

MORRELL, KIRBY
343 SOKOKIS TRAIL
EAST WATERBORO ME 04030

B14546P57 B16265P52 B16649P460 B19170P294

Previous Owner
JOHNSON DANIEL W
PO BOX 248

N WATERBORO ME 04061
Sale Date: 12/15/2022

Previous Owner
BINETTE, ALBERT & LINDA
C/O DANIEL JOHNSON
PO BOX 248
N WATERBORO ME 04061
Sale Date: 7/17/2013

Previous Owner
DUBOIS DANIELLE M & RING JAMES M
25 FRANKLIN ST

SACO ME 04072
Sale Date: 2/21/2012

Inspection Witnessed By:

X	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	150,000	0	214,300		
1ST MORTGAGE 0			2013	64,300	51,500	0	115,800		
2ND MORTGAGE 0			2014	64,300	51,500	0	115,800		
Zone/Land Use 21 Village			2015	64,300	51,500	0	115,800		
Secondary Zone			2016	54,700	56,400	0	111,100		
Topography 1 Level			2017	54,700	56,400	0	111,100		
1.Level 4.Below St 7.Steep			2018	54,700	56,400	0	111,100		
2.Rolling 5.Low 8.Wet			2019	54,700	56,400	0	111,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	54,700	56,400	0	111,100		
Utilities 9 No Water/No Sewer			2021	60,200	56,400	0	116,600		
1.Public 4.Improve 7.Improve			2022	65,600	62,100	0	127,700		
2.Water 5.Improve 8.			2023	72,200	68,800	0	141,000		
3.Sewer 6.Improve 9.None			2024	80,900	77,300	0	158,200		
Street 1 Paved			2025	99,000	110,000	0	209,000		
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 12/15/2022			14.Rear Land				%		3.Topography
Price 204,900			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 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.98	100	%	0	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 0.98						44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 008-018

Account 807

Location 343 SOKOKIS TRAIL

Card 1 Of 1 9/23/2024

Building Style	1 Conventional			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 1 Modern			Unfinished % 0%				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.			Grade & Factor 3 Average 105%			
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 3 Metal				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) 612			
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition 3 Below 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	2			3.Avg-	6.Good 9.Same		
OPEN-4- 0				# Full Baths	1			Phys. % Good 0%			
Year Built 1920				# Half Baths	0			Funct. % Good 100%			
Year Remodeled 2012				# Addn Fixtures	0			Functional Code 9 None			
Foundation 3 Brick &/or Stone				# 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				# Addn Fixtures			Econ. % Good 100%				
				0			Economic Code None				
							0.None 3.Services 7.				
							1.Location 4.Traffic 8.				
							2.Encroach 9.None 9.				
							Entrance Code 0				
							1.Interior 4.Vacant 7.				
							2.Refusal 5.Estimate 8.				
							3.Informed 6.Office 9.RS				
							Information Code 0				
							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		
22 Encl Frame Porch	2012	96	3 100	7	95 %	100 %		1.One Story Fram	
23 Frame Garage	2012	336	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	

