

SIROIS, JEFFREY W  
SIROIS, JAMIE  
195 SOKOKIS TRAIL  
EAST WATERBORO ME 04030

B4753P60 B17614P379 B19237P101

Previous Owner  
BRETON JOHN W  
PO BOX 43

EAST WATERBORO ME 04030  
Sale Date: 5/10/2023

Previous Owner  
BRETON JOHN W & SHIRLEY A  
PO BOX 43

EAST WATERBORO ME 04030  
Sale Date: 11/29/2017

Inspection Witnessed By:

X	Date
No./Date	Description

Notes:

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	100,900	153,000	10,000	243,900		
1ST MORTGAGE <b>0</b>			2013	100,900	153,000	10,000	243,900		
2ND MORTGAGE <b>0</b>			2014	100,900	153,000	10,000	243,900		
Zone/Land Use <b>45 General Purpose</b>			2015	100,900	153,000	10,000	243,900		
Secondary Zone			2016	85,500	153,000	15,000	223,500		
Topography <b>1 Level</b>			2017	85,500	153,000	15,000	223,500		
1.Level 4.Below St 7.Steep			2018	85,500	153,000	20,000	218,500		
2.Rolling 5.Low 8.Wet			2019	85,500	153,000	20,000	218,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	85,500	153,000	20,000	218,500		
Utilities <b>2 Public Water</b>			2021	94,100	153,000	24,500	222,600		
1.Public 4.Improve 7.Improve			2022	102,600	168,200	25,000	245,800		
2.Water 5.Improve 8.			2023	112,900	186,600	25,000	274,500		
3.Sewer 6.Improve 9.None			2024	126,600	209,500	25,000	311,100		
Street <b>1 Paved</b>			2025	102,200	290,300	6,000	386,500		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
Sale Date <b>5/10/2023</b>			14.Rear Land			%		4.Size/Shape	
Price <b>407,000</b>			15.Misc			%		5.Access or Rear	
Sale Type <b>2 Land &amp; Buildings</b>						%		6.Restriction	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				7.Open Space	
2.L & B 5.Other 8.						%		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	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.87	100	%	0	
Verified <b>5 Public Record</b>			23.Non Conforming			%		35.Triangular Lot	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		36.Commercial	
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)			%		37.Softwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		38.Mixed Wood	
			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	
			<b>Total Acreage</b>		<b>1.87</b>			43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

