

BINETTE, SHARON A
 GRENIER, CLAUDE E
 53 LEDGEVIEW LANE
 WATERBORO ME 04087
 B11445P311 B17454P842

Previous Owner
 GIROUARD RAYMOND G & ARLENE J
 ATTN: SHARON A BINETTE & CLAUDE E. GRENIER
 53 LEDGEVIEW LANE
 WATERBORO ME 04087
 Sale Date: 4/18/2018

Previous Owner
 TRITON CORPORATION
 11 HIGHMEADOW DRIVE
 GORHAM ME 04038
 Sale Date: 3/27/2006

Previous Owner
 LEWIS BRUCE E
 11 HIGHMEADOW DRIVE
 GORHAM ME 04038
 Sale Date: 3/27/2006

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	68,800	252,200	10,000	311,000		
1ST MORTGAGE 0			2013	68,800	252,200	10,000	311,000		
2ND MORTGAGE 0			2014	68,800	252,200	10,000	311,000		
Zone/Land Use 31 Agricultural/Residential			2015	68,800	252,200	10,000	311,000		
Secondary Zone			2016	58,500	252,200	15,000	295,700		
Topography 2 Rolling			2017	58,500	252,200	15,000	295,700		
1.Level 4.Below St 7.Steep			2018	58,500	252,200	20,000	290,700		
2.Rolling 5.Low 8.Wet			2019	58,500	252,200	20,000	290,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	58,500	252,800	20,000	291,300		
Utilities 9 No Water/No Sewer			2021	64,300	252,800	24,500	292,600		
1.Public 4.Improve 7.Improve			2022	70,200	278,100	25,000	323,300		
2.Water 5.Improve 8.			2023	77,200	308,500	25,000	360,700		
3.Sewer 6.Improve 9.None			2024	86,500	346,400	25,000	407,900		
Street 1 Paved			2025	105,800	442,200	25,000	523,000		
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 4/18/2017			15.Misc			%		5.Access or Rear	
Price 325,105						%		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			%		Acres	
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						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.76	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		36.Commercial	
Verified 1 Buyer			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			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		1.76				
						45.Camp Lot			
						46.Site Improve			

