

SABATINO, KASANDRA K  
SABATINO, PAUL  
462 SOKOKIS TRAIL  
WATERBORO ME 04030

B14931P942 B18735P239

Previous Owner  
WOODSOME BETHANY D  
WOODSOME, CORY A  
PO BOX 323  
NORTH WATERBORO ME 04061  
Sale Date: 7/15/2021

Previous Owner  
WILSON GREGORY P  
462 SOKOKIS TRAIL

EAST WATERBORO ME 04030  
Sale Date: 4/11/2007

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record					
Neighborhood	41 SOKOKIS TRAIL RT5 M		Year	Land	Buildings	Exempt	Total	
Tree Growth Year	0		2012	88,000	97,600	10,000	175,600	
1ST MORTGAGE	0		2013	88,000	97,600	10,000	175,600	
2ND MORTGAGE	0		2014	88,000	97,600	10,000	175,600	
Zone/Land Use	31 Agricultural/Residential		2015	88,000	97,600	10,000	175,600	
Secondary Zone	50 ALT.		2016	74,800	94,800	15,000	154,600	
Topography	3 Above Street		2017	74,800	94,800	15,000	154,600	
1.Level	4.Below St	7.Steep	2018	74,800	94,800	20,000	149,600	
2.Rolling	5.Low	8.Wet	2019	74,800	94,800	20,000	149,600	
3.Above St	6.Swampy	9.Lev/Roll	2020	74,800	94,800	20,000	149,600	
Utilities	9 No Water/No Sewer		2021	82,300	94,800	24,500	152,600	
1.Public	4.Improve	7.Improve	2022	89,800	104,200	25,000	169,000	
2.Water	5.Improve	8.	2023	98,700	115,600	0	214,300	
3.Sewer	6.Improve	9.None	2024	110,700	129,800	0	240,500	
Street	1 Paved		2025	135,400	171,000	0	306,400	
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	
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	7/15/2021		14.Rear Land				%	3.Topography
Price	325,000		15.Misc				%	4.Size/Shape
Sale Type	2 Land & Buildings		Square Foot		Square Feet			5.Access or Rear
1.Land	4.Mobile	7.	16.Regular Lot				%	6.Restriction
2.L & B	5.Other	8.	17.Secondary Lot				%	7.Open Space
3.Building	6.	9.	18.Excess Land				%	8.View/Environ
Financing	9 Unknown		19.Condominium				%	9.Fract Share
1.Convent	4.Seller	7.	20.Pavement				%	Acres
2.FHA/VA	5.Private	8.	Fract. Acre		Acreage/Sites			30.Rear (201+)
3.Assumed	6.Cash	9.Unknown	21.Homesite (Frac	21	1.03	135	%	31.Tillable/Horti
Validity	1 Arms Length Sale		22.Vacant Lot (Fr				%	32.Pasture
1.Valid	4.Split	7.Renovate	23.Non Conforming				%	33.Orchard
2.Related	5.Partial	8.Other	Acres				%	34.Frontage
3.Distress	6.Exempt	9.	24.Excess ( 5-10)				%	35.Triangular Lot
Verified	5 Public Record		25.Excess (10+)				%	36.Commercial
1.Buyer	4.Agent	7.Family	26.Excess				%	37.Softwood
2.Seller	5.Pub Rec	8.Other	27.Rear (1-100)				%	38.Mixed Wood
3.Lender	6.MLS	9.	28.Rear (101-150)				%	39.Hardwood
			29.Rear (151-200)				%	40.Wasteland
			Total Acreage		1.03			41.Gravel Pit (Ac
								42.Mobile Home Si
								43.Condo Site
								44.Utility ROW
								45.Camp Lot
								46.Site Improve

