

CHAMPAGNE, MARISSA E
DEROCHE, JANICE A
51 SOKOKIS TRAIL
EAST WATERBORO ME 04030

B17192P237 B19297P911

Previous Owner
WEYMOUTH PHILIP A
WEYMOUTH, ANNETTE O
51 SOKOKIS TRAIL
EAST WATERBORO ME 04030
Sale Date: 8/22/2023

Previous Owner
ROBERTS BERLE
C/O PHILIP & ANNETTE WEYMOUTH
37 COURTNEY LN
EAST WATERBORO ME 04030
Sale Date: 3/02/2016

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
21.0601 - 1.5 st garage had 48 sq ft, changed to 480 sq ft - sb

22.0824 - added lean to 12 x 32 -sb
22.1207 - changed acres from 1.23 to 1.95 per survey map, removed .98 acres conveyed to Sylvain (008-043B-001)
19004/254 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 43 SOKOKIS TRAIL RT5 S			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	65,300	78,400	10,000	133,700		
1ST MORTGAGE 0			2013	65,300	78,400	10,000	133,700		
2ND MORTGAGE 0			2014	65,300	78,400	10,000	133,700		
Zone/Land Use 21 Village			2015	65,300	78,400	10,000	133,700		
Secondary Zone			2016	55,500	78,400	0	133,900		
Topography 1 Level			2017	55,500	78,400	0	133,900		
1.Level 4.Below St 7.Steep			2018	55,500	78,400	0	133,900		
2.Rolling 5.Low 8.Wet			2019	55,500	78,400	0	133,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	55,500	78,400	0	133,900		
Utilities 2 Public Water			2021	61,000	78,400	0	139,400		
1.Public 4.Improve 7.Improve			2022	66,600	104,100	0	170,700		
2.Water 5.Improve 8.			2023	73,200	117,700	0	190,900		
3.Sewer 6.Improve 9.None			2024	80,500	132,200	0	212,700		
Street 1 Paved			2025	98,500	195,000	0	293,500		
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 8/22/2023			14.Rear Land				%		3.Topography
Price 325,000			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	0.97	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		0.97				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 008-043B

Account 921

Location 51 SOKOKIS TRAIL

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod			SF Bsmt Living	1			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 4 One & 1/2 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 1 Wood Siding				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 90%							
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) 440							
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition 4 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 0			3.Avg-			6.Good 9.Same					
OPEN-4- 0				# Full Baths 1			Phys. % Good 0%								
Year Built 0				# Half Baths 1			Funct. % Good 100%								
Year Remodeled 1934				# Addn Fixtures 0			Functional Code 9 None								
Foundation 0				# Fireplaces 0			1.Incomp			4.Small	7.Layout				
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>			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%			Economic Code None					
Basement 3 3/4 Basement							0.None			3.Services 7.					
1.1/4 Bmt	4.Full Bmt	7.					1.Location			4.Traffic 8.					
2.1/2 Bmt	5.None	8.					2.Encroach			9.None 9.					
3.3/4 Bmt	6.	9.None					Entrance Code 0			1.Interior			4.Vacant	7.	
Bsmt Gar # Cars 4							1.Refusal			5.Estimate 8.					
Wet Basement 0							3.Informed			6.Office 9.RS					
1.Dry	4.	7.					Information Code 0			1.Owner			4.Agent	7.	
2.Damp	5.	8.		2.Relative			5.Estimate 8.								
3.Wet	6.	9.		3.Tenant			6.Other 9.SNY								

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	648	0 0	0	0	0 %	0 %	1.One Story Fram
1 One Story Frame	0	220	0 0	0	0	0 %	0 %	2.Two Story Fram
21 Open Frame	0	160	0 0	0	0	0 %	0 %	3.Three Story Fr
48 1.50 Fr Gar w/fin	0	480	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
280 LEAN TO	2022	384	3 100	4	0	0 %	100 %	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

