

WOODSOME CLARENCE E JR
1485 SOKOKIS TRAIL
NORTH WATERBORO ME 04061

B5419P29

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	38,500	124,000	0	162,500		
1ST MORTGAGE 0			2013	38,500	124,000	0	162,500		
2ND MORTGAGE 0			2014	38,500	124,000	0	162,500		
Zone/Land Use 31 Agricultural/Residential			2015	38,500	124,000	0	162,500		
Secondary Zone			2016	32,700	122,800	0	155,500		
Topography 1 Level			2017	32,700	122,800	0	155,500		
1.Level 4.Below St 7.Steep			2018	32,700	122,800	0	155,500		
2.Rolling 5.Low 8.Wet			2019	32,700	122,800	0	155,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	32,700	123,900	0	156,600		
Utilities 9 No Water/No Sewer			2021	36,000	123,900	0	159,900		
1.Public 4.Improve 7.Improve			2022	39,200	136,300	0	175,500		
2.Water 5.Improve 8.			2023	43,100	151,100	0	194,200		
3.Sewer 6.Improve 9.None			2024	48,400	170,500	0	218,900		
Street 1 Paved			2025	59,200	238,000	0	297,200		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.35	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			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
			Total Acreage		0.35				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 016-012


Account 1633

Location 1490 SOKOKIS TRAIL

Card 1

Of 1

9/23/2024

Building Style	2 Ranch	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.HWBB	5.FWA	Attic 9 None				
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	1 One 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 3 Capped Only				
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 4 Asbestos/Asphalt		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 3 Metal		Bath(s) Style 2 Typical Bath(s)		3.C Grade	6.AA Grade			
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 780				
2.Slate	5.Wood	2.Typical	5. 8.	Condition 5 Above Average				
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg			
SF Masonry Trim 0		# Rooms 5		2.Fair	5.Avg+			
OPEN-3- 0		# Bedrooms 2		3.Avg-	6.Good			
OPEN-4- 0		# Full Baths 1		Phys. % Good 0%				
Year Built 1955		# Half Baths 0		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							
2.C Block	5.Slab					7.Layout	8.Other	9.None
3.Br/Stone	6.Prs/Post					Econ. % Good 100%		Economic Code None
Basement 4 Full Basement						0.None	3.Services	7.
1.1/4 Bmt	4.Full Bmt					1.Location	4.Traffic	8.
2.1/2 Bmt	5.None					2.Encroach	9.None	9.
3.3/4 Bmt	6. 9.None					Entrance Code 0		1.Interior
Bsmt Gar # Cars 0						2.Refusal	5.Estimate	8.
Wet Basement 1 Dry Basement						3.Informed	6.Office	9.RS
1.Dry	4. 7.					Information Code 0		1.Owner
2.Damp	5. 8.	2.Relative	5.Estimate	8.				
3.Wet	6. 9.	3.Tenant	6.Other	9.SNY				

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	96	0 0	0	0	0	0	1.One Story Fram
68 Wood Deck	0	64	0 0	0	0	0	0	2.Two Story Fram
65 Barn/Stable	0	222	0 0	0	50	0	0	3.Three Story Fr
24 Frame Shed	0	120	0 0	0	0	0	0	4.1 & 1/2 Story
68 Wood Deck	0	224	0 0	0	0	0	0	5.1 & 3/4 Story
23 Frame Garage	0	816	0 0	0	0	0	0	6.2 & 1/2 Story
1 One Story Frame	0	288	0 0	0	0	0	0	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

