

LEGNARD GREGORY S
321 SOKOKIS TRAIL
EAST WATERBORO ME 04030

B12570P286 B17295P334 B17504P503

Previous Owner
WATERHOUSE DEAN E & DENISE C
ATTN: GREGORY LEGNARD
321 SOKOKIS TRL
E WATERBORO ME 04030
Sale Date: 8/10/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
8/9/17 - sold 1.09 acres and buildings to Gregory Legnard,
retained 1.91 acres now m/l 008-015-003 B17295/P334 SB

Waterboro

Property Data			Assessment Record						
Neighborhood 43 SOKOKIS TRAIL RT5 S			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	68,000	126,400	10,000	184,400		
1ST MORTGAGE 0			2013	68,000	126,400	10,000	184,400		
2ND MORTGAGE 0			2014	68,000	126,400	10,000	184,400		
Zone/Land Use 21 Village			2015	68,000	126,400	10,000	184,400		
Secondary Zone			2016	57,400	126,400	0	183,800		
Topography 1 Level			2017	57,400	126,400	0	183,800		
1.Level 4.Below St 7.Steep			2018	55,300	126,400	0	181,700		
2.Rolling 5.Low 8.Wet			2019	55,300	126,400	0	181,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	55,300	126,400	0	181,700		
Utilities 9 No Water/No Sewer			2021	60,900	126,400	0	187,300		
1.Public 4.Improve 7.Improve			2022	66,400	139,100	0	205,500		
2.Water 5.Improve 8.			2023	73,100	154,300	0	227,400		
3.Sewer 6.Improve 9.None			2024	81,900	173,200	0	255,100		
Street 1 Paved			2025	100,100	221,600	0	321,700		
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 6/28/2017			14.Rear Land				%		3.Topography
Price 22,000			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 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	21		1.00	100 %	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26		0.09	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		1.09				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 008-015

Account 797

Location 321 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 4 Full Finished	
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 1 One 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 1 Full	
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 7 Novelty		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) 1136	
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition 4 Average	
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 2		3.Avg-	6.Good 9.Same
OPEN-4- 0		# Full Baths 1		Phys. % Good 0%	
Year Built 1948		# Half Baths 0		Funct. % Good 100%	
Year Remodeled 0		# Addn Fixtures 0		Functional Code 9 None	
Foundation 2 Concrete Block		# Fireplaces 0		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 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 1 Dry Basement					
1.Dry	4. 7.				
2.Damp	5. 8.				
3.Wet	6. 9.				
Date Inspected		# Addn Fixtures 0		Econ. % Good 100%	
		# Fireplaces 0		Economic Code None	
				0.None 3.Services 7.	
				1.Location 4.Traffic 8.	
				2.Encroach 9.None 9.	
				Entrance Code 0	
				1.Interior 4.Vacant 7.	
				2.Refusal 5.Estimate 8.	
				3.Informed 6.Office 9.RS	
				Information Code 0	
				1.Owner 4.Agent 7.	
				2.Relative 5.Estimate 8.	
				3.Tenant 6.Other 9.SNY	

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	264	3 85	0	0	% 0	%	1.One Story Fram
22 Encl Frame Porch	0	36	0 0	0	0	% 0	%	2.Two Story Fram
1 One Story Frame	0	72	0 0	0	0	% 0	%	3.Three Story Fr
22 Encl Frame Porch	0	80	0 0	0	0	% 0	%	4.1 & 1/2 Story
23 Frame Garage	0	624	0 0	0	0	% 0	%	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

