

BLYE, FELICIA ANNE  
2730 LEDGE DRIVE  
RANSOM TOWNSHIP PA 18411

B40147P269

Previous Owner  
BOUDREAU, BLAKE  
BOUDREAU, KATHLEEN  
16 SUMMER LANE  
GRAY ME 04039  
Sale Date: 5/25/2023

Previous Owner  
ARUNDEL HOMES LIMITED LIABILITY COMPANY  
1 LIMERICK ROAD

ARUNDEL ME 04046  
Sale Date: 9/28/2022

Previous Owner  
BOUDREAU, BLAKE & KATHLEEN  
ARUNDEL HOMES LIMITED LIABILITY COMPANY  
5 HANSEL DRIVE  
NORTH WATERBORO ME 04061  
Sale Date: 7/19/2022

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

Gray

Property Data		
Neighborhood	82 Average Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone		
Topography		
1.Well	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities	4. Filled Well/Point	6 Septic System
1.Public	4. Driv Well/Po	7.Cesspool
2.Water	5.Dug Well	8.Lake
3.Holding Ta	6. Septic	9.None
Street	3 Gravel	
1.Paved	4.Proposed	8.
2.Semi Imp	5.R/O/W	9.
3.Gravel	6.	9.None
GIS Map	49	
Field Review	0	
Sale Data		
Sale Date	5/25/2023	
Price	655,000	
Sale Type	2 Land & Buildings	
1.Land	4.Mobile	7.COM
2.L & B	5.Other	8.
3.Building	6.Condo	9.
Financing	1 Conventional	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	1 Arms Length Sale	
1.Valid	4.Split	7.Multiple
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Estate
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	41,870	0	0	41,870
2012	41,870	0	0	41,870
2013	41,870	0	0	41,870
2014	41,870	0	0	41,870
2015	41,900	0	0	41,900
2016	41,900	0	0	41,900
2017	41,900	0	0	41,900
2018	41,900	0	0	41,900
2019	57,100	0	0	57,100
2020	57,100	0	0	57,100
2021	57,100	0	0	57,100
2022	57,100	0	0	57,100
2023	61,100	0	0	61,100
Calc.	162,200	544,700	0	706,900

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11. Water (0-200)			%		1.Unimproved
12. Water (201-400)			%		2.Excess Frtg
13. Water (401-800)			%		3.Topography
14. Water (801-160)			%		4.Size/Shape
15. Water (1601-32)			%		5.Access
			%		6.Restriction
			%		7.Open Space
			%		8.Environmental
			%		9.Condo
Square Foot		Square Feet		Acres	
16. Water ( 3201-			%		30.Blueberry(1-20
17. Water SF Amen			%		31.Blueberry(21 -
18. Water View			%		32.Crop Land
19. Water Influen			%		33.Pasture
20. ShoreFront A			%		34.Shorefront B
			%		35.Shorefront C
			%		36.ANTENNA SITE
23	1.84	100	%	0	37.Softwood TG
24	7.03	100	%	0	38.Mixed Wood TG
			%		39.Hardwood TG
			%		40.Wasteland
			%		41.Woodland
			%		42.Mobile Home Si
			%		43.Camp Site
			%		44.Lot Improvemen
			%		45.BA SF - Oce
			%		46.SP Meadow Cond
<b>Total Acreage</b>		8.87			

