

LEDIN RICHARD
PO BOX 595
WATERBORO ME 04087

B15498P156 B15919P450

Previous Owner
STEVENS WENDA
C/O RICHARD J LEDIN
PO BOX 595
WATERBORO ME 04087
Sale Date: 7/09/2010

Previous Owner
SOUTHERN MAINE HOMES INC
1801 ALFRED ROAD

LYMAN ME 04002
Sale Date: 6/30/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
1/11/16 - mapping label for this parcel used to read 1-41. trio and codes information are ok, map has been corrected. -ak

Waterboro

Property Data			Assessment Record						
Neighborhood 61 FEDERAL ST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	56,500	98,300	0	154,800		
1ST MORTGAGE 0			2013	56,500	98,300	10,000	144,800		
2ND MORTGAGE 0			2014	56,500	98,300	10,000	144,800		
Zone/Land Use 11 Residential			2015	56,500	98,300	10,000	144,800		
Secondary Zone			2016	47,800	98,300	15,000	131,100		
Topography 2 Rolling			2017	47,800	98,300	15,000	131,100		
1.Level 4.Below St 7.Steep			2018	47,800	98,300	20,000	126,100		
2.Rolling 5.Low 8.Wet			2019	47,800	98,300	20,000	126,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	47,800	98,300	20,000	126,100		
Utilities 2 Public Water			2021	52,600	98,300	24,500	126,400		
1.Public 4.Improve 7.Improve			2022	57,400	108,200	25,000	140,600		
2.Water 5.Improve 8.			2023	63,100	120,000	25,000	158,100		
3.Sewer 6.Improve 9.None			2024	70,700	134,700	25,000	180,400		
Street 1 Paved			2025	81,300	179,200	25,000	235,500		
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 7/09/2010			14.Rear Land				%		3.Topography
Price 110,000			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 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	1.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.50	100	%	0	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		1.50				44.Utility ROW
									45.Camp Lot
									46.Site Improve


Waterboro

Map Lot 001-041B

Account 4937

Location 529 FEDERAL STREET

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% 5 Force Warm Air			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 Alumunum/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 3 Average 85%				
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) 1352				
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 7 Very Good				
3.Metal	6.Other	9.		3.Old Type	6.	9.None			1.Poor	4.Avg	7.V G	
SF Masonry Trim 0			# Rooms			6			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 2007			# 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.										
2.C Block	5.Slab	8.										
3.Br/Stone	6.Prs/Post	9.										
Basement 5 Crawl Space												
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 0												
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	
					%	%		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

