Map Lot 03-021-2 Account 2521 Location 2274 Alfred Road Card 1 Of 1 9/05/2017

Ledoux, Ralph G. & Lorraine M.

2274 Alfred Road

Lyman ME 04002
B16871P959

Previous Owner
Aaskov, Charles E. & Linda R.
33A Riverview St.

Sanford ME 04073
Sale Date: 8/05/2014

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Was part of 03-021 (lot created 10/04/04)
10/04/2004 Land only sale - $40,000.
Pine Grove Manufactured home -G1986 HUD#TRA547541 / TRA547542, Ser #GP47153A/B, Date of Manufacture 3/17/05
9/30/05 - abatement granted to correct amount of waste land.
02/09/2013 DOD for Charles Aaskov. Need Widow exemption.
07/05/2013 Entered Widow Exemption.
07/18/2014 Removed Widow and Homestead Ex. Mrs. Aaskov lives in Alfred.
08/05/2014 Aaskov to Ledoux - $170,000 - B16871P959
10/20/2014 Added Homestead. They had one in Arundel

lyman

Property Data

Neighborhood **1 ALFRED**

Tree Growth Year **0**

Road Frontage/ft **524**

Water Frontage/ft **0**

Zone/Land Use **11 Residential**

Secondary Zone

Topography **4 Low** **5 Swampy**

1.Level	4.Low	7.
2.Sloping	5.Swampy	8.
3.Rolling	6.Ledge	9.

Utilities **9 None** **9 None**

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.
3.Sewer	6.Septic	9.None

Street **1 Paved**

1.Paved	4.Proposed	7.
2.Gravel	5.R O W	8.
3.Semi-Imp	6.	9.None

Waterfront **0**

Reinspection **0**

Sale Data

Sale Date **8/05/2014**

Price **170,000**

Sale Type **2 Land & Buildings**

1.Land	4.Mobile	7.
2.L & B	5.Comm	8.
3.Building	6.Other	9.

Financing **9 Unknown**

1.Conv	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity **1 Arms Length Sale**

1.Valid	4.Split/Asm	7.Changes
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.questionab

Verified **5 Public Record**

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.Confid

Assessment Record

Year	Land	Buildings	Exempt	Total
2006	73,600	97,700	15,246	156,054
2007	73,600	142,100	16,740	198,960
2008	73,600	142,100	16,530	199,170
2010	73,600	142,100	16,340	199,360
2011	73,600	142,100	14,400	201,300
2012	73,600	142,100	15,200	200,500
2013	73,600	142,100	16,000	199,700
2014	73,600	142,100	0	215,700
2015	73,600	128,700	10,000	192,300
2016	73,600	128,700	10,000	192,300
2017	73,600	128,700	15,000	187,300
2018	73,600	128,700	20,000	182,300

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess Land				%	
19.Condominium				%	
20.				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Baselot Imp Fr	21	5.00	100	%	0
22.Baselot Unimp	28	2.85	100	%	0
24.Baselot Imp	40	2.50	100	%	0
Acres	44	2.00	100	%	0
25.Baselot Unimp				%	
26.Frontage				%	
27.Secondary Lot				%	
28.Rear 1					
29.Rear 2					
30.Water Frontage					

Total Acreage 10.35

Influence Codes

1.Misimproved
2.Excess Frontag
3.Topography
4.Size/Shape
5.Access
6.Restrict/Servi
7.Corner
8.View/Environme
9.Fractional Sha

Acres

31.Tillable/Orcha
32.Pasture
33.Horticultural/
34.Blueberry Barr
35.Gravel Pit
36.Farm/Open Spac
37.Softwood (TG)
38.Mixed Wood (TG
39.Hardwood (TG)
40.Wasteland
41.Roadway
42.Mobile Home Si
43.Condominium Si
44.Lot Improvemen
45.Campsite
46.Secondary Use/
47.Softwood (Farm

Lyman

Map Lot 03-021-2 | Account 2521 | Location 2274 Alfred Road | Card 1 Of 1 | 9/05/2017

Building Style	**1 Conventional**		
1.Conv	5.Log	9.....	
2.Bi Level	6.Dbl Wd	10.	
3.Split	7.Seasonal	11.	
4.Contemp	8.Other	12.	
Dwelling Units	**1**		
Other Units	**0**		
Stories	**1 One Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**2 Aluminum/Vinyl**		
1.Wood	5.Stucco	9.....	
2.Al/Vinyl	6.Mas Ven	10.	
3.Compostn	7.Masonry	11.	
4.Asb/Asp	8.Other	12.	
Roof Surface	**1 Asphalt**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
DORMER #LF	**0**		
CENTRAL	**0**		
Year Built	**2005**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.	
2.C Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.Crawlsp	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
	0		
Heat Type	**100%**	**5 Forced Warm Air**	
1.HW	5.FWA	9.No Heat	
2.HW Floor	6.GravWA	10.	
3.H Pump	7.Electric	11.	
4.Steam	8.Fl/Wall	12.	
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**3 Modern**		
1.Typical	4.	7.	
2.Inadequa	5.	8.	
3.Modern	6.	9.None	
Bath(s) Style	**3 Modern**		
1.Typical	4.	7.	
2.Inadequa	5.	8.	
3.Modern	6.	9.None	
# Rooms	**6**		
# Bedrooms	**3**		
# Full Baths	**2**		
# Half Baths	**0**		
# Addn Fixtures	**3**		
# Fireplaces	**1**		

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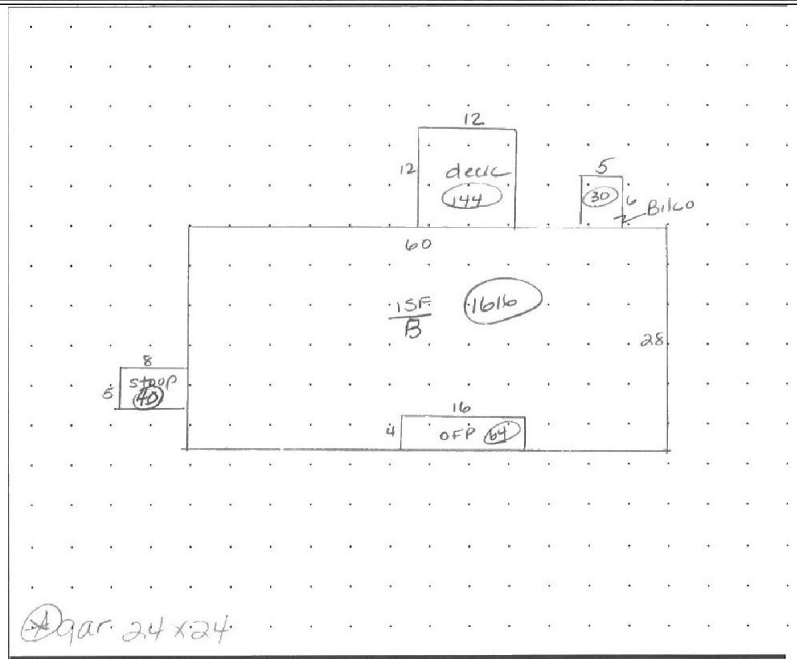
Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.	6.	9.	
Attic	**9 None**		
1.Fl/Stair	4.3/4 Fin	7.	
2.1/4 Fin	5.Full Fin	8.	
3.1/2 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.	7.	
2.Capped	5.	8.	
3.Minimal	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Fair 90%**		
1.E Grade	4.B Grade	7.A+ Grade	
2.D Grade	5.B+ Grade	8.AA Grade	
3.C Grade	6.A Grade	9.Same	
SQFT (Footprint)	**1616**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Other	7.	
2.O-Built	5.	8.	
3.Record	6.	9.	
Econ. % Good	**100%**		
Economic Code	**None**		
0.None	3.Services	6.Comm Wal	
1.Location	4.Vis Imp	8.Fraction	
2.Encroach	5.Multi-fa	9.None	
Entrance Code	**1 Inspect**		
1.Inspect	4.Estimate	7.	
2.Refusal	5.	8.	
3.Vacant	6.	9.	
Information Code	**1 Owner**		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 9/25/2014

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Fr Garage	2005	576	3 100	4	0 %	100 %	
81 4' Frost Wall /LF	2005	78	3 100	4	0 %	100 %	
67 Wood Deck	0	144	3 100	4	0 %	100 %	
21 Open Fr Porch	0	64	3 100	4	0 %	100 %	
67 Wood Deck	0	40	3 100	4	0 %	100 %	
72 Basement Entry	0	30	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fr
2.Two Story Fr
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Fr Porch
22.Encl Fr Porch
23.Fr Garage
24.Fr Shed
25.Fr Bay Window
26.1S Fr Overhang
27.Unfinished Bas
28.Unfinished Att
29.Finished Attic