

SPENCER, ANNE L
SPENCER, BRAD G (JT)
54 LEDGEVIEW LN
WATERBORO ME 04087

B11445P311 B15935P256 B17741P662

Previous Owner
MOODY SHAWN & PAMELA(1/2)&MOODY KYLE & ALISSA(1/2)
ATTN: ANNE & BRAD SPENCER
54 LEDGEVIEW LN
WATERBORO ME 04087
Sale Date: 6/22/2018

Previous Owner
THERIAULT SYLVAIN
352 LOG CABIN ROAD

ARUNDEL ME 04046
Sale Date: 9/08/2010

Previous Owner
TRITON CORPORATION
11 HIGHMEADOW DRIVE

GORHAM ME 04038
Sale Date: 1/09/2006

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
20.0714 - added 1/2 finished basement -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 58 LEDGEVIEW DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	66,900	230,400	0	297,300		
1ST MORTGAGE 0			2013	66,900	230,400	0	297,300		
2ND MORTGAGE 0			2014	66,900	230,400	0	297,300		
Zone/Land Use 31 Agricultural/Residential			2015	66,900	230,400	0	297,300		
Secondary Zone			2016	56,900	230,400	0	287,300		
Topography 1 Level			2017	56,900	230,400	0	287,300		
1.Level 4.Below St 7.Steep			2018	56,900	230,400	0	287,300		
2.Rolling 5.Low 8.Wet			2019	56,900	230,400	0	287,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,900	231,300	0	288,200		
Utilities 9 No Water/No Sewer			2021	62,600	247,500	0	310,100		
1.Public 4.Improve 7.Improve			2022	68,300	272,200	0	340,500		
2.Water 5.Improve 8.			2023	75,100	301,900	0	377,000		
3.Sewer 6.Improve 9.None			2024	84,200	339,000	0	423,200		
Street 3 Gravel			2025	103,000	449,000	0	552,000		
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			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 6/22/2018			14.Rear Land				%		3.Topography
Price 323,150			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.34	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified 5 Public Record			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		1.34				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 002-009-006B

Account 4720

Location 54 LEDGEVIEW LANE

Card 1

Of 1

9/25/2024

Building Style	2 Ranch	SF Bsmt Living	840	Layout	1 Typical			
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	4 100	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	0	
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	8 Aluminum/Vinyl		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	4 Good 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)	1680	
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	8		2.Fair	5.Avg+	8.Exc
OPEN-3-	0		# Bedrooms	4		3.Avg-	6.Good	9.Same
OPEN-4-	0		# Full Baths	1		Phys. % Good	0%	
Year Built	2006		# Half Baths	1		Funct. % Good	100%	
Year Remodeled	0		# Addn Fixtures	0		Functional Code	9 None	
Foundation	1 Concrete		# Fireplaces	1		1.Incomp	4.Small	7.Layout
1.Concrete	4.Wood	7.				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	
23 Frame Garage	0	576	0 0	0	0	% 0	%	1.One Story Fram
21 Open Frame	0	168	0 0	0	0	% 0	%	2.Two Story Fram
68 Wood Deck	0	160	0 0	0	0	% 0	%	3.Three Story Fr
27 Unfin Basement	0	576	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

