

JOHNSON, ETHAN M
JOHNSON, ALLYSON L
788 SOKOKIS TRL
N WATERBORO ME 04061

B2643P110 B16616P4 B16634P781

Previous Owner
KASPRZAK PAULA J
C/O ETHAN M JOHNSON
788 SOKOKIS TRL
NORTH WATERBORO ME 04061
Sale Date: 6/28/2013

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 41 SOKOKIS TRAIL RT5 M			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	70,700	196,800	10,000	257,500		
1ST MORTGAGE 0			2013	70,700	196,800	10,000	257,500		
2ND MORTGAGE 0			2014	70,700	196,800	10,000	257,500		
Zone/Land Use 31 Agricultural/Residential			2015	70,700	196,800	0	267,500		
Secondary Zone			2016	60,000	186,100	0	246,100		
Topography 2 Rolling			2017	60,000	186,100	0	246,100		
1.Level 4.Below St 7.Steep			2018	60,000	186,100	0	246,100		
2.Rolling 5.Low 8.Wet			2019	60,000	186,100	0	246,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,000	186,400	20,000	226,400		
Utilities 9 No Water/No Sewer			2021	65,900	186,400	24,500	227,800		
1.Public 4.Improve 7.Improve			2022	71,900	205,000	25,000	251,900		
2.Water 5.Improve 8.			2023	79,100	227,400	25,000	281,500		
3.Sewer 6.Improve 9.None			2024	88,700	255,300	25,000	319,000		
Street 1 Paved			2025	107,900	328,500	25,000	411,400		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF					1.Unimproved	
BUILDING USE 0			12.Arrowhead WF					2.Excess Ftg /De	
Sale Data			13.Waterfront					3.Topography	
			14.Rear Land					4.Size/Shape	
Sale Date 6/28/2013			15.Misc					5.Access or Rear	
Price 146,000								6.Restriction	
Sale Type 2 Land & Buildings								7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.								9.Fract Share	
3.Building 6. 9.			16.Regular Lot					Acres	
Financing 1 Conventional			17.Secondary Lot					30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land					31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium					32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement					33.Orchard	
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites				34.Frontage	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	2.00	100	%	0
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	0.70	100	%	0	
3.Distress 6.Exempt 9.			23.Non Conforming						
Verified 7 Family Member			Acres						
1.Buyer 4.Agent 7.Family			24.Excess (5-10)						
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)						
3.Lender 6.MLS 9.			26.Excess						
			27.Rear (1-100)						
			28.Rear (101-150)						
			29.Rear (151-200)						
			Total Acreage		2.70				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 010-051A


Account 1152

Location 788 SOKOKIS TRAIL

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	Fin Bsmt Grade	0 0	1.Typical	4. 7.
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.
3.R Ranch	7.Contemp/	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.
4.Cape	8.Log	1.HWBB	5.FWA	Attic 9 None	
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair
Stories 4 One & 1/2 Story		4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi
1.1	4.1.50	Cool Type	0% 9 None	Insulation 1 Full	
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk
Exterior Walls 2 Wood Shingle		3.H Pump	6. 9.None	3.Capped	6. 9.None
0.Wood	4.Asb/Asph	Kitchen Style 1 Modern		Unfinished % 0%	
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 3 Average 110%	
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade
3.Compos.	7.Nov	3.Old Type	6. 9.None	7.AAA Grad	8.
Roof Surface 1 Asphalt Shingles		Bath(s) Style 1 Modern Bath(s)		3.C Grade	6.AA Grade
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 864	
2.Slate	5.Wood	2.Typical	5. 8.	Condition 4 Average	
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg
SF Masonry Trim 0		# Rooms 8		7.V G	8.Exc
OPEN-3- 0		# Bedrooms 4		2.Fair	5.Avg+
OPEN-4- 0		# Full Baths 2		3.Avg-	6.Good
Year Built 1998		# Half Baths 1		Phys. % Good 0%	
Year Remodeled 0		# Addn Fixtures 0		Funct. % Good 100%	
Foundation 1 Concrete		# Fireplaces 1		Functional Code 9 None	
1.Concrete	4.Wood				
2.C Block	5.Slab				
3.Br/Stone	6.Prs/Post				
Basement 4 Full Basement					
1.1/4 Bmt	4.Full Bmt				
2.1/2 Bmt	5.None				
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 11/08/2005		Econ. % Good 100%		Economic Code None	
		# Addn Fixtures 0		0.None	
		# Fireplaces 1		3.Services	
				1.Location	
				4.Traffic	
				2.Encroach	
				9.None	
				Entrance Code 5 Estimated	
				1.Interior	
				4.Vacant	
				7.	
				2.Refusal	
				5.Estimate	
				8.	
				3.Informed	
				6.Office	
				9.RS	
				Information Code 5 Estimate	
				1.Owner	
				4.Agent	
				7.	
				2.Relative	
				5.Estimate	
				8.	
				3.Tenant	
				6.Other	
				9.SNY	

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	384	0 0	0	0	0 %	0 %
37 Unfin Basement	0	37	0 0	0	0	0 %	0 %
68 Wood Deck	0	64	0 0	0	0	0 %	0 %
22 Encl Frame Porch	0	25	0 0	0	0	0 %	0 %
1 One Story Frame	0	168	0 0	0	0	0 %	0 %
62 Patio	56	256	0 0	0	0	0 %	0 %
69 Hot tub #	0	1	0 0	0	0	0 %	0 %
23 Frame Garage	0	250	0 0	0	0	0 %	0 %
23 Frame Garage	0	300	0 0	0	0	0 %	0 %
61 Canopy	0	250	0 0	0	0	0 %	0 %

