

MCDONALD, DEBORAH LEE
1223 SOKOKIS TRAIL
NORTH WATERBORO ME 04061

B6812P18 B19154P730

Previous Owner
MCDONALD DENNIS L
MCDONALD, GAIL M
1223 SOKOKIS TRAIL
NORTH WATERBORO ME 04061
Sale Date: 11/01/2022

Inspection Witnessed By:

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

Notes:
23.0913 - updated according to divorce decree B19154/P730;
Deborah McDonald (FKA Dennis McDonald) is now sole owner;
no updated deed filed at time of divorce - ww

Waterboro

Property Data			Assessment Record						
Neighborhood 38 SOKOKIS TRAIL RT5			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	72,700	139,000	10,000	201,700		
1ST MORTGAGE 0			2013	72,700	139,000	10,000	201,700		
2ND MORTGAGE 0			2014	72,700	139,000	10,000	201,700		
Zone/Land Use 31 Agricultural/Residential			2015	72,700	139,000	10,000	201,700		
Secondary Zone			2016	61,300	137,600	15,000	183,900		
Topography 1 Level			2017	61,300	137,600	15,000	183,900		
1.Level 4.Below St 7.Steep			2018	61,300	137,600	20,000	178,900		
2.Rolling 5.Low 8.Wet			2019	61,300	137,600	20,000	178,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	61,300	138,300	20,000	179,600		
Utilities 9 No Water/No Sewer			2021	67,400	138,300	24,500	181,200		
1.Public 4.Improve 7.Improve			2022	73,600	152,100	25,000	200,700		
2.Water 5.Improve 8.			2023	80,900	168,700	25,000	224,600		
3.Sewer 6.Improve 9.None			2024	90,700	192,200	25,000	257,900		
Street 1 Paved			2025	109,200	264,700	25,000	348,900		
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 11/01/2022			14.Rear Land				%		3.Topography
Price 125,000			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 2 Related Parties							%		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	26	2.00	100	%	0	35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		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 4.00						44.Utility ROW
									45.Camp Lot
									46.Site Improve

