

MOODY TIMOTHY R
MOODY, KATHY S
51 LEDGEVIEW LN
WATERBORO ME 04087

B11445P311 B17167P288 B17240P77 B17338P21

Previous Owner
LEWIS & WASINA INC
ATTN: TIMOTHY & KATHY MOODY
256 BUXTON RD
SACO ME 04072
Sale Date: 10/07/2016

Inspection Witnessed By:

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

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 58 LEDGEVIEW DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	58,600	0	0	58,600		
1ST MORTGAGE 0			2013	58,600	0	0	58,600		
2ND MORTGAGE 0			2014	58,600	0	0	58,600		
Zone/Land Use 31 Agricultural/Residential			2015	58,600	0	0	58,600		
Secondary Zone			2016	38,900	0	0	38,900		
Topography 2 Rolling			2017	38,900	0	0	38,900		
1.Level 4.Below St 7.Steep			2018	38,900	208,800	0	247,700		
2.Rolling 5.Low 8.Wet			2019	38,900	208,800	20,000	227,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	38,900	210,500	20,000	229,400		
Utilities 9 No Water/No Sewer			2021	42,800	210,500	24,500	228,800		
1.Public 4.Improve 7.Improve			2022	46,700	231,600	25,000	253,300		
2.Water 5.Improve 8.			2023	51,400	256,800	25,000	283,200		
3.Sewer 6.Improve 9.None			2024	57,600	288,400	25,000	321,000		
Street 1 Paved			2025	70,700	384,300	25,000	430,000		
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	
			14.Rear Land					4.Size/Shape	
Sale Date 10/07/2016			15.Misc					5.Access or Rear	
Price 303,500								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						
Financing 1 Conventional			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	22	1.11	100 %	0	35.Triangular Lot
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr					36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming					37.Softwood	
Verified 1 Buyer								38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			26.Excess					41.Gravel Pit (Ac	
			27.Rear (1-100)					42.Mobile Home Si	
			28.Rear (101-150)					43.Condo Site	
			29.Rear (151-200)					44.Utility ROW	
			Total Acreage 1.11					45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 002-009-011B


Account 4725

Location 51 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
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
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
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	1 One Story		4.Steam	8.F/WallM	12.
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.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	8 Aluminum/Vinyl		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	0		# Rooms	0	
OPEN-3-	0		# Bedrooms	3	
OPEN-4-	0		# Full Baths	2	
Year Built	2016		# Half Baths	0	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.			
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 6/14/2017

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	784	0 0	0	0	0	0	1.One Story Fram
68 Wood Deck	0	256	0 0	0	0	0	0	2.Two Story Fram
21 Open Frame	0	132	0 0	0	0	0	0	3.Three Story Fr
90 BSMT ENTRY	0	30	0 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