

DAY, BRUCE R  
1351A SOKOKIS TRAIL  
NORTH WATERBORO ME 04061

B14373P559 B15663P252 B16676P862 B19355P397

Previous Owner  
BROOMHALL JUNE K  
C/O BRUCE DAY  
1351 SOKOKIS TRAIL  
NO WATERBORO ME 04061  
Sale Date: 8/19/2013

Previous Owner  
DAY BRUCE  
1351 SOKOKIS TRAIL

NO WATERBORO ME 04061  
Sale Date: 10/05/2009

Previous Owner  
BROOMHALL JUNE K  
1351 SOKOKIS TRAIL

N WATERBORO ME 04061  
Sale Date: 3/11/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood <b>38 SOKOKIS TRAIL RT5</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	71,200	155,200	0	226,400		
1ST MORTGAGE <b>0</b>			2013	71,200	155,200	0	226,400		
2ND MORTGAGE <b>0</b>			2014	71,200	155,200	0	226,400		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	71,200	155,200	0	226,400		
Secondary Zone			2016	60,300	155,200	0	215,500		
Topography <b>1 Level</b>			2017	60,300	155,200	0	215,500		
1.Level 4.Below St 7.Steep			2018	60,300	155,200	0	215,500		
2.Rolling 5.Low 8.Wet			2019	60,300	155,200	0	215,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,300	155,200	0	215,500		
Utilities <b>9 No Water/No Sewer</b>			2021	66,300	155,200	0	221,500		
1.Public 4.Improve 7.Improve			2022	72,300	170,700	0	243,000		
2.Water 5.Improve 8.			2023	79,600	189,400	0	269,000		
3.Sewer 6.Improve 9.None			2024	89,200	212,600	0	301,800		
Street <b>1 Paved</b>			2025	108,200	268,100	0	376,300		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>8/19/2013</b>			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type <b>2 Land &amp; Buildings</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>		<b>Square Feet</b>				7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>2 Related Parties</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>		<b>Acreege/Sites</b>				33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21		2.00	100 %	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26		1.00	100 %	0	35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess ( 5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			<b>Total Acreage</b>		3.00				44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

Map Lot 016-019

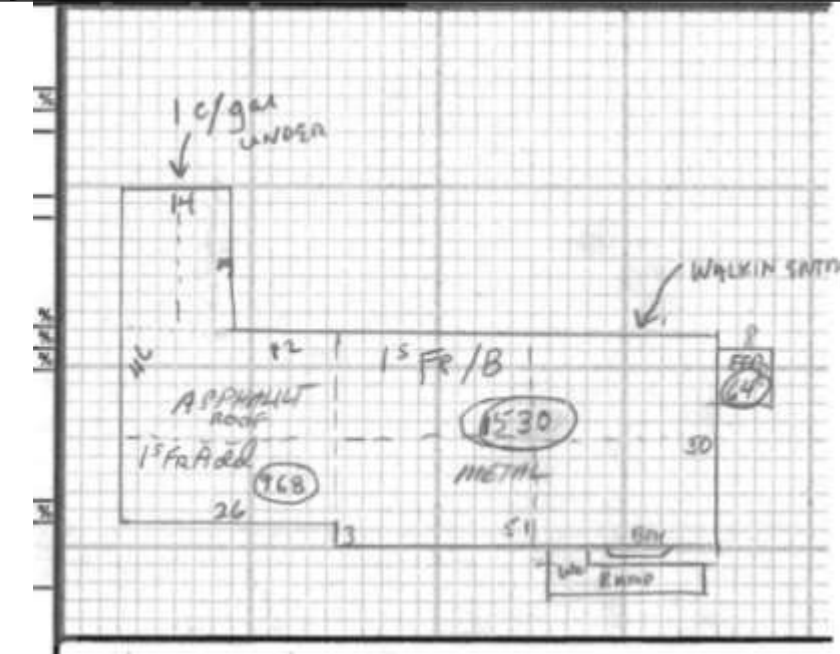
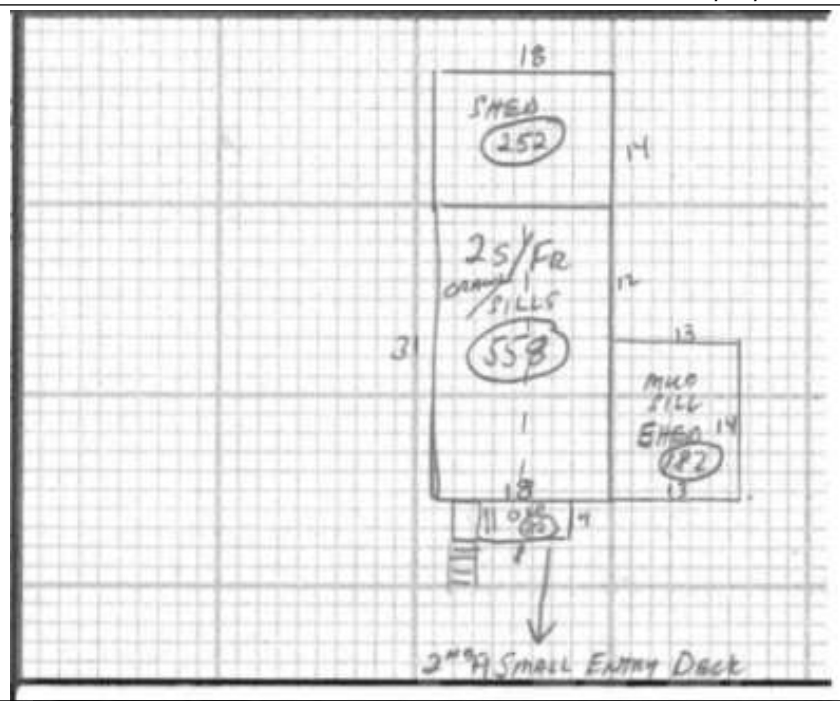
Account 1642

Location 1351 SOKOKIS TRAIL & 1351A

Card 1 Of 1

9/23/2024

Building Style	<b>2 Ranch</b>	SF Bsmt Living	0	Layout	<b>1 Typical</b>			
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	<b>100%</b>	3.Not func	6. 9.			
4.Cape	8.Log	1.HWBB	5.FWA	Attic	<b>9 None</b>			
Dwelling Units <b>2</b>		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin	7.1/4 Unfi		
Other Units <b>0</b>		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair	8.		
Stories <b>1 One Story</b>		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi	9.None		
1.1	4.1.50	Cool Type	<b>0%</b>	Insulation	<b>3 Capped Only</b>			
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal	7.		
3.3	6.2.50	2.Evapor	5.	2.Heavy	5.Unk	8.		
Exterior Walls <b>8 Aluminum/Vinyl</b>		3.H Pump	6.	3.Capped	6.	9.None		
0.Wood	4.Asb/Asph	Kitchen Style	<b>2 Typical</b>	Unfinished %	<b>0%</b>			
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor	<b>3 Average 100%</b>			
2.Wd Sh	6.Br/St	2.Typical	5.	1.E Grade	4.B Grade	7.AAA Grad		
3.Compos.	7.Nov	3.Old Type	6.	2.D Grade	5.A Grade	8.		
Roof Surface <b>3 Metal</b>		Bath(s) Style	<b>2 Typical Bath(s)</b>	3.C Grade	6.AA Grade	9.Same		
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint)	<b>1530</b>			
2.Slate	5.Wood	2.Typical	5.	Condition	<b>4 Average</b>			
3.Metal	6.Other	3.Old Type	6.	1.Poor	4.Avg	7.V G		
SF Masonry Trim <b>0</b>		# Rooms	<b>9</b>	2.Fair	5.Avg+	8.Exc		
OPEN-3- <b>0</b>		# Bedrooms	<b>4</b>	3.Avg-	6.Good	9.Same		
OPEN-4- <b>0</b>		# Full Baths	<b>2</b>	Phys. % Good	<b>0%</b>			
Year Built <b>1954</b>		# Half Baths	<b>0</b>	Funct. % Good	<b>100%</b>			
Year Remodeled <b>0</b>		# Addn Fixtures	<b>0</b>	Functional Code	<b>9 None</b>			
Foundation <b>2 Concrete Block</b>		# Fireplaces	<b>0</b>	1.Incomp	4.Small	7.Layout		
1.Concrete	4.Wood	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 50px; height: 50px; background-color: #2e7d32; color: white; display: flex; align-items: center; justify-content: center; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>				2.O-Built	5.CDU	8.Other
2.C Block	5.Slab					3.Damage	6.Style	9.None
3.Br/Stone	6.Prs/Post					Econ. % Good	<b>100%</b>	
Basement <b>4 Full Basement</b>						Economic Code	<b>None</b>	
1.1/4 Bmt	4.Full Bmt					0.None	3.Services	7.
2.1/2 Bmt	5.None					1.Location	4.Traffic	8.
3.3/4 Bmt	6.					2.Encroach	9.None	9.
Bsmt Gar # Cars <b>1</b>						Entrance Code	<b>0</b>	
Wet Basement <b>1 Dry Basement</b>						1.Interior	4.Vacant	7.
1.Dry	4.					2.Refusal	5.Estimate	8.
2.Damp	5.	3.Informed	6.Office	9.RS				
3.Wet	6.	Information Code	<b>0</b>					
Date Inspected		1.Owner	4.Agent	7.				
		2.Relative	5.Estimate	8.				
		3.Tenant	6.Other	9.SNY				



Date Inspected								
Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
65 Barn/Stable	0	1672	0 0	0	0	50 %		1.One Story Fram
65 Barn/Stable	0	252	0 0	0	0	50 %		2.Two Story Fram
22 Encl Frame Porch	0	64	0 0	0	0	0 %		3.Three Story Fr
25 Frame Bay	0	12	0 0	0	0	1 %		4.1 & 1/2 Story
1 One Story Frame	0	968	0 0	0	0	0 %		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
						%		26.15Fr Overhang
						%		27.Unfin Basement
						%		28.Unfinished Att
						%		29.Finished Attic