

GILBERT TRACY G
GILBERT, KIMBERLY S
44 BRADBURN ROAD
WATERBORO ME 04087

B14388P654

Previous Owner
VAILLANCOURT SCOTT J & LINDA M
PO BOX 736

WATERBORO ME 04087
Sale Date: 3/02/2005

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Property Data			Assessment Record						
Neighborhood 76 NORTHWEST POND A			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	180,300	120,700	0	301,000		
1ST MORTGAGE 0			2013	180,300	120,700	0	301,000		
2ND MORTGAGE 0			2014	180,300	120,700	0	301,000		
Zone/Land Use 48 Shoreland			2015	180,300	120,700	0	301,000		
Secondary Zone 31			2016	162,700	118,700	0	281,400		
Topography 2 Rolling			2017	162,700	118,700	0	281,400		
1.Level 4.Below St 7.Steep			2018	162,700	118,700	0	281,400		
2.Rolling 5.Low 8.Wet			2019	162,700	118,700	0	281,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	162,700	118,900	0	281,600		
Utilities 9 No Water/No Sewer			2021	178,900	118,900	0	297,800		
1.Public 4.Improve 7.Improve			2022	195,200	130,800	0	326,000		
2.Water 5.Improve 8.			2023	214,700	145,100	0	359,800		
3.Sewer 6.Improve 9.None			2024	240,700	162,900	0	403,600		
Street 3 Gravel			2025	256,400	219,700	0	476,100		
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 3/02/2005			14.Rear Land			%		4.Size/Shape	
Price 220,000			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		8.View/Environ	
3.Building 6. 9.			16.Regular Lot			%		9.Fract Share	
Financing 1 Conventional			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	0.50	100	%	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.85	100	%	36.Commercial	
Verified 1 Buyer			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			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		1.35			45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 048-011


Account 3948

Location 44 BRADBURN ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional	SF Bsmt Living	400	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 80	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL		0
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	1		2.HWCI	6.GravWA	10.
Other Units	0		3.HWRAD	7.Electric	11.
Stories	2 Two Story		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls	8 Alumunum/Vinyl		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	2 Typical	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	1 Asphalt Shingles		Bath(s) Style	2 Typical Bath(s)	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	0		# Rooms	6	
OPEN-3-	0		# Bedrooms	4	
OPEN-4-	0		# Full Baths	2	
Year Built	1959		# Half Baths	0	
Year Remodeled	1962		# Addn Fixtures	0	
Foundation	2 Concrete Block		# Fireplaces	0	
1.Concrete	4.Wood	7.			
2.C Block	5.Slab	8.			
3.Br/Stone	6.Prs/Post	9.			
Basement	0				
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	0				
Wet Basement	1 Dry Basement				
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
1 One Story Frame	0	340	0 0	0	0	% 80 %	
27 Unfin Basement	0	340	0 0	0	0	% 80 %	
1 One Story Frame	0	230	0 0	0	0	% 80 %	
68 Wood Deck	0	100	0 0	0	0	% 0 %	
23 Frame Garage	0	400	0 0	0	0	% 0 %	
						% %	
						% %	
						% %	
						% %	
						% %	
						% %	

- 1.One Story Fram
- 2.Two Story Fram
- 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

