

KEATING JAMES ARTHUR
ATTN: NORTHEAST CU
100 BORTHWICK AVE
PORTSMOUTH NH 03801

B15708P978 B17388P327

Previous Owner
TOWNS KATIE N
ATTN: JAMES A KEATING
943 SOKOKIS TRL
N WATERBORO ME 04061
Sale Date: 12/20/2016

Previous Owner
MOSHER HEIDI V
C/O KATIE N TOWNS
PO BOX 488
LIMERICK ME 04048
Sale Date: 8/21/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 38 SOKOKIS TRAIL RT5			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	61,300	113,700	0	175,000		
1ST MORTGAGE 0			2013	61,300	113,700	0	175,000		
2ND MORTGAGE 0			2014	61,300	113,700	0	175,000		
Zone/Land Use 21 Village			2015	61,300	113,700	0	175,000		
Secondary Zone			2016	52,100	117,300	0	169,400		
Topography 1 Level			2017	52,100	117,300	0	169,400		
1.Level 4.Below St 7.Steep			2018	52,100	117,300	0	169,400		
2.Rolling 5.Low 8.Wet			2019	52,100	117,300	0	169,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	52,100	117,300	20,000	149,400		
Utilities 9 No Water/No Sewer			2021	57,300	117,300	24,500	150,100		
1.Public 4.Improve 7.Improve			2022	62,500	129,000	25,000	166,500		
2.Water 5.Improve 8.			2023	68,800	143,100	25,000	186,900		
3.Sewer 6.Improve 9.None			2024	77,100	160,700	25,000	212,800		
Street 1 Paved			2025	94,300	200,500	25,000	269,800		
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	
Sale Date 12/20/2016			14.Rear Land			%		4.Size/Shape	
Price 133,000			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings			Square Foot		Square Feet			6.Restriction	
1.Land 4.Mobile 7.			16.Regular Lot			%		7.Open Space	
2.L & B 5.Other 8.			17.Secondary Lot			%		8.View/Environ	
3.Building 6. 9.			18.Excess Land			%		9.Fract Share	
Financing 1 Conventional			19.Condominium			%		Acres	
1.Convent 4.Seller 7.			20.Pavement			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			Fract. Acre		Acreege/Sites			31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			21.Homesite (Frac	21	0.89	100 %	0	32.Pasture	
Validity 1 Arms Length Sale			22.Vacant Lot (Fr			%		33.Orchard	
1.Valid 4.Split 7.Renovate			23.Non Conforming			%		34.Frontage	
2.Related 5.Partial 8.Other			Acres			%		35.Triangular Lot	
3.Distress 6.Exempt 9.			24.Excess (5-10)			%		36.Commercial	
Verified 5 Public Record			25.Excess (10+)			%		37.Softwood	
1.Buyer 4.Agent 7.Family			26.Excess			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			27.Rear (1-100)			%		39.Hardwood	
3.Lender 6.MLS 9.			28.Rear (101-150)			%		40.Wasteland	
			29.Rear (151-200)			%		41.Gravel Pit (Ac	
			Total Acreage		0.89			42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 013-069

Account 1491

Location 943 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
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.Fl/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 8 Alumunum/Vinyl			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	0	
OPEN-3- 0			# Bedrooms	2	
OPEN-4- 0			# Full Baths	1	
Year Built 1954			# Half Baths	0	
Year Remodeled 0			# Addn Fixtures	0	
Foundation 1 Concrete			# Fireplaces	1	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d72; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>		
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	
22 Encl Frame Porch	0	42	0 0	0	0	0 %	0 %	1.One Story Fram
22 Encl Frame Porch	0	104	0 0	0	0	0 %	0 %	2.Two Story Fram
23 Frame Garage	0	580	0 0	0	0	0 %	0 %	3.Three Story Fr
21 Open Frame	2012	200	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
						%	%	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

