

HAYES, PATRICIA
 COLGAN, ERIC T
 45 LEDGEVIEW LANE
 WATERBORO ME 04087

B11445P311 B17167P286 B17167P290 B17945P668

Previous Owner
 TRITON CORPORATION
 PO BOX 515

WATERBORO ME 04087-0183
 Sale Date: 5/17/2019

Previous Owner
 LEWIS BRUCE E & ANITA P
 ATTN: PATRICIA HAYES & ERIC COLGAN
 45 LEDGEVIEW LANE
 WATERBORO ME 04087
 Sale Date: 5/02/2019

Previous Owner
 LEWIS BRUCE E
 11 HIGHMEADOW DRIVE

GORHAM ME 04038
 Sale Date: 1/11/2016

Inspection Witnessed By:

X	Date

No./Date	Description	Date Insp.

Notes:
 19.0806 - changed lot from vacant to homesite, added 30x32 house, 24x24 garage, 7x32 open porch, 8x14 deck -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 58 LEDGEVIEW DR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	60,000	0	0	60,000		
1ST MORTGAGE 0			2013	60,000	0	0	60,000		
2ND MORTGAGE 0			2014	60,000	0	0	60,000		
Zone/Land Use 31 Agricultural/Residential			2015	60,000	0	0	60,000		
Secondary Zone			2016	39,800	0	0	39,800		
Topography 2 Rolling			2017	39,800	0	0	39,800		
1.Level 4.Below St 7.Steep			2018	39,800	0	0	39,800		
2.Rolling 5.Low 8.Wet			2019	39,800	0	0	39,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	57,200	247,700	0	304,900		
Utilities 9 No Water/No Sewer			2021	62,900	247,700	0	310,600		
1.Public 4.Improve 7.Improve			2022	68,600	272,500	25,000	316,100		
2.Water 5.Improve 8.			2023	75,500	302,200	25,000	352,700		
3.Sewer 6.Improve 9.None			2024	84,600	339,400	25,000	399,000		
Street 1 Paved			2025	103,500	455,100	25,000	533,600		
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 5/17/2019			15.Misc			%		5.Access or Rear	
Price 365,000						%		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 9 Unknown			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	1.41	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		36.Commercial	
Verified 5 Public Record			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		1.41				
						45.Camp Lot			
						46.Site Improve			

Waterboro

Map Lot 002-009-012B

Account 4726

Location 45 LEDGEVIEW LANE

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% 1 Hot Water BB			3.Not func	6.	9.		
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic 9 None					
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 5 One & 3/4 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 4 Good 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) 960					
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 8 Excellent					
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 2			Phys. % Good 0%					
Year Built 2018				# 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.		<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 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 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		
49 1.75 Fr Gar w/fin	0	586	3 100	8	0	% 100 %		1.One Story Fram	
21 Open Frame	0	224	0 0	0	0	% 100 %		2.Two Story Fram	
68 Wood Deck	0	112	0 0	0	0	% 100 %		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	