23,500		
2ND MORTGAGE 0			2014	0	23,500	0	23,500		
Zone/Land Use 31 Agricultural/Residential			2015	0	23,500	0	23,500		
Secondary Zone			2016	0	19,400	0	19,400		
Topography 1 Level			2017	0	19,400	0	19,400		
1.Level 4.Below St 7.Steep			2018	0	19,400	0	19,400		
2.Rolling 5.Low 8.Wet			2019	0	19,400	0	19,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	0	19,400	0	19,400		
Utilities 2 Public Water			2021	0	19,400	0	19,400		
1.Public 4.Improve 7.Improve			2022	0	21,300	0	21,300		
2.Water 5.Improve 8.			2023	0	23,600	0	23,600		
3.Sewer 6.Improve 9.None			2024	0	26,500	0	26,500		
Street 1 Paved			2025	0	24,200	0	24,200		
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 11/13/2023			14.Rear Land			%		3.Topography	
Price 2,100,000			15.Misc			%		4.Size/Shape	
Sale Type 2 Land & Buildings						%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot	Square Feet				6.Restriction	
2.L & B 5.Other 8.			16.Regular Lot			%		7.Open Space	
3.Building 6. 9.			17.Secondary Lot			%		8.View/Environ	
Financing 9 Unknown			18.Excess Land			%		9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium			%		Acres	
2.FHA/VA 5.Private 8.			20.Pavement			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown						%		31.Tillable/Horti	
Validity 4 Split/Assemblage			Fract. Acre	Acres/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate			21.Homesite (Frac			%		33.Orchard	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr			%		34.Frontage	
3.Distress 6.Exempt 9.			23.Non Conforming			%		35.Triangular Lot	
Verified 5 Public Record			Acres			%		36.Commercial	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)			%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)			%		38.Mixed Wood	
3.Lender 6.MLS 9.			26.Excess			%		39.Hardwood	
			27.Rear (1-100)			%		40.Wasteland	
			28.Rear (101-150)			%		41.Gravel Pit (Ac	
			29.Rear (151-200)			%		42.Mobile Home Si	
				Total Acreage		0.00		43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	


Waterboro

Map Lot 008-015-002-009

Account 4548

Location BLEAR DRIVE

Card 1 Of 1 9/23/2024

Building Style 0			SF Bsmt Living 0			Layout 0					
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% 0			3.Not func 6. 9.					
4.Cape	8.Log	12.	1.HWB	5.FWA	9.No Heat	Attic 0					
Dwelling Units 0			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 0			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 0					
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 0 Wood Siding			3.H Pump	6.	9.None	3.Capped	6.	9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style 0			Unfinished % 0%					
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.	Grade & Factor 0 0%					
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 0			Bath(s) Style 0			3.C Grade			6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footprint) 0					
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition 0					
3.Metal	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G			
SF Masonry Trim 0			# Rooms 0			2.Fair	5.Avg+	8.Exc			
OPEN-3- 0			# Bedrooms 0			3.Avg-	6.Good	9.Same			
OPEN-4- 0			# Full Baths 0			Phys. % Good 0%					
Year Built 0			# Half Baths 0			Funct. % Good 100%					
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None					
Foundation 0			# Fireplaces 0			1.Incomp	4.Small	7.Layout			
1.Concrete	4.Wood	7.	 TRIO						2.O-Built	5.CDU	8.Other
2.C Block	5.Slab	8.							3.Damage	6.Style	9.None
3.Br/Stone	6.Prs/Post	9.							Econ. % Good 100%		
Basement 0									Economic Code None		
1.1/4 Bmt	4.Full Bmt	7.							0.None	3.Services	7.
2.1/2 Bmt	5.None	8.							1.Location	4.Traffic	8.
3.3/4 Bmt	6.	9.None							2.Encroach	9.None	9.
Bsmt Gar # Cars 0									Entrance Code 0		
Wet Basement 0									1.Interior	4.Vacant	7.
1.Dry	4.	7.							2.Refusal	5.Estimate	8.
2.Damp	5.	8.	3.Informed	6.Office	9.RS						
3.Wet	6.	9.	Information Code 0								
Date Inspected 10/26/2015			1.Owner	4.Agent	7.						
			2.Relative	5.Estimate	8.						
			3.Tenant	6.Other	9.SNY						
Additions, Outbuildings & Improvements						1.One Story Fram					
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram			
998 14Mobile Home	0	14x70	3 100	4	70 %	100 %		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			

