

ARCHER, JULIA
746 SOKOKIS TRAIL
NORTH WATERBORO ME 04061

B17037P502 B17437P556 B18409P409 B19019P669

Previous Owner
WERSACKAS, JAMES D JR
342 WEBBER ROAD

NORTH WATERBORO ME 04061
Sale Date: 5/06/2022

Previous Owner
CARLL ROBERT C
CARLL, PAMELA J
PO BOX 92
NAPLES ME 04055
Sale Date: 10/09/2020

Previous Owner
CARLL ROBERT
PO BOX 92

NAPLES ME 04055
Sale Date: 3/17/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
22.0601 - removed 3.68 acres and garage conveyed to Archer
010-052B (B18910/P367) -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 41 SOKOKIS TRAIL RT5 M			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	121,300	171,000	16,000	276,300		
1ST MORTGAGE 0			2013	121,300	171,000	16,000	276,300		
2ND MORTGAGE 0			2014	121,300	171,000	16,000	276,300		
Zone/Land Use 31 Agricultural/Residential			2015	121,300	171,000	16,000	276,300		
Secondary Zone			2016	95,400	164,900	0	260,300		
Topography 2 Rolling			2017	95,400	164,900	0	260,300		
1.Level 4.Below St 7.Steep			2018	95,400	164,900	0	260,300		
2.Rolling 5.Low 8.Wet			2019	95,400	164,900	0	260,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	95,400	165,100	0	260,500		
Utilities 9 No Water/No Sewer			2021	104,900	165,100	0	270,000		
1.Public 4.Improve 7.Improve			2022	114,400	181,600	0	296,000		
2.Water 5.Improve 8.			2023	120,800	137,500	0	258,300		
3.Sewer 6.Improve 9.None			2024	135,400	154,700	0	290,100		
Street 1 Paved			2025	162,900	193,300	0	356,200		
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 5/06/2022			14.Rear Land				%		3.Topography
Price 250,000			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	2.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	10.00	100	%	0	35.Triangular Lot
Verified 5 Public Record			23.Non Conforming	25	20.00	100	%	0	36.Commercial
1.Buyer 4.Agent 7.Family			Acres	26	0.75	100	%	0	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		32.75				44.Utility ROW
									45.Camp Lot
									46.Site Improve

