

TOWNSEND TONYA J  
TOWNSEND, TODD A  
264 SOKOKIS TRAIL  
EAST WATERBORO ME 04030

B11805P210 B16419P721

Previous Owner  
SEMO STEPHEN M & LINDA S  
264 SOKOKIS TRAIL

EAST WATERBORO ME 04030  
Sale Date: 9/25/2012

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>43 SOKOKIS TRAIL RT5 S</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	123,200	124,600	10,000	237,800		
1ST MORTGAGE <b>0</b>			2013	123,200	124,600	0	247,800		
2ND MORTGAGE <b>0</b>			2014	123,200	124,600	0	247,800		
Zone/Land Use <b>45 General Purpose</b>			2015	123,200	124,600	0	247,800		
Secondary Zone			2016	104,700	117,400	0	222,100		
Topography <b>2 Rolling</b>			2017	104,700	117,400	0	222,100		
1.Level 4.Below St 7.Steep			2018	104,700	117,400	0	222,100		
2.Rolling 5.Low 8.Wet			2019	104,700	117,400	0	222,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	104,700	117,400	0	222,100		
Utilities <b>9 No Water/No Sewer</b>			2021	115,200	117,400	0	232,600		
1.Public 4.Improve 7.Improve			2022	125,700	129,100	0	254,800		
2.Water 5.Improve 8.			2023	138,200	143,200	25,000	256,400		
3.Sewer 6.Improve 9.None			2024	155,000	160,800	25,000	290,800		
Street <b>1 Paved</b>			2025	123,400	207,300	25,000	305,700		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE <b>0</b>			11.Ossipee WF					1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF					2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront					3.Topography	
			14.Rear Land					4.Size/Shape	
Sale Date <b>9/25/2012</b>			15.Misc					5.Access or Rear	
Price <b>158,000</b>								6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>								7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot				9.Fract Share	
3.Building 6. 9.			17.Secondary Lot					10.Acres	
Financing <b>1 Conventional</b>			18.Excess Land					30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement					32.Pasture	
3.Assumed 6.Cash 9.Unknown								33.Orchard	
Validity <b>1 Arms Length Sale</b>								34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.13	100 %	0	37.Softwood	
Verified <b>1 Buyer</b>			23.Non Conforming					38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>					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	
			<b>Total Acreage 2.13</b>					46.Site Improve	

**Waterboro**

Map Lot 007-077B

Account 771

Location 264 SOKOKIS TRAIL

Card 1 Of 1 9/23/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv 5.Garr/Col 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Mohome	OPEN 5 OPTIONAL <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp/ 11.Condo	Heat Type <b>100% 1 Hot Water BB</b>	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.1/4 Unfi
Other Units <b>0</b>	3.HWRAD 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.FI/WallM 12.	3.3/4 Fin 6.1/2 Unfi 9.None
1.1 4.1.50 7.1.25	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.50 9.	2.Evapor 5. 8.	2.Heavy 5.Unk 8.
Exterior Walls <b>8 Alumunum/Vinyl</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
2.Wd Sh 6.Br/St 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grad
3.Compos. 7.Nov 12.	3.Old Type 6. 9.None	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 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>816</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
OPEN-3- <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1988</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>1 Concrete</b>	# Fireplaces <b>0</b>	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.		2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>3 Information Only</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Office 9.RS	
3.Wet 6. 9.	Information Code <b>3 Tenant</b>	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.SNY	

Date Inspected 11/03/2005

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	210	0 0	0	0	0 %		1.One Story Fram
23 Frame Garage	0	440	0 0	0	0	0 %		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

