

61 SOKOKIS TRAIL, LLC
PO BOX 19
MOODY ME 04054

B11037P41 B16317P645 B19217P563

Previous Owner
NORTHPORT LLC
PO BOX 186

EAST WATERBORO ME 04030
Sale Date: 4/03/2023

Previous Owner
TROIKA LLC
C/O NORTHPORT LLC
PO BOX 186
E WATERBORO ME 04030
Sale Date: 5/07/2012

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	185,100	272,700	0	457,800		
1ST MORTGAGE 0				2013	185,100	272,700	0	457,800		
2ND MORTGAGE 0				2014	185,100	272,700	0	457,800		
Zone/Land Use 21 Village				2015	185,100	272,700	0	457,800		
Secondary Zone				2016	165,600	272,700	0	438,300		
Topography 1 Level				2017	165,600	272,700	0	438,300		
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8.Wet 3.Above St 6.Swampy 9.Lev/Roll				2018	165,600	272,700	0	438,300		
Utilities 9 No Water/No Sewer				2019	165,600	272,700	0	438,300		
1.Public 4.Improve 7.Improve 2.Water 5.Improve 8. 3.Sewer 6.Improve 9.None				2020	165,600	272,700	0	438,300		
Street 1 Paved				2021	182,100	272,700	0	454,800		
1.Paved 4.Proposed 7.ROW 2.Semi Imp 5.Pvt 8.None 3.Gravel 6.Aband 9.TG PLAN				2022	198,700	300,000	0	498,700		
LAND USE 0				2023	218,600	332,700	0	551,300		
BUILDING USE 0				2024	245,000	373,600	0	618,600		
Sale Data				2025	218,500	493,600	0	712,100		
Sale Date 4/03/2023				Land Data						
Price 875,000				Front Foot	Type	Effective		Influence		Influence Codes
Sale Type 2 Land & Buildings						Frontage	Depth	Factor	Code	
1.Land 4.Mobile 7. 2.L & B 5.Other 8. 3.Building 6. 9.								%		
Financing 9 Unknown								%		
1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown				Square Foot	Square Feet					
Validity 1 Arms Length Sale							%			
1.Valid 4.Split 7.Renovate 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.							%			
Verified 5 Public Record							%			
1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.							%			
							%			
				Fract. Acre	Acres/Sites					
				21.Homesite (Frac	36	0.60	100	%	0	
				22.Vacant Lot (Fr	24	3.40	100	%	0	
				23.Non Conforming Acres						
				24.Excess (5-10)				%		
				25.Excess (10+)				%		
				26.Excess 27.Rear (1-100)				%		
				28.Rear (101-150)						
				29.Rear (151-200)						
				Total Acreage 4.00						

- 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

Waterboro

Map Lot 008-043

Account 846

Location 61 SOKOKIS TRAIL

Card 1 Of 1 9/23/2024

Building Style 0	SF Bsmt Living 0	Layout 0			
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% 0	3.Not func 6. 9.			
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 0			
Dwelling Units 0	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 0	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 0			
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 0 Wood Siding	3.H Pump 6. 9.None	3.Capped 6. 9.None			
0.Wood 4.Asb/Asph 8.Alum/Vin	Kitchen Style 0	Unfinished % 0%			
1.Wood 5.T-111 9.Other	1.Modern 4.Obsolete 7.	Grade & Factor 0 0%			
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 0	Bath(s) Style 0	3.C Grade 6.AA Grade 9.Same			
1.Asphalt 4.Composit 7.	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0			
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 0			
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 0	3.Avg- 6.Good 9.Same			
OPEN-4- 0	# Full Baths 0	Phys. % Good 0%			
Year Built 0	# Half Baths 0	Funct. % Good 100%			
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None			
Foundation 0	# Fireplaces 0	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 100%			
Basement 0		Economic Code None			
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 0		Entrance Code 0			
Wet Basement 0		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 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	
265 WAREHOUSE	1989	14400	3 100	5	70 %	100 %		1.One Story Fram
287 OFFICE WOOD	1989	1008	0 0	0	0 %	0 %		2.Two Story Fram
111 CONC. SLAB	0	14400	0 0	0	0 %	0 %		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