

ROBERTS, JANET R
420 SOKOKIS TRAIL
EAST WATERBORO ME 04030

B5678P151

Previous Owner
ROBERTS STEPHEN W
ROBERTS, JANET R
420 SOKOKIS TRAIL
EAST WATERBORO ME 04030
Sale Date: 2/26/2021

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
16.0524 - changed acreage per deed research -ak
17.0926 - removed 1.11 acres sold to Binette in 2009,
retained .92 acres, abated fy17&18 -sb
21.0609 - removed Stephen Roberts, deceased 02/26/21 -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 41 SOKOKIS TRAIL RT5 M			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	65,800	158,400	10,000	214,200		
1ST MORTGAGE 0			2013	65,800	158,400	10,000	214,200		
2ND MORTGAGE 0			2014	65,800	156,800	10,000	212,600		
Zone/Land Use 21 Village			2015	65,800	156,800	10,000	212,600		
Secondary Zone			2016	56,800	156,800	15,000	198,600		
Topography 2 Rolling			2017	56,800	156,800	15,000	198,600		
1.Level 4.Below St 7.Steep			2018	56,800	156,800	20,000	193,600		
2.Rolling 5.Low 8.Wet			2019	53,000	156,800	20,000	189,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	53,000	157,900	20,000	190,900		
Utilities 9 No Water/No Sewer			2021	58,300	157,900	24,500	191,700		
1.Public 4.Improve 7.Improve			2022	63,600	173,700	25,000	212,300		
2.Water 5.Improve 8.			2023	70,000	192,700	25,000	237,700		
3.Sewer 6.Improve 9.None			2024	78,400	218,500	25,000	271,900		
Street 1 Paved			2025	95,900	310,800	25,000	381,700		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 1			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date 2/26/2021			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.						%		7.Open Space	
2.L & B 5.Other 8.			Square Foot	Square Feet				8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		Acres	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity 2 Related Parties						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreage/Sites				34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.92	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		35.Triangular Lot	
Verified 8 Other Source			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		0.92				
						44.Utility ROW			
						45.Camp Lot			
						46.Site Improve			

Waterboro

Map Lot 028-005

Account 1971

Location 420 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
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	0	2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	4 One & 1/2 Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	8 Alumunum/Vinyl		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	3 Metal		Bath(s) Style	2 Typical Bath(s)	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	0		# Rooms	0	
OPEN-3-	0		# Bedrooms	2	
OPEN-4-	0		# Full Baths	1	
Year Built	1975		# Half Baths	0	
Year Remodeled	1993		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	1	
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
21 Open Frame	0	144	0 0	0	0	0 %	
24 Frame Shed	0	336	0 0	0	0	0 %	
21 Open Frame	0	24	0 0	0	0	0 %	
47 1.50 ST GAR	0	480	0 0	0	0	0 %	
1 One Story Frame	0	96	0 0	0	0	0 %	
68 Wood Deck	0	320	0 0	0	0	0 %	
23 Frame Garage	0	576	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

