

BRADFORD, ZACHARY DILLINGHAM
175 OLD PORTLAND ROAD
NORTH WATERBORO ME 04061

B13752P1 B15887P976 B17993P498

Previous Owner
WILLIGAR ODEN A & ELIZABETH A
175 OLD PORTLAND ROAD

NORTH WATERBORO ME 04061
Sale Date: 7/10/2019

Inspection Witnessed By:

X	Date	
No./Date	Description	Date Insp.

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	108,200	0	138,200		
1ST MORTGAGE 0			2013	30,000	108,200	0	138,200		
2ND MORTGAGE 0			2014	30,000	108,200	0	138,200		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	108,200	0	138,200		
Secondary Zone			2016	15,000	108,200	0	123,200		
Topography 2 Rolling			2017	15,000	108,200	0	123,200		
1.Level 4.Below St 7.Steep			2018	15,000	108,200	0	123,200		
2.Rolling 5.Low 8.Wet			2019	15,000	108,200	0	123,200		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	108,200	0	123,200		
Utilities 9 No Water/No Sewer			2021	16,500	108,200	0	124,700		
1.Public 4.Improve 7.Improve			2022	18,000	119,000	0	137,000		
2.Water 5.Improve 8.			2023	19,800	132,000	0	151,800		
3.Sewer 6.Improve 9.None			2024	22,200	148,700	0	170,900		
Street 3 Gravel			2025	30,000	200,000	0	230,000		
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 7/10/2019			15.Misc					5.Access or Rear	
Price 185,000								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	16	1	100 %	0	9.Fract Share
3.Building 6. 9.			17.Secondary Lot					Acres	
Financing 6 Cash Sale			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			Fract. Acre	Acres/Sites				34.Frontage	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac					35.Triangular Lot
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr					36.Commercial	
3.Distress 6.Exempt 9.			23.Non Conforming					37.Softwood	
Verified 5 Public Record			Acres					38.Mixed Wood	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)					39.Hardwood	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)					40.Wasteland	
3.Lender 6.MLS 9.			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 0.00						45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 045-001-462


Account 3293

Location 175 OLD PORTLAND ROAD

Card 1

Of 1

9/23/2024

Building Style	3 Raised Ranch			SF Bsmt Living 795			Layout 1 Typical		
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade 3 100			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 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 8 Alumunum/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 3 Average 103%			
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) 884			
2.Slate	5.Wood	8.	2.Typical 5. 8.			Condition 5 Above 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 1987			# 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.				2.O-Built 5.CDU 8.Other			
2.C Block	5.Slab	8.				3.Damage 6.Style 9.None			
3.Br/Stone	6.Prs/Post	9.				Econ. % Good 100%			
Basement 4 Full Basement						Economic Code None			
1.1/4 Bmt	4.Full Bmt	7.	0.None 3.Services 7.			0.None 3.Services 7.			
2.1/2 Bmt	5.None	8.	1.Location 4.Traffic 8.			1.Location 4.Traffic 8.			
3.3/4 Bmt	6. 9.None		2.Encroach 9.None 9.			2.Encroach 9.None 9.			
Bsmt Gar # Cars 0			Entrance Code 5 Estimated			Entrance Code 5 Estimated			
Wet Basement 1 Dry Basement			1.Interior 4.Vacant 7.			1.Interior 4.Vacant 7.			
1.Dry	4. 7.		2.Refusal 5.Estimate 8.			2.Refusal 5.Estimate 8.			
2.Damp	5. 8.		3.Informed 6.Office 9.RS			3.Informed 6.Office 9.RS			
3.Wet	6. 9.		Information Code 5 Estimate			Information Code 5 Estimate			
			1.Owner 4.Agent 7.			1.Owner 4.Agent 7.			
			2.Relative 5.Estimate 8.			2.Relative 5.Estimate 8.			
			3.Tenant 6.Other 9.SNY			3.Tenant 6.Other 9.SNY			

Date Inspected 8/15/2005

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	0	64	0 0	0	0	0	%	%
							%	%
							%	%
							%	%
							%	%
							%	%
							%	%
							%	%
							%	%
							%	%
							%	%

