

LEDOUX PAMELA
LEDOUX, NORMAN F
PO BOX 332
N WATERBORO ME 04061

B7577P359

Previous Owner
SICARD KENNETH A & PATRICIA B
41 THYNGS MILL ROAD

NORTH WATERBORO ME 04061
Sale Date: 7/06/2004

Inspection Witnessed By:

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

Notes:
20.0714 - added 26x26 1.5 story garage -sb
23.1031 - replaced 12x12 deck with 16x16 deck - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 85 THYNGS MILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	81,000	170,900	10,000	241,900		
1ST MORTGAGE 0			2013	81,000	170,900	10,000	241,900		
2ND MORTGAGE 0			2014	81,000	170,900	10,000	241,900		
Zone/Land Use 33 Forest/Agricultural..			2015	81,000	170,900	10,000	241,900		
Secondary Zone			2016	68,800	170,900	15,000	224,700		
Topography 3 Above Street			2017	68,800	170,900	15,000	224,700		
1.Level 4.Below St 7.Steep			2018	68,800	170,900	20,000	219,700		
2.Rolling 5.Low 8.Wet			2019	68,800	170,900	20,000	219,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	68,800	172,000	20,000	220,800		
Utilities 9 No Water/No Sewer			2021	75,700	192,000	24,500	243,200		
1.Public 4.Improve 7.Improve			2022	82,600	211,200	25,000	268,800		
2.Water 5.Improve 8.			2023	90,900	234,300	25,000	300,200		
3.Sewer 6.Improve 9.None			2024	101,900	263,100	25,000	340,000		
Street 1 Paved			2025	127,900	361,800	25,000	464,700		
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 7/06/2004			14.Rear Land				%		3.Topography
Price 55,900			15.Misc				%		4.Size/Shape
Sale Type 1 Land Only							%		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 1 Conventional			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		5.00	95 %	3	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr				%		35.Triangular Lot
Verified			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		5.00				44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 013-013-002

Account 1411

Location 33 THYNGS MILL ROAD

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	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	5 One & 3/4 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 Alumunum/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	1	
Year Built	2004		# Half Baths	1	
Year Remodeled	0		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2c7e90; color: white; padding: 10px 20px; font-size: 2em; font-weight: bold; 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
21 Open Frame	0	216	0 0	0	0	0 %	
68 Wood Deck	2023	256	0 0	0	0	0 %	
68 Wood Deck	0	98	0 0	0	0	0 %	
23 Frame Garage	0	80	0 0	0	0	0 %	
23 Frame Garage	2019	676	4 100	7	0	100 %	
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- 1.One Story Fram
- 2.Two Story Fram
- 3.Three Story Fr
- 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
- 26.1SF Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic