

WARD BRYAN  
WARD, SUSAN  
21 LADDIE LANE  
NORTH WATERBORO ME 04061

B9907P220 B14272P265 B16361P618

Previous Owner  
ROWLANDS RICHARD D TRUSTEE  
RICHARD D ROWLANDS LIVING TRUST  
C/O BRYAN & SUSAN WARD  
SCARBOROUGH ME 04074  
Sale Date: 7/09/2012

Previous Owner  
HEGGERICK ROBERT J & DIANE K  
99 RIVER RD

MERRIMAC MA 01860  
Sale Date: 11/01/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood <b>19 SILAS BROWN RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	195,200	232,100	0	427,300		
1ST MORTGAGE <b>0</b>			2013	195,200	232,100	0	427,300		
2ND MORTGAGE <b>0</b>			2014	195,200	232,100	0	427,300		
Zone/Land Use <b>48 Shoreland</b>			2015	195,200	232,100	0	427,300		
Secondary Zone <b>31 .....</b>			2016	185,500	229,800	0	415,300		
Topography <b>2 Rolling</b>			2017	185,500	229,800	0	415,300		
1.Level 4.Below St 7.Steep			2018	185,500	229,800	0	415,300		
2.Rolling 5.Low 8.Wet			2019	185,500	229,800	0	415,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	185,500	229,800	0	415,300		
Utilities <b>9 No Water/No Sewer</b>			2021	204,000	229,800	0	433,800		
1.Public 4.Improve 7.Improve			2022	222,600	252,800	0	475,400		
2.Water 5.Improve 8.			2023	244,800	280,300	0	525,100		
3.Sewer 6.Improve 9.None			2024	274,500	315,300	0	589,800		
Street <b>3 Gravel</b>			2025	286,300	426,000	0	712,300		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF	11	110	140	100 %	0	1.Unimproved
BUILDING USE <b>0</b>			12.Arrowhead WF				%		2.Excess Ftg /De
<b>Sale Data</b>			13.Waterfront				%		3.Topography
			14.Rear Land				%		4.Size/Shape
Sale Date <b>7/09/2012</b>			15.Misc				%		5.Access or Rear
Price <b>365,000</b>							%		6.Restriction
Sale Type <b>2 Land &amp; Buildings</b>							%		7.Open Space
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>					8.View/Environ
2.L & B 5.Other 8.			16.Regular Lot				%		9.Fract Share
3.Building 6. 9.			17.Secondary Lot				%		<b>Acres</b>
Financing <b>1 Conventional</b>			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 <b>1 Arms Length Sale</b>			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					34.Frontage
1.Valid 4.Split 7.Renovate			21.Homesite (Frac				%		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 <b>1 Buyer</b>			<b>Acres</b>				%		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
			<b>Total Acreage 0.18</b>						45.Camp Lot
									46.Site Improve

# Waterboro

Map Lot 041-029

Account 2488

Location 21 LADDIE LANE

Card 1

Of 1

9/23/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	<b>532</b>	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	<b>3 100</b>	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL <b>0</b>		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100% 1 Hot Water BB</b>	3.Not func
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units <b>1</b>			2.HWCI	6.GravWA	10.
Other Units <b>0</b>			3.HWRAD	7.Electric	11.
Stories		<b>4 One &amp; 1/2 Story</b>	4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0% 9 None</b>	Insulation <b>1 Full</b>
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		<b>8 Alumunum/Vinyl</b>	3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style		<b>2 Typical</b>
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		<b>1 Asphalt Shingles</b>	Bath(s) Style		<b>2 Typical Bath(s)</b>
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		<b>0</b>	# Rooms		<b>3</b>
OPEN-3-		<b>0</b>	# Bedrooms		<b>2</b>
OPEN-4-		<b>0</b>	# Full Baths		<b>1</b>
Year Built		<b>1948</b>	# Half Baths		<b>1</b>
Year Remodeled		<b>1986</b>	# Addn Fixtures		<b>0</b>
Foundation		<b>1 Concrete</b>	# Fireplaces		<b>0</b>
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>		
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement		<b>4 Full Basement</b>			
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		<b>0</b>			
Wet Basement		<b>1 Dry Basement</b>			
1.Dry	4.	7.			
2.Damp	5.	8.			
3.Wet	6.	9.			
Date Inspected			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 26.1SFr Overhang 27.Unfin Basement 28.Unfinished Att 29.Finished Attic		

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	60	0 0	0	0	% 0	%	
23 Frame Garage	1986	780	0 0	0	0	% 0	%	
22 Encl Frame Porch	2006	168	3 100	7	97	% 100	%	
26 1SFr Overhang	0	38	0 0	0	0	% 0	%	
						%	%	
						%	%	
						%	%	
						%	%	
						%	%	
						%	%	

