

PITTS DANIEL S JR
PRASHAW-PITTS, KATHY L
341 SOKOKIS TRAIL
E WATERBORO ME 04030

B15066P29

Previous Owner
PITTS DANIEL S JR
341 SOKOKIS TRAIL

EAST WATERBORO ME 04030
Sale Date: 1/22/2007

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 43 SOKOKIS TRAIL RT5 S			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	64,300	128,400	10,000	182,700		
1ST MORTGAGE 0			2013	64,300	128,400	10,000	182,700		
2ND MORTGAGE 0			2014	64,300	128,400	10,000	182,700		
Zone/Land Use 21 Village			2015	64,300	128,400	10,000	182,700		
Secondary Zone			2016	54,700	127,100	15,000	166,800		
Topography 1 Level			2017	54,700	127,100	15,000	166,800		
1.Level 4.Below St 7.Steep			2018	54,700	127,100	20,000	161,800		
2.Rolling 5.Low 8.Wet			2019	54,700	127,100	20,000	161,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	54,700	127,100	20,000	161,800		
Utilities 9 No Water/No Sewer			2021	60,200	127,100	24,500	162,800		
1.Public 4.Improve 7.Improve			2022	65,600	139,800	25,000	180,400		
2.Water 5.Improve 8.			2023	72,200	155,100	25,000	202,300		
3.Sewer 6.Improve 9.None			2024	80,900	174,100	25,000	230,000		
Street 1 Paved			2025	99,000	233,800	25,000	307,800		
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	0.98	100	%	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		0.98		43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	


Waterboro

Map Lot 008-018-001

Account 4318

Location 341 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	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 1 One 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 Aluminum/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) 1176								
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 4			2.Fair 5.Avg+ 8.Exc									
OPEN-3- 0				# Bedrooms 3			3.Avg- 6.Good 9.Same									
OPEN-4- 0				# Full Baths 2			Phys. % Good 0%									
Year Built 1999				# 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 7.Layout									
1.Concrete	4.Wood	7.														
2.C Block	5.Slab	8.														
3.Br/Stone	6.Prs/Post	9.														
Basement 4 Full Basement																
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 1 Dry 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	280	0 0	0	0 %	0 %		1.One Story Fram
21 Open Frame	0	252	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

