

COATS, JANNA J  
 COATS, JAMES C  
 301 SOKOKIS TRAIL  
 EAST WATERBORO ME 04030  
 B2222P194 B18157P239 B18810P367

Previous Owner  
 HOUDE, MICHAEL A  
 VERONEAU, TASHA N  
 41 OLD MILL ROAD  
 SANFORD ME 04073  
 Sale Date: 9/17/2021

Previous Owner  
 WATERBORO HISTORICAL SOCIETY  
 C/O JAMES CARLL  
 PO BOX 326  
 N WATERBORO ME 04061 3123  
 Sale Date: 1/27/2020

Inspection Witnessed By:

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

Notes:  
 17.1206 - changed owner from Brock to Waterboro Historical Society, added exemption, abated -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>43 SOKOKIS TRAIL RT5 S</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	65,000	107,500	0	172,500		
1ST MORTGAGE <b>0</b>			2013	65,000	107,500	0	172,500		
2ND MORTGAGE <b>0</b>			2014	65,000	107,500	0	172,500		
Zone/Land Use <b>21 Village</b>			2015	65,000	107,500	0	172,500		
Secondary Zone			2016	55,300	107,500	0	162,800		
Topography <b>1 Level</b>			2017	55,300	107,500	0	162,800		
1.Level 4.Below St 7.Steep			2018	55,300	107,500	0	162,800		
2.Rolling 5.Low 8.Wet			2019	55,300	107,500	162,800	0		
3.Above St 6.Swampy 9.Lev/Roll			2020	55,300	107,500	162,800	0		
Utilities <b>9 No Water/No Sewer</b>			2021	60,800	107,500	0	168,300		
1.Public 4.Improve 7.Improve			2022	66,300	118,300	0	184,600		
2.Water 5.Improve 8.			2023	72,900	131,200	0	204,100		
3.Sewer 6.Improve 9.None			2024	81,800	149,200	0	231,000		
Street <b>1 Paved</b>			2025	100,000	210,300	0	310,300		
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
			14.Rear Land				%		3.Topography
Sale Date <b>9/17/2021</b>			15.Misc				%		4.Size/Shape
Price <b>280,000</b>							%		5.Access or Rear
Sale Type <b>2 Land &amp; Buildings</b>							%		6.Restriction
1.Land 4.Mobile 7.							%		7.Open Space
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					8.View/Environ
3.Building 6. 9.			16.Regular Lot				%		9.Fract Share
Financing <b>9 Unknown</b>			17.Secondary Lot				%		<b>Acres</b>
1.Convent 4.Seller 7.			18.Excess Land				%		30.Rear (201+)
2.FHA/VA 5.Private 8.			19.Condominium				%		31.Tillable/Horti
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		32.Pasture
Validity <b>1 Arms Length Sale</b>							%		33.Orchard
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					34.Frontage
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.00	100	%	0	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		36.Commercial
Verified <b>5 Public Record</b>			23.Non Conforming				%		37.Softwood
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		38.Mixed Wood
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%		39.Hardwood
3.Lender 6.MLS 9.			25.Excess (10+)				%		40.Wasteland
			26.Excess				%		41.Gravel Pit (Ac
			27.Rear (1-100)				%		42.Mobile Home Si
			28.Rear (101-150)				%		43.Condo Site
			29.Rear (151-200)				%		44.Utility ROW
			<b>Total Acreage</b>		<b>1.00</b>				45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 008-014A

Account 796

Location 301 SOKOKIS TRAIL

Card 1 Of 1 9/23/2024

Building Style	<b>1 Conventional</b>	SF Bsm't Living	<b>0</b>	Layout	<b>1 Typical</b>				
1.Conv	5.Garr/Col 9.Other	Fin Bsm't Grade	<b>0 0</b>	1.Typical	4. 7.				
2.Ranch	6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/ 11.Condo	Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func	6. 9.				
4.Cape	8.Log 12.	1.HWBB	5.FWA 9.No Heat	Attic	<b>9 None</b>				
Dwelling Units	<b>1</b>	2.HWCI	6.GravWA 10.	1.1/4 Fin	4.Full Fin 7.1/4 Unfi				
Other Units	<b>0</b>	3.HWRAD	7.Electric 11.	2.1/2 Fin	5.FI/Stair 8.				
Stories	<b>4 One &amp; 1/2 Story</b>	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	<b>0% 9 None</b>	Insulation	<b>1 Full</b>				
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	<b>8 Alumunum/Vinyl</b>	3.H Pump	6. 9.None	3.Capped	6. 9.None				
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style	<b>2 Typical</b>	Unfinished %	<b>0%</b>				
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor	<b>3 Average 100%</b>				
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	<b>3 Metal</b>	Bath(s) Style	<b>2 Typical Bath(s)</b>	3.C Grade	6.AA Grade 9.Same				
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	<b>544</b>				
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	<b>5 Above Average</b>				
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G				
SF Masonry Trim	<b>0</b>	# Rooms	<b>0</b>	2.Fair	5.Avg+ 8.Exc				
OPEN-3-	<b>0</b>	# Bedrooms	<b>2</b>	3.Avg-	6.Good 9.Same				
OPEN-4-	<b>0</b>	# Full Baths	<b>1</b>	Phys. % Good	<b>0%</b>				
Year Built	<b>1940</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>0</b>	1.Incomp	4.Small 7.Layout				
1.Concrete	4.Wood 7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>							
2.C Block	5.Slab 8.								
3.Br/Stone	6.Prs/Post 9.								
Basement	<b>4 Full Basement</b>								
1.1/4 Bmt	4.Full Bmt 7.								
2.1/2 Bmt	5.None 8.								
3.3/4 Bmt	6. 9.None								
Bsm't Gar # Cars	<b>0</b>								
Wet Basement	<b>1 Dry Basement</b>								
1.Dry	4. 7.								
2.Damp	5. 8.								
3.Wet	6. 9.								
Date Inspected				17	18				
<b>Additions, Outbuildings &amp; Improvements</b>				19	20				
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	21	22
65 Barn/Stable	0	620	0 0	0	0	0	%	23	24
24 Frame Shed	0	300	0 0	0	0	0	%	25	26
							%	27	28
							%	29	30
							%	31	32
							%	33	34
							%	35	36
							%	37	38
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							%	97	98
							%	99	100

