

LEAVITT, CARA L
913 SOKOKIS TRAIL
NORTH WATERBORO ME 04061

B12911P264 B18928P465

Previous Owner
CARLL NATHANIEL F
CARLL, JESSICA N
PO BOX 81
NORTH WATERBORO ME 04061
Sale Date: 6/24/2021

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 41 SOKOKIS TRAIL RT5 M			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	71,100	106,300	10,000	167,400		
1ST MORTGAGE 0			2013	71,100	106,300	10,000	167,400		
2ND MORTGAGE 0			2014	71,100	106,300	10,000	167,400		
Zone/Land Use 31 Agricultural/Residential			2015	71,100	106,300	10,000	167,400		
Secondary Zone			2016	60,200	106,300	15,000	151,500		
Topography 2 Rolling			2017	60,200	106,300	15,000	151,500		
1.Level 4.Below St 7.Steep			2018	60,200	106,300	20,000	146,500		
2.Rolling 5.Low 8.Wet			2019	60,200	106,300	20,000	146,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,200	106,300	20,000	146,500		
Utilities 9 No Water/No Sewer			2021	66,200	106,300	24,500	148,000		
1.Public 4.Improve 7.Improve			2022	72,300	116,900	25,000	164,200		
2.Water 5.Improve 8.			2023	79,500	129,700	0	209,200		
3.Sewer 6.Improve 9.None			2024	89,100	145,900	0	235,000		
Street 1 Paved			2025	108,100	205,700	0	313,800		
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 6/24/2021			15.Misc					5.Access or Rear	
Price 237,500								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 1 Arms Length Sale			Fract. Acre	Acreege/Sites				34.Frontage	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	2.00	100 %	0	35.Triangular Lot
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	0.96	100 %	0	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 2.96					45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 010-036


Account 1113

Location 913 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	9 None
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	4 One & 1/2 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	1 Wood Siding	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)	616
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	8	2.Fair	5.Avg+ 8.Exc
OPEN-3-	0	# Bedrooms	3	3.Avg-	6.Good 9.Same
OPEN-4-	0	# Full Baths	1	Phys. % Good	0%
Year Built	1930	# Half Baths	0	Funct. % Good	100%
Year Remodeled	2004	# Addn Fixtures	0	Functional Code	9 None
Foundation	3 Brick &/or Stone	# Fireplaces	0	1.Incomp	4.Small 7.Layout
1.Concrete	4.Wood 7.				
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 11/08/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	130	0 0	0	0	0	0	1.One Story Fram
1 One Story Frame	0	512	0 0	0	0	0	0	2.Two Story Fram
37 Unfin Basement	0	512	0 0	0	0	0	0	3.Three Story Fr
24 Frame Shed	0	60	0 0	0	0	0	0	4.1 & 1/2 Story
76 1.25 ST GARAGE	0	160	0 0	0	0	0	0	5.1 & 3/4 Story
21 Open Frame	0	276	0 0	0	0	0	0	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

