

TREMBLAY, NICOLE K
422 E SHORE DRIVE
ACTON ME 04001

B2298P325 B17539P621 B18221P776

Previous Owner
TIMMERMAN PHYLISS M (PR)
3 FOLEY AVE

SACO ME 04072
Sale Date: 4/16/2020

Previous Owner
TIMMERMAN DAVID & PHYLISS M
147 SOKOKIS TRAIL

EAST WATERBORO ME 04030
Sale Date: 8/16/2017

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood	55 SOKOKIS TRAIL * GP ZONE		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	103,800	121,800	10,000	215,600		
1ST MORTGAGE	0		2013	103,800	121,800	10,000	215,600		
2ND MORTGAGE	0		2014	103,800	121,800	10,000	215,600		
Zone/Land Use	11 Residential		2015	103,800	121,800	10,000	215,600		
Secondary Zone			2016	59,200	120,500	15,000	164,700		
			2017	59,200	120,500	15,000	164,700		
Topography	1 Level		2018	59,200	120,500	20,000	159,700		
1.Level	4.Below St	7.Steep	2019	59,200	120,500	0	179,700		
2.Rolling	5.Low	8.Wet	2020	59,200	123,800	0	183,000		
3.Above St	6.Swampy	9.Lev/Roll	2021	65,100	123,800	0	188,900		
Utilities	2 Public Water		2022	71,000	136,200	0	207,200		
1.Public	4.Improve	7.Improve	2023	78,100	151,100	0	229,200		
2.Water	5.Improve	8.	2024	87,600	172,100	0	259,700		
3.Sewer	6.Improve	9.None	2025	103,800	234,600	0	338,400		
Street	1 Paved		Land Data						
1.Paved	4.Proposed	7.ROW	Front Foot	Type	Effective		Influence		Influence Codes
2.Semi Imp	5.Pvt	8.None			Frontage	Depth	Factor	Code	
3.Gravel	6.Aband	9.TG PLAN	11.Ossipee WF					1.Unimproved	
LAND USE	0		12.Arrowhead WF					2.Excess Ftg /De	
BUILDING USE	0		13.Waterfront					3.Topography	
Sale Data			14.Rear Land					4.Size/Shape	
Sale Date	4/16/2020		15.Misc					5.Access or Rear	
Price	191,500							6.Restriction	
Sale Type	2 Land & Buildings							7.Open Space	
1.Land	4.Mobile	7.	Square Foot	Square Feet				8.View/Environ	
2.L & B	5.Other	8.	16.Regular Lot					9.Fract Share	
3.Building	6.	9.	17.Secondary Lot					Acres	
Financing	9 Unknown		18.Excess Land					30.Rear (201+)	
1.Convent	4.Seller	7.	19.Condominium					31.Tillable/Horti	
2.FHA/VA	5.Private	8.	20.Pavement					32.Pasture	
3.Assumed	6.Cash	9.Unknown						33.Orchard	
Validity	1 Arms Length Sale		Fract. Acre	Acreage/Sites				34.Frontage	
1.Valid	4.Split	7.Renovate	21.Homesite (Frac	21	1.00	100	%	0	
2.Related	5.Partial	8.Other	22.Vacant Lot (Fr	26	3.75	100	%	0	
3.Distress	6.Exempt	9.	23.Non Conforming						
Verified	5 Public Record		Acres						
1.Buyer	4.Agent	7.Family	24.Excess (5-10)						
2.Seller	5.Pub Rec	8.Other	25.Excess (10+)						
3.Lender	6.MLS	9.	26.Excess						
			27.Rear (1-100)						
			28.Rear (101-150)						
			29.Rear (151-200)						
				Total Acreage		4.75			
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 008-009

Account 791

Location 147 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% 1 Hot Water BB	3.Not func 6. 9.
4.Cape 8.Log 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
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 1 One 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 1 Full
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 2 Wood Shingle	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 3 Average 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) 1224
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	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 1975	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 0	1.Incomp 4.Small 7.Layout
1.Concrete 4.Wood 7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; margin-right: 10px; font-size: 2em; font-weight: bold;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>	2.O-Built 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Damage 6.Style 9.None
3.Br/Stone 6.Prs/Post 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.Services 7.
2.1/2 Bmt 5.None 8.		1.Location 4.Traffic 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.	3.Informed 6.Office 9.RS	
3.Wet 6. 9.	Information Code 0	
	1.Owner 4.Agent 7.	
	2.Relative 5.Estimate 8.	
	3.Tenant 6.Other 9.SNY	

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	288	0 0	0	0	0	%	1.One Story Fram
24 Frame Shed	0	80	0 0	0	0	0	%	2.Two Story Fram
68 Wood Deck	0	767	0 0	0	0	0	%	3.Three Story Fr
68 Wood Deck	0	90	0 0	0	0	0	%	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

