

GERRY COLIN W
GERRY, MARIE E
875 Sokokis Trail
North Waterboro ME 04061

B14510P100

Previous Owner
GERRY CHAUNCEY ESTATE OF
C/O JANIS JOHNSON
PO BOX 284
EAST WATERBORO ME 04030
Sale Date: 6/28/2005

Inspection Witnessed By:

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| X | | |
| | | |
| | | |
| | | |

Notes:
19.0529 - added 10x12 deck -sb

Waterboro

| Property Data | | | Assessment Record | | | | | | |
|--|--|--|----------------------|----------------------|------------------|--------------|------------------|-------------------|------------------------|
| Neighborhood 41 SOKOKIS TRAIL RT5 M | | | Year | Land | Buildings | Exempt | Total | | |
| Tree Growth Year 0 | | | 2012 | 67,700 | 117,700 | 10,000 | 175,400 | | |
| 1ST MORTGAGE 0 | | | 2013 | 67,700 | 117,700 | 10,000 | 175,400 | | |
| 2ND MORTGAGE 0 | | | 2014 | 67,700 | 117,700 | 10,000 | 175,400 | | |
| Zone/Land Use 31 Agricultural/Residential | | | 2015 | 67,700 | 117,700 | 10,000 | 175,400 | | |
| Secondary Zone | | | 2016 | 57,500 | 117,700 | 15,000 | 160,200 | | |
| Topography 2 Rolling | | | 2017 | 57,500 | 117,700 | 15,000 | 160,200 | | |
| 1.Level 4.Below St 7.Steep | | | 2018 | 57,500 | 117,700 | 26,000 | 149,200 | | |
| 2.Rolling 5.Low 8.Wet | | | 2019 | 57,500 | 119,600 | 26,000 | 151,100 | | |
| 3.Above St 6.Swampy 9.Lev/Roll | | | 2020 | 57,500 | 121,800 | 26,000 | 153,300 | | |
| Utilities 9 No Water/No Sewer | | | 2021 | 63,300 | 121,800 | 30,380 | 154,720 | | |
| 1.Public 4.Improve 7.Improve | | | 2022 | 69,000 | 134,000 | 31,000 | 172,000 | | |
| 2.Water 5.Improve 8. | | | 2023 | 75,900 | 148,600 | 31,000 | 193,500 | | |
| 3.Sewer 6.Improve 9.None | | | 2024 | 85,200 | 168,500 | 31,000 | 222,700 | | |
| Street 1 Paved | | | 2025 | 104,100 | 233,700 | 31,000 | 306,800 | | |
| 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 6/28/2005 | | | 15.Misc | | | % | | 5.Access or Rear | |
| Price 219,000 | | | | | | % | | 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 1 Conventional | | | 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 | | | | | | % | | 34.Frontage | |
| 1.Valid 4.Split 7.Renovate | | | Fract. Acre | Acreege/Sites | | | | 35.Triangular Lot | |
| 2.Related 5.Partial 8.Other | | | 21.Homesite (Frac | 21 | 1.50 | 100 | % | 0 | 36.Commercial |
| 3.Distress 6.Exempt 9. | | | 22.Vacant Lot (Fr | | | | % | | 37.Softwood |
| Verified 1 Buyer | | | 23.Non Conforming | | | | % | | 38.Mixed Wood |
| 1.Buyer 4.Agent 7.Family | | | Acres | | | | % | | 39.Hardwood |
| 2.Seller 5.Pub Rec 8.Other | | | 24.Excess (5-10) | | | | % | | 40.Wasteland |
| 3.Lender 6.MLS 9. | | | 25.Excess (10+) | | | | % | | 41.Gravel Pit (Ac |
| | | | 26.Excess | | | | % | | 42.Mobile Home Si |
| | | | 27.Rear (1-100) | | | | % | | 43.Condo Site |
| | | | 28.Rear (101-150) | | | | % | | 44.Utility ROW |
| | | | 29.Rear (151-200) | | | | % | | 45.Camp Lot |
| | | | Total Acreage | | | 1.50 | | | 46.Site Improve |

Waterboro

Map Lot 010-042

Account 1118

Location 875 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 | 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.HWB | 5.FWA | Attic | 0 |
| 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 | 4 One & 1/2 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 Alumunum/Vinyl | | 3.H Pump | 6. 9.None | 3.Capped | 6. 9.None |
| 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) | 1064 |
| 2.Slate | 5.Wood | 2.Typical | 5. 8. | Condition | 4 Average |
| 3.Metal | 6.Other | 3.Old Type | 6. 9.None | 1.Poor | 4.Avg |
| SF Masonry Trim 0 | | # Rooms | 6 | 2.Fair | 5.Avg+ |
| OPEN-3- 0 | | # Bedrooms | 3 | 3.Avg- | 6.Good |
| OPEN-4- 0 | | # Full Baths | 1 | Phys. % Good | 0% |
| Year Built 1948 | | # Half Baths | 1 | Funct. % Good | 100% |
| Year Remodeled 0 | | # Addn Fixtures | 0 | Functional Code | 9 None |
| Foundation 1 Concrete | | # Fireplaces | 0 | 1.Incomp | 4.Small |
| 1.Concrete | 4.Wood | <div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; margin-right: 10px; font-size: 2em; font-weight: bold;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div> | | | |
| 2.C Block | 5.Slab | | | | |
| 3.Br/Stone | 6.Prs/Post | | | | |
| Basement 4 Full Basement | | | | | |
| 1.1/4 Bmt | 4.Full Bmt | | | | |
| 2.1/2 Bmt | 5.None | | | | |
| 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 |
|---------------------|------|-------|-------|------|-------|--------|-------------|
| 22 Encl Frame Porch | 0 | 112 | 0 0 | 0 | 0 | 0 | % |
| 68 Wood Deck | 0 | 140 | 0 0 | 0 | 0 | 0 | % |
| 77 1.50 ST GARAGE | 0 | 480 | 0 0 | 0 | 0 | 0 | % |
| 24 Frame Shed | 0 | 80 | 0 0 | 0 | 0 | 0 | % |
| 21 Open Frame | 0 | 90 | 0 0 | 0 | 0 | 0 | % |
| 24 Frame Shed | 2017 | 200 | 3 100 | 5 | 95 | 100 | % |
| 68 Wood Deck | 2018 | 120 | 4 100 | 8 | 0 | 100 | % |
| | | | | | % | % | |
| | | | | | % | % | |
| | | | | | % | % | |

Location **875 SOKOKIS TRAIL**

Property Data

| | | | |
|------------------|-----------------------------|------|-----|
| Neighborhood | 41 SOKOKIS TRAIL RT5 M | Year | Lar |
| | | 2006 | |
| Tree Growth Year | 0 | 2007 | |
| 1ST MORTGAGE | 0 | 2008 | |
| 2ND MORTGAGE | 0 | 2010 | |
| Zone/Land Use | 31 Agricultural/Residential | | |

