

BRYCE RONALD L JR (JT)
BRYCE, LOUANN L
1234 SOKOKIS TRL
N WATERBORO ME 04061

B11415P213 B16977P262 B17742P380

Previous Owner
BEALS, DEVIN
ATTN: RONALD & LOU BRYCE
1234 SOKOKIS TRL
N WATERBORO ME 04061
Sale Date: 6/22/2018

Previous Owner
DONOVAN H CORY & MICHELLE L
C/O DEVIN BEALS
117 SIMPSON RD
SACO ME 04072
Sale Date: 3/03/2015

Previous Owner
DONOVAN H CORY & MICHELLE L
1234 SOKOKIS TRAIL

N WATERBORO ME 04061
Sale Date: 2/03/2005

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data		
Neighborhood	38 SOKOKIS TRAIL RT5	
Tree Growth Year	0	
1ST MORTGAGE	0	
2ND MORTGAGE	0	
Zone/Land Use	31 Agricultural/Residential	
Secondary Zone		
Topography	3 Above Street	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.Wet
3.Above St	6.Swampy	9.Lev/Roll
Utilities	9 No Water/No Sewer	
1.Public	4.Improve	7.Improve
2.Water	5.Improve	8.
3.Sewer	6.Improve	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.ROW
2.Semi Imp	5.Pvt	8.None
3.Gravel	6.Aband	9.TG PLAN
LAND USE	0	
BUILDING USE	0	
Sale Data		
Sale Date	6/22/2018	
Price	227,000	
Sale Type	2 Land & Buildings	
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
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.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2012	65,000	98,500	0	163,500
2013	65,000	123,900	0	188,900
2014	65,000	98,500	0	163,500
2015	65,000	123,900	0	188,900
2016	55,300	123,900	0	179,200
2017	55,300	123,900	0	179,200
2018	55,300	123,900	0	179,200
2019	55,300	123,900	0	179,200
2020	55,300	124,600	0	179,900
2021	60,800	124,600	0	185,400
2022	66,300	137,000	0	203,300
2023	72,900	152,000	0	224,900
2024	81,800	173,000	0	254,800
2025	100,000	243,100	0	343,100

Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Ossipee WF				%		1.Unimproved
12.Arrowhead WF				%		2.Excess Ftg /De
13.Waterfront				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Misc				%		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
Square Foot		Square Feet				
Fract. Acre		Acreage/Sites				
21		1.00		100	%	0
Total Acreage		1.00				

Waterboro

Map Lot 013-048


Account 1459

Location 1234 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% 5 Force Warm Air	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	8 Aluminum/Vinyl	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 100%		
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)	775		
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	7	2.Fair	5.Avg+ 8.Exc		
OPEN-3-	0	# Bedrooms	4	3.Avg-	6.Good 9.Same		
OPEN-4-	0	# Full Baths	1	Phys. % Good	0%		
Year Built	1940	# Half Baths	1	Funct. % Good	100%		
Year Remodeled	2011	# Addn Fixtures	0	Functional Code	9 None		
Foundation	1 Concrete	# Fireplaces	0	1.Incomp	4.Small 7.Layout		
1.Concrete	4.Wood 7.						
2.C Block	5.Slab 8.					0.None	3.Services 7.
3.Br/Stone	6.Prs/Post 9.					1.Location	4.Traffic 8.
Basement	4 Full Basement					2.Encroach	9.None 9.
1.1/4 Bmt	4.Full Bmt 7.					Entrance Code	0
2.1/2 Bmt	5.None 8.					1.Interior	4.Vacant 7.
3.3/4 Bmt	6. 9.None					2.Refusal	5.Estimate 8.
Bsmt Gar # Cars	0					3.Informed	6.Office 9.RS
Wet Basement	1 Dry Basement					Information Code	0
1.Dry	4. 7.					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	
1 One Story Frame	0	160	0 0	0	0	0 %	0 %	1.One Story Fram
22 Encl Frame Porch	0	30	0 0	0	0	0 %	0 %	2.Two Story Fram
68 Wood Deck	0	240	0 0	0	0	0 %	0 %	3.Three Story Fr
24 Frame Shed	0	500	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
27 Unfin Basement	0	160	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
43 2S Frame Garage	2011	840	3 100	7	95	0 %	100 %	6.2 & 1/2 Story
						0 %	0 %	21.Open Frame Por
						0 %	0 %	22.Encl Frame Por
						0 %	0 %	23.Frame Garage
						0 %	0 %	24.Frame Shed
						0 %	0 %	25.Frame Bay Wind
						0 %	0 %	26.1SFr Overhang
						0 %	0 %	27.Unfin Basement
						0 %	0 %	28.Unfinished Att
						0 %	0 %	29.Finished Attic

