

SUTTON ROBERT P JR (JT)
 SUTTON, DEBORA A
 16 LEDGEVIEW LN
 WATERBORO ME 04087

B11445P311 B15251P534 B15251P536 B16715P412

Previous Owner
 DUMONT, DANIEL C & DIANE R (JT)
 ATTN: ROBERT P JR & DEBORA A SUTTON
 16 LEDGEVIEW LN
 WATERBORO ME 04087
 Sale Date: 8/01/2017

Previous Owner
 PERRON PAUL C & CONSTANCE R
 C/O DANIEL & DIANE DUMONT
 16 LEDGEVIEW LN
 WATERBORO ME 04087
 Sale Date: 10/17/2013

Previous Owner
 TRITON CORPORATION
 PO BOX 515

WATERBORO ME 04087
 Sale Date: 9/06/2007

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record				
Neighborhood	58 LEDGEVIEW DR		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2012	66,600	167,100	16,000	217,700
1ST MORTGAGE	0		2013	66,600	167,100	16,000	217,700
2ND MORTGAGE	0		2014	66,600	167,100	16,000	217,700
Zone/Land Use	31 Agricultural/Residential		2015	66,600	167,100	0	233,700
Secondary Zone			2016	56,600	167,100	0	223,700
Topography	2 Rolling		2017	56,600	167,100	0	223,700
1.Level	4.Below St	7.Steep	2018	56,600	167,100	0	223,700
2.Rolling	5.Low	8.Wet	2019	56,600	167,100	0	223,700
3.Above St	6.Swampy	9.Lev/Roll	2020	56,600	168,200	26,000	198,800
Utilities	9 No Water/No Sewer		2021	62,200	168,200	30,380	200,020
1.Public	4.Improve	7.Improve	2022	67,900	185,000	31,000	221,900
2.Water	5.Improve	8.	2023	74,700	205,100	31,000	248,800
3.Sewer	6.Improve	9.None	2024	83,700	230,400	31,000	283,100
Street	1 Paved		2025	102,400	300,700	31,000	372,100
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	8/01/2017			%
Price	265,000		14.Rear Land			%	4.Size/Shape
Sale Type	2 Land & Buildings		15.Misc			%	5.Access or Rear
1.Land	4.Mobile	7.	Square Foot		Square Feet		6.Restriction
2.L & B	5.Other	8.	16.Regular Lot			%	7.Open Space
3.Building	6.	9.	17.Secondary Lot			%	8.View/Environ
Financing	9 Unknown		18.Excess Land			%	9.Fract Share
1.Convent	4.Seller	7.	19.Condominium			%	Acres
2.FHA/VA	5.Private	8.	20.Pavement			%	30.Rear (201+)
3.Assumed	6.Cash	9.Unknown	Fract. Acre		Acreage/Sites		31.Tillable/Horti
Validity	1 Arms Length Sale		21.Homesite (Frac	21	1.27	100 %	0
1.Valid	4.Split	7.Renovate	22.Vacant Lot (Fr			%	32.Pasture
2.Related	5.Partial	8.Other	23.Non Conforming			%	33.Orchard
3.Distress	6.Exempt	9.	Acres			%	34.Frontage
Verified	5 Public Record		24.Excess (5-10)			%	35.Triangular Lot
1.Buyer	4.Agent	7.Family	25.Excess (10+)			%	36.Commercial
2.Seller	5.Pub Rec	8.Other	26.Excess			%	37.Softwood
3.Lender	6.MLS	9.	27.Rear (1-100)			%	38.Mixed Wood
			28.Rear (101-150)			%	39.Hardwood
			29.Rear (151-200)			%	40.Wasteland
			Total Acreage		1.27		41.Gravel Pit (Ac
							42.Mobile Home Si
							43.Condo Site
							44.Utility ROW
							45.Camp Lot
							46.Site Improve

Waterboro

Map Lot 002-009-002B

Account 4716

Location 16 LEDGEVIEW LANE

Card 1 Of 1 9/25/2024

Building Style	2 Ranch			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% 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 3 Average 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) 1568					
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 5			2.Fair 5.Avg+ 8.Exc					
OPEN-3- 0			# Bedrooms 2			3.Avg- 6.Good 9.Same					
OPEN-4- 0			# Full Baths 2			Phys. % Good 0%					
Year Built 2009			# Half Baths 0			Funct. % Good 100%					
Year Remodeled 0			# Addn Fixtures 2			Functional Code 9 None					
Foundation 1 Concrete			# Fireplaces 0			1.Incomp 4.Small 7.Layout					
1.Concrete	4.Wood	7.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px; 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.							2.O-Built 5.CDU 8.Other		
3.Br/Stone	6.Prs/Post	9.							3.Damage 6.Style 9.None		
Basement 4 Full Basement									Econ. % Good 100%		
1.1/4 Bmt	4.Full Bmt	7.							Economic Code None		
2.1/2 Bmt	5.None	8.							0.None 3.Services 7.		
3.3/4 Bmt	6. 9.None								1.Location 4.Traffic 8.		
Bsmt Gar # Cars 0									2.Encroach 9.None 9.		
Wet Basement 1 Dry Basement									Entrance Code 0		
1.Dry	4. 7.								1.Interior 4.Vacant 7.		
2.Damp	5. 8.		2.Refusal 5.Estimate 8.								
3.Wet	6. 9.		3.Informed 6.Office 9.RS								
Date Inspected			Information Code 0			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.			2.Tenant 6.Other 9.SNY					

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	0	576	0 0	0	0	0	0	1.One Story Fram
21 Open Frame	0	196	0 0	0	0	0	0	2.Two Story Fram
68 Wood Deck	0	256	0 0	0	0	0	0	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

