

GREGOIRE DICKIE R
1222 SOKOKIS TRL
NORTH WATERBORO ME 04061

B7945P230

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 38 SOKOKIS TRAIL RT5			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	80,200	178,200	10,000	248,400		
1ST MORTGAGE 0			2013	80,200	178,200	10,000	248,400		
2ND MORTGAGE 0			2014	80,200	178,200	10,000	248,400		
Zone/Land Use 31 Agricultural/Residential			2015	80,200	178,200	10,000	248,400		
Secondary Zone			2016	66,600	176,400	15,000	228,000		
Topography 3 Above Street			2017	66,600	176,400	15,000	228,000		
1.Level 4.Below St 7.Steep			2018	66,600	176,400	20,000	223,000		
2.Rolling 5.Low 8.Wet			2019	66,600	176,400	20,000	223,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	66,600	176,400	20,000	223,000		
Utilities 9 No Water/No Sewer			2021	73,200	176,400	24,500	225,100		
1.Public 4.Improve 7.Improve			2022	79,900	194,000	25,000	248,900		
2.Water 5.Improve 8.			2023	87,900	215,200	25,000	278,100		
3.Sewer 6.Improve 9.None			2024	98,500	241,600	25,000	315,100		
Street 1 Paved			2025	114,200	323,100	25,000	412,300		
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			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	2.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26	7.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		9.00				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 013-047

Account 1458

Location 1222 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 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.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		3.H Pump	6. 9.None	3.Capped	6. 9.None
1 Wood Siding		Kitchen Style		Unfinished % 0%	
0.Wood	4.Asb/Asph 8.Alum/Vin	1.Modern	4.Obsolete 7.	Grade & Factor 3 Average 105%	
1.Wood	5.T-111 9.Other	2.Typical	5. 8.	1.E Grade	4.B Grade 7.AAA Grad
2.Wd Sh	6.Br/St 11.	3.Old Type	6. 9.None	2.D Grade	5.A Grade 8.
3.Compos.	7.Nov 12.	Bath(s) Style		3.C Grade	6.AA Grade 9.Same
Roof Surface		1.Modern	4.Obsolete 7.	SQFT (Footprint) 884	
1.Asphalt	4.Composit 7.	2.Typical	5. 8.	Condition 5 Above Average	
2.Slate	5.Wood 8.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G
3.Metal	6.Other 9.	# Rooms		2.Fair	5.Avg+ 8.Exc
SF Masonry Trim 0		# Bedrooms		3.Avg-	6.Good 9.Same
OPEN-3- 0		# Full Baths		Phys. % Good 0%	
OPEN-4- 0		# Half Baths		Funct. % Good 100%	
Year Built 1997		# Addn Fixtures		Functional Code 9 None	
Year Remodeled 0		# Fireplaces		1.Incomp	4.Small 7.Layout
Foundation					
1 Concrete					
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

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
71 Carport	0	896	0 0	0	0 %	0 %		1.One Story Fram
21 Open Frame	0	544	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

