

CUTLER KYLE & MEGAN (JT)
32 LEDGEVIEW LN
WATERBORO ME 04087

B11445P311 B16944P955

Previous Owner
LEWIS BRUCE E
C/O MEGAN & KYLE CUTLER
45 DIAMOND DR
N WATERBORO ME 04061
Sale Date: 12/23/2014

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

21.0609 - added 6x25 OP -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 58 LEDGEVIEW DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	40,000	0	0	40,000		
1ST MORTGAGE 0			2013	40,000	0	0	40,000		
2ND MORTGAGE 0			2014	66,100	105,900	0	172,000		
Zone/Land Use 31 Agricultural/Residential			2015	40,000	0	0	40,000		
Secondary Zone			2016	56,200	157,500	15,000	198,700		
Topography 2 Rolling			2017	56,200	157,500	15,000	198,700		
1.Level 4.Below St 7.Steep			2018	56,200	157,500	20,000	193,700		
2.Rolling 5.Low 8.Wet			2019	56,200	157,500	20,000	193,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,200	157,900	20,000	194,100		
Utilities 9 No Water/No Sewer			2021	61,800	157,900	24,500	195,200		
1.Public 4.Improve 7.Improve			2022	67,400	178,600	25,000	221,000		
2.Water 5.Improve 8.			2023	74,100	198,100	25,000	247,200		
3.Sewer 6.Improve 9.None			2024	83,100	222,400	25,000	280,500		
Street 1 Paved			2025	101,700	316,000	25,000	392,700		
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 0			11.Ossipee WF					1.Unimproved	
BUILDING USE 0			12.Arrowhead WF					2.Excess Ftg /De	
Sale Data			13.Waterfront					3.Topography	
Sale Date 12/23/2014			14.Rear Land					4.Size/Shape	
Price 236,000			15.Misc					5.Access or Rear	
Sale Type 2 Land & Buildings								6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.								8.View/Environ	
3.Building 6. 9.			16.Regular Lot					9.Fract Share	
Financing 1 Conventional			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 1 Arms Length Sale			Fract. Acre	Acreege/Sites				33.Orchard	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	1.18	100	0	34.Frontage
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr					35.Triangular Lot	
3.Distress 6.Exempt 9.			23.Non Conforming					36.Commercial	
Verified 1 Buyer			Acres					37.Softwood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)					38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					39.Hardwood	
3.Lender 6.MLS 9.			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 1.18					44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 002-009-004B

Account 4718

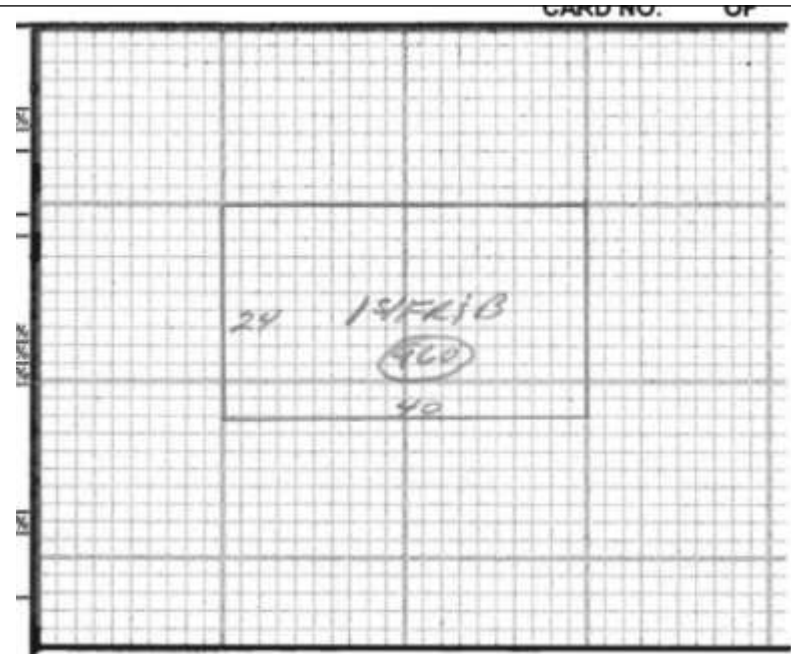
Location 32 LEDGEVIEW LANE

Card 1

Of 1

9/25/2024

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			
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	3.Not func		
Dwelling Units 1				2.HWCI	6.GravWA	10.	Attic 9 None		
Other Units 0				3.HWRAD	7.Electric	11.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi
Stories 2 Two Story				4.Steam	8.F/WallM	12.	2.1/2 Fin	5.F/Stair	8.
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.	Insulation 1 Full		
3.3	6.2.50	9.		2.Evapor	5.	8.	2.Heavy	5.Unk	8.
Exterior Walls 8 Aluminum/Vinyl				3.H Pump	6.	9.None	3.Capped		
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 110%		
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		
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) 700		
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 8 Excellent		
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 3			3.Avg-	6.Good	9.Same
OPEN-4- 0				# Full Baths 1			Phys. % Good 0%		
Year Built 2014				# Half Baths 1			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: #00728f; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>					
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	
23 Frame Garage	0	480	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	0	96	0 0	0	0	0	%	2.Two Story Fram
1 One Story Frame	0	24	0 0	0	0	0	%	3.Three Story Fr
21 Open Frame	2020	150	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