

PALMER, LORRAINE C
ALLEN, LEANN M & BRIAN S
595 SOKOKIS TRAIL
EAST WATERBORO ME 04030

B11770P235 B19399P644

Previous Owner
PALMER VINCENT D
PALMER, LORRAINE C
PO BOX 161
EAST WATERBORO ME 04030
Sale Date: 2/27/2024

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 41 SOKOKIS TRAIL RT5 M			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	48,900	92,000	10,000	130,900		
1ST MORTGAGE 0			2013	48,900	92,000	10,000	130,900		
2ND MORTGAGE 0			2014	48,900	92,000	10,000	130,900		
Zone/Land Use 31 Agricultural/Residential			2015	48,900	92,000	10,000	130,900		
Secondary Zone 50 ALT.			2016	41,600	92,000	15,000	118,600		
Topography 2 Rolling			2017	41,600	92,000	15,000	118,600		
1.Level 4.Below St 7.Steep			2018	41,600	92,000	20,000	113,600		
2.Rolling 5.Low 8.Wet			2019	41,600	92,000	20,000	113,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	41,600	93,100	20,000	114,700		
Utilities 9 No Water/No Sewer			2021	45,800	93,100	24,500	114,400		
1.Public 4.Improve 7.Improve			2022	49,900	102,400	25,000	127,300		
2.Water 5.Improve 8.			2023	54,900	113,500	31,000	137,400		
3.Sewer 6.Improve 9.None			2024	61,600	127,500	31,000	158,100		
Street 1 Paved			2025	75,300	174,300	31,000	218,600		
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 2/27/2024			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet			%		7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 2 Related Parties							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites			%		33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.70	90	%	3	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		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
			Total Acreage 0.70						44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 032-062A


Account 2176

Location 595 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 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 Aluminum/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) 864					
2.Slate	5.Wood	2.Typical	5. 8.	Condition 6 Good					
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg				
SF Masonry Trim 0		# Rooms	4	2.Fair	5.Avg+				
OPEN-3- 0		# Bedrooms	2	3.Avg-	6.Good				
OPEN-4- 0		# Full Baths	1	Phys. % Good 0%					
Year Built 2002		# 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					2.O-Built	5.CDU	8.Other	
3.Br/Stone	6.Prs/Post					3.Damage	6.Style	9.None	
Basement 4 Full Basement						Econ. % Good 100%		Economic Code None	
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. 9.None					2.Encroach	9.None	9.	
Bsmt Gar # Cars 0						Entrance Code 0		1.Interior	4.Vacant
Wet Basement 1 Dry Basement						2.Refusal	5.Estimate	8.	
1.Dry	4. 7.					3.Informed	6.Office	9.RS	
2.Damp	5. 8.	Information Code 0		1.Owner	4.Agent				
3.Wet	6. 9.	2.Relative	5.Estimate	8.					
Date Inspected		3.Tenant	6.Other	9.SNY					

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	0	274	0 0	0	0	0	0	1.One Story Fram
								2.Two Story Fram
								3.Three Story Fr
								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

