

DOLLOFF, DONALD T JR
DOLLOFF, DENISE M
56 BRADEEN ROAD
NORTH WATERBORO ME 04061

B5906P34 B14025P989 B16885P528 B18697P743

Previous Owner
HOMEVEST LLC
71 LEISURE LN

LIMERICK ME 04048
Sale Date: 6/08/2021

Previous Owner
KIRCHBERGER DEBORAH L
C/O HOMEVEST LLC
180 SWETTS BRIDGE RD
ALFRED ME 04002
Sale Date: 9/05/2014

Previous Owner
DART DOUGLAS O & BRENDA L
PO BOX 370
0PO BOX 245 N WATERBORO)
N WATERBORO ME 04061
Sale Date: 3/30/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 18 BRADEEN RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	66,300	75,000	0	141,300		
1ST MORTGAGE 0			2013	66,300	75,000	0	141,300		
2ND MORTGAGE 0			2014	66,300	75,000	0	141,300		
Zone/Land Use 11 Residential			2015	66,300	75,000	0	141,300		
Secondary Zone			2016	56,400	72,800	0	129,200		
Topography 1 Level			2017	56,400	72,800	0	129,200		
1.Level 4.Below St 7.Steep			2018	56,400	72,800	0	129,200		
2.Rolling 5.Low 8.Wet			2019	56,400	72,800	0	129,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,400	72,800	0	129,200		
Utilities 9 No Water/No Sewer			2021	62,000	72,800	0	134,800		
1.Public 4.Improve 7.Improve			2022	67,700	80,100	0	147,800		
2.Water 5.Improve 8.			2023	74,400	88,900	0	163,300		
3.Sewer 6.Improve 9.None			2024	83,500	100,200	0	183,700		
Street 3 Gravel			2025	91,900	142,600	0	234,500		
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	
Sale Date 6/08/2021			14.Rear Land			%		4.Size/Shape	
Price 135,000			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.						%		7.Open Space	
2.L & B 5.Other 8.			Square Foot	Square Feet				8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 9 Unknown			17.Secondary Lot			%		Acres	
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 1 Arms Length Sale						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.92	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		35.Triangular Lot	
Verified 5 Public Record			23.Non Conforming			%		36.Commercial	
1.Buyer 4.Agent 7.Family			Acres			%		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	
			Total Acreage 0.92					44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	


Waterboro

Map Lot 014-032

Account 1578

Location 56 BRADEEN ROAD

Card 1 Of 1 9/23/2024

Building Style	4 Cape Cod	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	4 Full Finished		
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	1 One 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	2 Wood Shingle	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	3 Average 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)	400		
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	4 Average		
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	1	Phys. % Good	0%		
Year Built	1960	# Half Baths	1	Funct. % Good	100%		
Year Remodeled	0	# Addn Fixtures	0	Functional Code	9 None		
Foundation	3 Brick &/or Stone	# Fireplaces	0	1.Incomp	4.Small 7.Layout		
1.Concrete	4.Wood 7.						
2.C Block	5.Slab 8.					2.O-Built	5.CDU 8.Other
3.Br/Stone	6.Prs/Post 9.					3.Damage	6.Style 9.None
Basement	0					Econ. % Good	100%
1.1/4 Bmt	4.Full Bmt 7.					Economic Code	None
2.1/2 Bmt	5.None 8.					0.None	3.Services 7.
3.3/4 Bmt	6. 9.None					1.Location	4.Traffic 8.
Bsmt Gar # Cars	4					2.Encroach	9.None 9.
Wet Basement	1 Dry Basement					Entrance Code	0
1.Dry	4. 7.					1.Interior	4.Vacant 7.
2.Damp	5. 8.	2.Refusal	5.Estimate 8.				
3.Wet	6. 9.	3.Informed	6.Office 9.RS				
Date Inspected		Information Code	0				
		1.Owner	4.Agent 7.				
		2.Relative	5.Estimate 8.				
		3.Tenant	6.Other 9.SNY				

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	160	0 0	0	0 %	0 %		1.One Story Fram
37 Unfin Basement	0	160	0 0	0	0 %	0 %		2.Two Story Fram
22 Encl Frame Porch	0	64	0 0	0	0 %	0 %		3.Three Story Fr
65 Barn/Stable	2004	440	4 100	0	0 %	0 %		4.1 & 1/2 Story
24 Frame Shed	0	80	0 0	0	0 %	0 %		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

