

Map Lot 010-037

Account 1114

Location 907 SOKOKIS TRAIL & 909

Card 1 Of 1 9/23/2024

HEW PROPERTIES LLC
PO BOX 1
NORTH WATERBORO ME 04061

B7602P349 B18046P871

Previous Owner
MACKENZIE JANICE R & WILLIAM P III
PO BOX 74

BAR MILLS ME 04004
Sale Date: 9/13/2019

Property Data		
Neighborhood	41 SOKOKIS TRAIL RT5 M	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	31 Agricultural/Residential	
Secondary Zone		
Topography	2 Rolling	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	9/13/2019	
Price	500,000	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.
2.L & B	5.Other	8.
3.Building	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	154,000	234,300	0	388,300
2013	154,000	234,300	0	388,300
2014	154,000	234,300	0	388,300
2015	154,000	234,300	0	388,300
2016	137,800	234,300	0	372,100
2017	137,800	234,300	0	372,100
2018	137,800	234,300	0	372,100
2019	137,800	234,300	0	372,100
2020	137,800	234,300	0	372,100
2021	151,600	234,300	0	385,900
2022	165,400	257,800	0	423,200
2023	181,900	285,900	0	467,800
2024	203,900	322,200	0	526,100
2025	181,700	428,900	0	610,600

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF 12.Arrowhead WF 13.Waterfront 14.Rear Land 15.Misc 16.Regular Lot 17.Secondary Lot 18.Excess Land 19.Condominium 20.Pavement 21.Homesite (Frac 22.Vacant Lot (Fr 23.Non Conforming 24.Excess (5-10) 25.Excess (10+) 26.Excess 27.Rear (1-100) 28.Rear (101-150) 29.Rear (151-200)				%		1.Unimproved
				%		2.Excess Ftg /De
				%		3.Topography
				%		4.Size/Shape
				%		5.Access or Rear
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		30.Rear (201+)
				%		31.Tillable/Horti
				%		32.Pasture
				%		33.Orchard
				%		34.Frontage
				%		35.Triangular Lot
			%		36.Commercial	
			%		37.Softwood	
			%		38.Mixed Wood	
			%		39.Hardwood	
			%		40.Wasteland	
			%		41.Gravel Pit (Ac	
			%		42.Mobile Home Si	
			%		43.Condo Site	
			%		44.Utility ROW	
			%		45.Camp Lot	
			%		46.Site Improve	
Total Acreage		3.17				

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

23.1206 - added 16x24 slab for patio -sb

Waterboro

Waterboro

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Building Style	2 Ranch	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	0	2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	1 One Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	2 Wood Shingle		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	0		# Rooms	5	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	1	
Year Built	1960		# Half Baths	1	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	2 Concrete Block		# Fireplaces	0	
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

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	168	0 0	0	0	0 %	0 %	1.One Story Fram
23 Frame Garage	0	576	0 0	0	0	0 %	0 %	2.Two Story Fram
220 STORE FRAME	1969	960	0 0	0	0	0 %	0 %	3.Three Story Fr
111 CONC. SLAB	0	960	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
337 WALK-IN	0	310	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
308 CANOPY GD	1991	576	3 100	5	80	0 %	100 %	6.2 & 1/2 Story
24 Frame Shed	0	160	0 0	0	0	0 %	0 %	21.Open Frame Por
247 Asphalt/Paving	0	10000	0 0	0	0	0 %	0 %	22.Encl Frame Por
481 Gas Pump 2	0	2	0 0	0	0	0 %	0 %	23.Frame Garage
9 Patio	2023	384	4 100	4	0	0 %	100 %	24.Frame Shed

3.Not func	6.	9.	Attic	0	
1.1/4 Fin	4.Full Fin	7.1/4 Unfi	1.1/4 Fin	4.Full Fin	7.1/4 Unfi
2.1/2 Fin	5.FI/Stair	8.	2.1/2 Fin	5.FI/Stair	8.
3.3/4 Fin	6.1/2 Unfi	9.None	3.3/4 Fin	6.1/2 Unfi	9.None
Insulation	1 Full		1.Full	4.Minimal	7.
2.Heavy	5.Unk	8.	2.Heavy	5.Unk	8.
3.Capped	6.	9.None	3.Capped	6.	9.None
Unfinished %	0%		Grade & Factor	3 Average 110%	
1.E Grade	4.B Grade	7.AAA Grad	1.E Grade	4.B Grade	7.AAA Grad
2.D Grade	5.A Grade	8.	2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same	3.C Grade	6.AA Grade	9.Same
SQFT (Footprint)	960		Condition	5 Above Average	
1.Poor	4.Avg	7.V G	1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc	2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same	3.Avg-	6.Good	9.Same
Phys. % Good	0%		Funct. % Good	100%	
Functional Code	9 None		1.Incomp	4.Small	7.Layout
2.O-Built	5.CDU	8.Other	2.O-Built	5.CDU	8.Other
3.Damage	6.Style	9.None	3.Damage	6.Style	9.None
Econ. % Good	100%		Economic Code	None	
0.None	3.Services	7.	0.None	3.Services	7.
1.Location	4.Traffic	8.	1.Location	4.Traffic	8.
2.Encroach	9.None	9.	2.Encroach	9.None	9.
Entrance Code	0		1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.	2.Refusal	5.Estimate	8.
3.Informed	6.Office	9.RS	3.Informed	6.Office	9.RS
Information Code	0		1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.	2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.SNY	3.Tenant	6.Other	9.SNY