

PURVIS EILEEN T
265 SOKOKIS TRAIL
EAST WATERBORO ME 04030

B12040P1 B16774P116

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data				Assessment Record						
Neighborhood		55 SOKOKIS TRAIL * GP ZONE		Year	Land	Buildings	Exempt	Total		
Tree Growth Year		0		2012	89,400	175,200	10,000	254,600		
1ST MORTGAGE		0		2013	89,400	175,200	10,000	254,600		
2ND MORTGAGE		0		2014	89,400	175,200	10,000	254,600		
Zone/Land Use		11 Residential		2015	89,400	175,200	10,000	254,600		
Secondary Zone				2016	49,400	173,400	15,000	207,800		
2017				2017	49,400	173,400	15,000	207,800		
Topography		1 Level		2018	49,400	173,400	20,000	202,800		
1.Level		4.Below St		7.Steep						
2.Rolling		5.Low		8.Wet						
3.Above St		6.Swampy		9.Lev/Roll						
2019				2019	49,400	173,400	20,000	202,800		
2020				2020	49,400	174,000	20,000	203,400		
Utilities		9 No Water/No Sewer		2021	54,400	174,000	24,500	203,900		
1.Public		4.Improve		7.Improve						
2.Water		5.Improve		8.						
3.Sewer		6.Improve		9.None						
2022				2022	59,300	191,400	25,000	225,700		
2023				2023	65,200	212,300	25,000	252,500		
Street		1 Paved		2024	73,100	238,400	25,000	286,500		
1.Paved		4.Proposed		7.ROW						
2.Semi Imp		5.Pvt		8.None						
3.Gravel		6.Aband		9.TG PLAN						
2025				2025	89,400	328,100	25,000	392,500		
LAND USE		0		Land Data						
BUILDING USE		0		Front Foot	Type	Effective		Influence		Influence Codes 1.Unimproved 2.Excess Ftg /De 3.Topography 4.Size/Shape 5.Access or Rear 6.Restriction 7.Open Space 8.View/Environ 9.Fract Share Acres 30.Rear (201+) 31.Tillable/Horti 32.Pasture 33.Orchard 34.Frontage 35.Triangular Lot 36.Commercial 37.Softwood 38.Mixed Wood 39.Hardwood 40.Wasteland 41.Gravel Pit (Ac 42.Mobile Home Si 43.Condo Site 44.Utility ROW 45.Camp Lot 46.Site Improve
Sale Data				11.Ossipee WF		Frontage	Depth	Factor	Code	
Sale Date				12.Arrowhead WF				%		
Price				13.Waterfront				%		
Sale Type				14.Rear Land				%		
1.Land				15.Misc				%		
4.Mobile								%		
7.				Square Foot		Square Feet				
2.L & B				16.Regular Lot				%		
5.Other				17.Secondary Lot				%		
8.				18.Excess Land				%		
3.Building				19.Condominium				%		
6.				20.Pavement				%		
9.				Fract. Acre		Acreege/Sites				
Financing				21.Homesite (Frac	21	0.80	100	%	0	
1.Convent				22.Vacant Lot (Fr				%		
4.Seller				23.Non Conforming				%		
2.FHA/VA				Acres				%		
5.Private				24.Excess (5-10)				%		
3.Assumed				25.Excess (10+)				%		
6.Cash				26.Excess				%		
9.Unknown				27.Rear (1-100)				%		
Validity				28.Rear (101-150)				%		
1.Valid				29.Rear (151-200)				%		
2.Related								%		
3.Distress								%		
6.Exempt								%		
9.								%		
Verified								%		
1.Buyer								%		
4.Agent								%		
7.Family								%		
2.Seller								%		
5.Pub Rec								%		
8.Other								%		
3.Lender								%		
6.MLS								%		
9.								%		
Total Acreage						0.80				


Waterboro

Map Lot 008-012A

Account 883

Location 265 SOKOKIS TRAIL

Card 1 Of 1 9/23/2024

Building Style	9 Other			SF Bsmt Living	0			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL 0			2.Inadeq	5.	8.		
3.R Ranch	7.Contemp/	11.Condo		Heat Type	100% 1 Hot Water BB			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic 9 None				
Dwelling Units 1				2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units 0				3.HWRAD	7.Electric 11.			2.1/2 Fin	5.FI/Stair 8.		
Stories 2 Two Story				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	0% 9 None			Insulation 1 Full			
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 8 Alumunum/Vinyl				3.H Pump	6. 9.None			3.Capped 6. 9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style 2 Typical			Unfinished % 0%				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.			Grade & Factor 3 Average 100%			
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 1 Asphalt Shingles				Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same				
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete 7.			SQFT (Footprint) 864			
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition 5 Above Average			
3.Metal	6.Other	9.		3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G	
SF Masonry Trim 0				# Rooms 0			2.Fair 5.Avg+ 8.Exc				
OPEN-3- 0				# Bedrooms 3			3.Avg- 6.Good 9.Same				
OPEN-4- 0				# Full Baths 1			Phys. % Good 0%				
Year Built 1975				# Half Baths 1			Funct. % Good 100%				
Year Remodeled 0				# Addn Fixtures 0			Functional Code 9 None				
Foundation 1 Concrete				# Fireplaces 1			1.Incomp 4.Small 7.Layout				
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	9.									
Basement 5 Crawl Space											
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 9 No 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	
23 Frame Garage	0	840	0 0	0	0	0	%	1.One Story Fram
1 One Story Frame	0	189	0 0	0	0	0	%	2.Two Story Fram
21 Open Frame	0	32	0 0	0	0	0	%	3.Three Story Fr
68 Wood Deck	0	168	0 0	0	0	0	%	4.1 & 1/2 Story
62 Patio	0	192	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
							%	26.1SFr Overhang
							%	27.Unfin Basement
							%	28.Unfinished Att
							%	29.Finished Attic

