

J D S PACKAGE STORE INC
P O BOX 328
EAST WATERBORO ME 04030

B10723P191

Property Data			Assessment Record						
Neighborhood 43 SOKOKIS TRAIL RT5 S			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	154,400	54,000	0	208,400		
1ST MORTGAGE 0			2013	154,400	75,600	0	230,000		
2ND MORTGAGE 0			2014	154,400	75,600	0	230,000		
Zone/Land Use 21 Village			2015	154,400	75,600	0	230,000		
Secondary Zone			2016	138,100	75,600	0	213,700		
Topography 1 Level			2017	138,100	75,600	0	213,700		
1.Level 4.Below St 7.Steep			2018	138,100	75,600	0	213,700		
2.Rolling 5.Low 8.Wet			2019	138,100	75,600	0	213,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	138,100	75,600	0	213,700		
Utilities 2 Public Water			2021	151,900	75,600	0	227,500		
1.Public 4.Improve 7.Improve			2022	165,700	83,200	0	248,900		
2.Water 5.Improve 8.			2023	182,200	92,300	0	274,500		
3.Sewer 6.Improve 9.None			2024	204,300	103,600	0	307,900		
Street 1 Paved			2025	182,300	145,500	0	327,800		
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	36	0.50	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	2.92	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		3.42				

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 025-005


Account 1932

Location 15 SOKOKIS TRAIL

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			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	0		
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	4 Minimal		
2.2	5.1.75	8.		1.Refrigt	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 1 Wood Siding			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	2 Fair 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) 448			
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 3 Below Average			
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
SF Masonry Trim 0			# Rooms	5			2.Fair	5.Avg+	8.Exc		
OPEN-3- 0			# Bedrooms	2			3.Avg-	6.Good	9.Same		
OPEN-4- 0			# Full Baths	1			Phys. % Good 0%				
Year Built 1900			# Half Baths	0			Funct. % Good 100%				
Year Remodeled 0			# Addn Fixtures	0			Functional Code 9 None				
Foundation 3 Brick &/or Stone			# Fireplaces	0			1.Incomp	4.Small	7.Layout		
1.Concrete	4.Wood	7.									
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	9.									
Basement 5 Crawl Space											
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 0											
1.Dry	4.	7.									
2.Damp	5.	8.									
3.Wet	6.	9.									
Date Inspected			Econ. % Good 100%			Economic Code None					
			0.None			3.Services 7.					
			1.Location			4.Traffic 8.					
			2.Encroach			9.None 9.					
			Entrance Code 0			1.Interior			4.Vacant	7.	
			1.Owner			4.Agent			7.		
			2.Relative			5.Estimate			8.		
			3.Tenant			6.Other			9.SNY		

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	208	0 0	0	0	0 %	0 %	1.One Story Fram
1 One Story Frame	0	192	0 0	0	0	0 %	0 %	2.Two Story Fram
21 Open Frame	0	212	0 0	0	0	0 %	0 %	3.Three Story Fr
23 Frame Garage	2012	988	3 100	7	0	0 %	100 %	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