

SIGLESKI SALVATORE M  
SIGLESKI, OKSANA  
15 LEDGEVIEW LANE  
WATERBORO ME 04087

B11445P311 B16829P934 B16829P937

Previous Owner  
TRITON CORPORATION  
PO BOX 515

WATERBORO ME 04087  
Sale Date: 6/04/2014

Previous Owner  
LEWIS BRUCE E  
11 HIGHMEADOW DRIVE

GORHAM ME 04038  
Sale Date: 6/04/2014

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
15.1123 changed land from vacant - ak

Waterboro

Property Data			Assessment Record						
Neighborhood <b>58 LEDGEVIEW DR</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	61,900	0	0	61,900		
1ST MORTGAGE <b>0</b>			2013	61,900	0	0	61,900		
2ND MORTGAGE <b>0</b>			2014	61,900	0	0	61,900		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	61,900	0	0	61,900		
Secondary Zone			2016	59,000	142,700	15,000	186,700		
Topography <b>2 Rolling</b>			2017	59,000	142,700	15,000	186,700		
1.Level 4.Below St 7.Steep			2018	59,000	142,700	20,000	181,700		
2.Rolling 5.Low 8.Wet			2019	59,000	142,700	20,000	181,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,000	143,400	20,000	182,400		
Utilities <b>9 No Water/No Sewer</b>			2021	64,900	143,400	24,500	183,800		
1.Public 4.Improve 7.Improve			2022	70,800	157,800	25,000	203,600		
2.Water 5.Improve 8.			2023	77,800	175,000	25,000	227,800		
3.Sewer 6.Improve 9.None			2024	87,300	196,500	25,000	258,800		
Street <b>1 Paved</b>			2025	106,700	261,500	25,000	343,200		
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					Frontage	Depth	Factor	Code	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
Sale Date <b>6/04/2014</b>			14.Rear Land			%		4.Size/Shape	
Price <b>35,000</b>			15.Misc			%		5.Access or Rear	
Sale Type <b>1 Land Only</b>						%		6.Restriction	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing <b>1 Conventional</b>			17.Secondary Lot			%		<b>Acres</b>	
1.Convent 4.Seller 7.			18.Excess Land			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			19.Condominium			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		32.Pasture	
Validity <b>1 Arms Length Sale</b>						%		33.Orchard	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				34.Frontage	
2.Related 5.Partial 8.Other				21	1.92	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		35.Triangular Lot	
Verified <b>1 Buyer</b>			23.Non Conforming			%		36.Commercial	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		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	
			<b>Total Acreage</b>		1.92			44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

# Waterboro

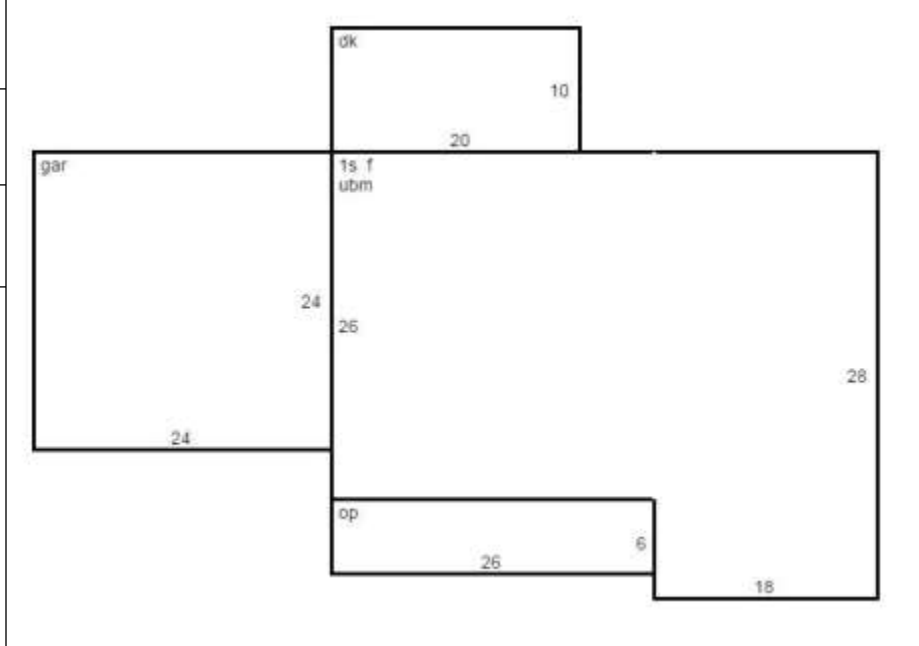
Map Lot 002-009-014B

Account 4728

Location 15 LEDGEVIEW LANE

Card 1 Of 1 9/25/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</b>			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL <b>0</b>			2.Inadeq	5.	8.		
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 1 Hot Water BB</b>			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic	<b>0</b>			
Dwelling Units <b>1</b>				2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi		
Other Units <b>0</b>				3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.		
Stories <b>1 One Story</b>				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	<b>0% 9 None</b>			Insulation	<b>1 Full</b>		
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 <b>8 Aluminum/Vinyl</b>				3.H Pump	6.	9.None	3.Capped	6.	9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style	<b>2 Typical</b>			Unfinished %	<b>0%</b>		
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor	<b>4 Good 100%</b>			
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 <b>1 Asphalt Shingles</b>				Bath(s) Style	<b>2 Typical Bath(s)</b>			3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) <b>1376</b>				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition <b>5 Above Average</b>				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim <b>0</b>				# Rooms	<b>0</b>			2.Fair	5.Avg+	8.Exc	
OPEN-3- <b>0</b>				# Bedrooms	<b>3</b>			3.Avg-	6.Good	9.Same	
OPEN-4- <b>0</b>				# Full Baths	<b>2</b>			Phys. % Good	<b>0%</b>		
Year Built <b>0</b>				# Half Baths	<b>0</b>			Funct. % Good	<b>100%</b>		
Year Remodeled <b>0</b>				# Addn Fixtures	<b>0</b>			Functional Code	<b>9 None</b>		
Foundation <b>1 Concrete</b>				# Fireplaces	<b>0</b>			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: #008080; 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.									
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

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
23 Frame Garage	2015	576	4 100	0	0	%0	%	1.One Story Fram
68 Wood Deck	2015	200	0 0	0	0	%0	%	2.Two Story Fram
21 Open Frame	2015	156	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