

CLARK IAN
24 LEDGEVIEW LANE
WATERBORO ME 04087 3064

B11445P311 B16590P312 B17694P371

Previous Owner
STODDARD, ADAM E & ASHLYN M
ATTN: IAN CLARK
24 LEDGEVIEW DR
WATERBORO ME 04087 3064
Sale Date: 4/11/2018

Previous Owner
LEWIS BRUCE E
C/O ADAM & ASHLYN STODDARD
60 KING ST UNIT 9
SACO ME 04072
Sale Date: 5/03/2013

Inspection Witnessed By:

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

Notes:
6/14/17 - added deck SB

Waterboro

Property Data			Assessment Record						
Neighborhood 58 LEDGEVIEW DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	59,400	0	0	59,400		
1ST MORTGAGE 0			2013	66,600	139,600	0	206,200		
2ND MORTGAGE 0			2014	66,600	139,600	0	206,200		
Zone/Land Use 31 Agricultural/Residential			2015	66,600	139,600	0	206,200		
Secondary Zone			2016	56,600	139,600	0	196,200		
Topography 2 Rolling			2017	56,600	139,600	0	196,200		
1.Level 4.Below St 7.Steep			2018	56,600	141,700	0	198,300		
2.Rolling 5.Low 8.Wet			2019	56,600	141,700	0	198,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,600	142,700	0	199,300		
Utilities 9 No Water/No Sewer			2021	62,200	142,700	0	204,900		
1.Public 4.Improve 7.Improve			2022	67,900	156,900	0	224,800		
2.Water 5.Improve 8.			2023	74,700	174,100	0	248,800		
3.Sewer 6.Improve 9.None			2024	83,700	195,500	0	279,200		
Street 1 Paved			2025	102,400	257,500	0	359,900		
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					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date 4/11/2018			13.Waterfront			%		3.Topography	
Price 253,000			14.Rear Land			%		4.Size/Shape	
Sale Type 2 Land & Buildings			15.Misc			%		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 9 Unknown			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			Fract. Acre		Acreege/Sites			31.Tillable/Horti	
Validity 1 Arms Length Sale			21.Homesite (Frac	21	1.27	100	%	0	
1.Valid 4.Split 7.Renovate			22.Vacant Lot (Fr			%		32.Pasture	
2.Related 5.Partial 8.Other			23.Non Conforming			%		33.Orchard	
3.Distress 6.Exempt 9.			Acres			%		34.Frontage	
Verified 5 Public Record			24.Excess (5-10)			%		35.Triangular Lot	
1.Buyer 4.Agent 7.Family			25.Excess (10+)			%		36.Commercial	
2.Seller 5.Pub Rec 8.Other			26.Excess			%		37.Softwood	
3.Lender 6.MLS 9.			27.Rear (1-100)			%		38.Mixed Wood	
			28.Rear (101-150)			%		39.Hardwood	
			29.Rear (151-200)			%		40.Wasteland	
			Total Acreage		1.27			41.Gravel Pit (Ac	
								42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

