

REARDON, JANAINA K  
1264 SOKOKIS TRAIL  
NORTH WATERBORO ME 04061

B16274P649 B18620P174

Previous Owner  
REARDON MARC T  
REARDON, JANAINA K  
1264 SOKOKIS TRAIL  
NORTH WATERBORO ME 04061  
Sale Date: 4/02/2021

Previous Owner  
MEZOIAN DEVELOPMENT, LLC  
168 SACO AVE.

OLD ORCHARD BEACH ME 04064  
Sale Date: 3/06/2012

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>38 SOKOKIS TRAIL RT5</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2013	69,500	109,500	0	179,000		
1ST MORTGAGE <b>0</b>			2014	69,500	109,500	0	179,000		
2ND MORTGAGE <b>0</b>			2015	69,500	109,500	0	179,000		
Zone/Land Use <b>31 Agricultural/Residential</b>			2016	59,000	109,500	0	168,500		
Secondary Zone			2017	59,000	109,500	0	168,500		
Topography <b>1 Level</b> <b>2 Rolling</b>			2018	59,000	109,500	0	168,500		
1.Level 4.Below St 7.Steep			2019	59,000	109,500	0	168,500		
2.Rolling 5.Low 8.Wet			2020	59,000	110,000	0	169,000		
3.Above St 6.Swampy 9.Lev/Roll			2021	64,900	110,000	0	174,900		
Utilities <b>9 No Water/No Sewer</b>			2022	70,800	120,900	0	191,700		
1.Public 4.Improve 7.Improve			2023	77,900	134,100	0	212,000		
2.Water 5.Improve 8.			2024	87,300	150,600	0	237,900		
3.Sewer 6.Improve 9.None			2025	106,500	204,900	25,000	286,400		
Street <b>1 Paved</b>									
1.Paved 4.Proposed 7.ROW									
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN									
LAND USE <b>0</b>									
BUILDING USE <b>0</b>									
<b>Sale Data</b>									
Sale Date <b>4/02/2021</b>									
Price									
Sale Type <b>2 Land &amp; Buildings</b>									
1.Land 4.Mobile 7.									
2.L & B 5.Other 8.									
3.Building 6. 9.									
Financing <b>9 Unknown</b>									
1.Convent 4.Seller 7.									
2.FHA/VA 5.Private 8.									
3.Assumed 6.Cash 9.Unknown									
Validity <b>2 Related Parties</b>									
1.Valid 4.Split 7.Renovate									
2.Related 5.Partial 8.Other									
3.Distress 6.Exempt 9.									
Verified <b>5 Public Record</b>									
1.Buyer 4.Agent 7.Family									
2.Seller 5.Pub Rec 8.Other									
3.Lender 6.MLS 9.									
			<b>Land Data</b>						
			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
					Frontage	Depth	Factor	Code	
			11.Ossipee WF 12.Arrowhead WF 13.Waterfront 14.Rear Land 15.Misc  <b>Square Foot</b> 16.Regular Lot 17.Secondary Lot 18.Excess Land 19.Condominium 20.Pavement  <b>Fract. Acre</b> 21.Homesite (Frac 22.Vacant Lot (Fr 23.Non Conforming <b>Acres</b> 24.Excess ( 5-10) 25.Excess (10+) 26.Excess 27.Rear (1-100) 28.Rear (101-150) 29.Rear (151-200)			%		1.Unimproved	
						%		2.Excess Ftg /De	
						%		3.Topography	
						%		4.Size/Shape	
						%		5.Access or Rear	
						%		6.Restriction	
						%		7.Open Space	
						%		8.View/Environ	
						%		9.Fract Share	
						%		30.Rear (201+)	
						%		31.Tillable/Horti	
						%		32.Pasture	
						%		33.Orchard	
						%		34.Frontage	
						%		35.Triangular Lot	
			21	1.84	100	%	0	36.Commercial	
			26	0.26	100	%	0	37.Softwood	
					%			38.Mixed Wood	
					%			39.Hardwood	
					%			40.Wasteland	
					%			41.Gravel Pit (Ac	
					%			42.Mobile Home Si	
					%			43.Condo Site	
			<b>Total Acreage</b>		<b>2.10</b>			44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

## Waterboro

Map Lot 013-052-001


Account 5020

Location 1264 SOKOKIS TRAIL

Card 1

Of 1

9/23/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living <b>0</b>			Layout <b>1 Typical</b>				
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade <b>0 0</b>			1.Typical 4. 7.					
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>			2.Inadeq 5. 8.					
3.R Ranch	7.Contemp/	11.Condo	Heat Type <b>100% 1 Hot Water BB</b>			3.Not func 6. 9.					
4.Cape	8.Log	12.	1.HWBB 5.FWA 9.No Heat			Attic <b>9 None</b>					
Dwelling Units <b>1</b>			2.HWCI 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.1/4 Unfi					
Other Units <b>0</b>			3.HWRAD 7.Electric 11.			2.1/2 Fin 5.FI/Stair 8.					
Stories <b>1 One Story</b>			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 <b>0% 9 None</b>			Insulation <b>1 Full</b>					
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 <b>8 Aluminum/Vinyl</b>			3.H Pump 6. 9.None			3.Capped 6. 9.None					
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style <b>2 Typical</b>			Unfinished % <b>0%</b>					
1.Wood	5.T-111	9.Other	1.Modern 4.Obsolete 7.			Grade & Factor <b>3 Average 100%</b>					
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 <b>1 Asphalt Shingles</b>			Bath(s) Style <b>2 Typical Bath(s)</b>			3.C Grade 6.AA Grade 9.Same					
1.Asphalt	4.Composit	7.	1.Modern 4.Obsolete 7.			SQFT (Footprint) <b>1144</b>					
2.Slate	5.Wood	8.	2.Typical 5. 8.			Condition <b>7 Very Good</b>					
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G					
SF Masonry Trim <b>0</b>			# Rooms <b>5</b>			2.Fair 5.Avg+ 8.Exc					
OPEN-3- <b>0</b>			# Bedrooms <b>3</b>			3.Avg- 6.Good 9.Same					
OPEN-4- <b>0</b>			# Full Baths <b>1</b>			Phys. % Good <b>99%</b>					
Year Built <b>2011</b>			# Half Baths <b>0</b>			Funct. % Good <b>100%</b>					
Year Remodeled <b>0</b>			# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>					
Foundation <b>1 Concrete</b>			# Fireplaces <b>0</b>			1.Incomp 4.Small 7.Layout					
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.							2.O-Built 5.CDU 8.Other		
3.Br/Stone	6.Prs/Post	9.							3.Damage 6.Style 9.None		
Basement <b>4 Full Basement</b>									Econ. % Good <b>100%</b>		
1.1/4 Bmt	4.Full Bmt	7.							Economic Code <b>None</b>		
2.1/2 Bmt	5.None	8.							0.None 3.Services 7.		
3.3/4 Bmt	6. 9.None								1.Location 4.Traffic 8.		
Bsmt Gar # Cars <b>0</b>									2.Encroach 9.None 9.		
Wet Basement <b>1 Dry Basement</b>									Entrance Code <b>0</b>		
1.Dry	4. 7.								1.Interior 4.Vacant 7.		
2.Damp	5. 8.		2.Refusal 5.Estimate 8.								
3.Wet	6. 9.		3.Informed 6.Office 9.RS								
Date Inspected			Information Code <b>0</b>			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.SNY			3.Tenant 6.Other 9.SNY					
<b>Additions, Outbuildings &amp; Improvements</b>											
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value				
68 Wood Deck	0	120	0 0	0	0 %	0 %		1.One Story Fram			
					%	%		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			