

THAYER, DAVID J & IRMA K, TRUSTEES
THAYER LIVING TRUST
335 SOKOKIS TRAIL
EAST WATERBORO ME 04030

B18330P751

Previous Owner
THAYER DAVID J
THAYER, IRMA K
335 SOKOKIS TRAIL
EAST WATERBORO ME 04030
Sale Date: 8/05/2020

Previous Owner
THAYER DAVID J & IRMA K
PO BOX 878

ALFRED ME 04002

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 43 SOKOKIS TRAIL RT5 S			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	57,000	205,300	0	262,300		
1ST MORTGAGE 0			2013	57,000	205,300	0	262,300		
2ND MORTGAGE 0			2014	57,000	205,300	0	262,300		
Zone/Land Use 21 Village			2015	57,000	205,300	0	262,300		
Secondary Zone			2016	48,500	205,300	0	253,800		
Topography 1 Level			2017	48,500	205,300	0	253,800		
1.Level 4.Below St 7.Steep			2018	48,500	205,300	0	253,800		
2.Rolling 5.Low 8.Wet			2019	48,500	205,300	20,000	233,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	48,500	205,300	20,000	233,800		
Utilities 9 No Water/No Sewer			2021	53,300	205,300	24,500	234,100		
1.Public 4.Improve 7.Improve			2022	58,200	225,800	25,000	259,000		
2.Water 5.Improve 8.			2023	64,000	250,500	25,000	289,500		
3.Sewer 6.Improve 9.None			2024	71,800	285,400	25,000	332,200		
Street 1 Paved			2025	87,800	375,800	25,000	438,600		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF					1.Unimproved	
BUILDING USE 0			12.Arrowhead WF					2.Excess Ftg /De	
Sale Data			13.Waterfront					3.Topography	
			14.Rear Land					4.Size/Shape	
Sale Date 8/05/2020			15.Misc					5.Access or Rear	
Price								6.Restriction	
Sale Type 2 Land & Buildings								7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.								9.Fract Share	
3.Building 6. 9.			16.Regular Lot					Acres	
Financing 9 Unknown			17.Secondary Lot					30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium					32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement					33.Orchard	
Validity 2 Related Parties			Fract. Acre	Acreege/Sites				34.Frontage	
1.Valid 4.Split 7.Renovate				21	0.77	100	0	35.Triangular Lot	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr					36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming					37.Softwood	
Verified 5 Public Record			Acres					38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			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	
			Total Acreage		0.77			45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 008-017


Account 806

Location 335 SOKOKIS TRAIL

Card 1

Of 1

9/23/2024

Building Style	2 Ranch	SF Bsmt Living	0	Layout	1 Typical				
1.Conv	5.Garr/Col	Fin Bsmt Grade	0 0	1.Typical	4. 7.				
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.				
3.R Ranch	7.Contemp/	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.				
4.Cape	8.Log	1.HWBB	5.FWA	Attic 9 None					
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin				
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair				
Stories	1 One Story	4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi				
1.1	4.1.50	Cool Type	0% 9 None	Insulation 1 Full					
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 8 Aluminum/Vinyl		3.H Pump	6. 9.None	3.Capped					
0.Wood	4.Asb/Asph	Kitchen Style 2 Typical		Unfinished % 0%					
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 3 Average 100%					
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 1 Asphalt Shingles		Bath(s) Style 2 Typical Bath(s)		3.C Grade	6.AA Grade				
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 1568					
2.Slate	5.Wood	2.Typical	5. 8.	Condition 7 Very Good					
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg				
SF Masonry Trim 0		# Rooms 0		2.Fair	5.Avg+				
OPEN-3- 0		# Bedrooms 2		3.Avg-	6.Good				
OPEN-4- 0		# Full Baths 1		Phys. % Good 0%					
Year Built 2004		# Half Baths 0		Funct. % Good 100%					
Year Remodeled 0		# Addn Fixtures 0		Functional Code 9 None					
Foundation 1 Concrete		# Fireplaces 1		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 4 Full Basement						Econ. % Good 100%		Economic Code None	
1.1/4 Bmt	4.Full Bmt					0.None	3.Services	7. 4.	
2.1/2 Bmt	5.None					1.Location	4.Traffic	8. 8.	
3.3/4 Bmt	6. 9.None					2.Encroach	9.None	9. 9.	
Bsmt Gar # Cars 0						Entrance Code 0		1.Interior	
Wet Basement 1 Dry Basement						1. 4.Vacant		7. 7.	
1.Dry	4. 7.					2.Refusal		5.Estimate	
2.Damp	5. 8.	3.Informed		6.Office					
3.Wet	6. 9.	Information Code 0		1.Owner					
		1. 4.Agent		7. 7.					
		2.Relative		5.Estimate					
		3.Tenant		6.Other					
				9.SNY					

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	448	0 0	0	0	0	%	1.One Story Fram
1 One Story Frame	0	560	0 0	0	0	0	%	2.Two Story Fram
24 Frame Shed	0	220	0 0	0	0	0	%	3.Three Story Fr
24 Frame Shed	0	384	0 0	0	0	0	%	4.1 & 1/2 Story
23 Frame Garage	0	576	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

