

BOWDEN, STEVEN P
BOWDEN, LAURA J
26 BRADBURN ROAD
WATERBORO ME 04087

B7659P389 B15300P514 B18782P166

Previous Owner
BOWDEN LAURA
26 BRADBURN ROAD

WATERBORO ME 04087
Sale Date: 8/24/2021

Previous Owner
COTE JOHN A & SANDRA M
ATTN: LAURA BOWDEN
23 LINDEN ST.
BOSTON MA 02127
Sale Date: 2/12/2018

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
20.0624 - added 16x20 bunk house/shed, 8x10 chicken coop, 5x7,4x4,4x6 sheds -sb
22.0831-added 28x40 2st/b, 8x40 covered porch, 8x24 porch-sb

Waterboro

Property Data			Assessment Record						
Neighborhood 76 NORTHWEST POND A			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	80,000	0	0	80,000		
1ST MORTGAGE 0			2013	80,000	0	0	80,000		
2ND MORTGAGE 0			2014	79,400	0	0	79,400		
Zone/Land Use 48 Shoreland			2015	79,400	0	0	79,400		
Secondary Zone			2016	72,000	0	0	72,000		
Topography 2 Rolling			2017	72,000	0	0	72,000		
1.Level 4.Below St 7.Steep			2018	72,000	0	0	72,000		
2.Rolling 5.Low 8.Wet			2019	72,000	0	0	72,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	72,000	0	0	72,000		
Utilities 9 No Water/No Sewer			2021	79,200	4,600	0	83,800		
1.Public 4.Improve 7.Improve			2022	86,400	5,100	0	91,500		
2.Water 5.Improve 8.			2023	95,100	297,400	0	392,500		
3.Sewer 6.Improve 9.None			2024	106,600	337,100	0	443,700		
Street 3 Gravel			2025	103,400	460,100	0	563,500		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date 8/24/2021			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type 2 Land & Buildings			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot		Square Feet			6.Restriction	
2.L & B 5.Other 8.			16.Regular Lot			%		7.Open Space	
3.Building 6. 9.			17.Secondary Lot			%		8.View/Environ	
Financing 9 Unknown			18.Excess Land			%		9.Fract Share	
1.Convent 4.Seller 7.			19.Condominium			%		Acres	
2.FHA/VA 5.Private 8.			20.Pavement			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			Fract. Acre		Acreege/Sites			31.Tillable/Horti	
Validity 2 Related Parties			21.Homesite (Frac	21	0.50	37 %	1	32.Pasture	
1.Valid 4.Split 7.Renovate			22.Vacant Lot (Fr	25	5.43	100 %	0	33.Orchard	
2.Related 5.Partial 8.Other			23.Non Conforming			%		34.Frontage	
3.Distress 6.Exempt 9.			Acres			%		35.Triangular Lot	
Verified 5 Public Record			24.Excess (5-10)			%		36.Commercial	
1.Buyer 4.Agent 7.Family			25.Excess (10+)			%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			26.Excess			%		38.Mixed Wood	
3.Lender 6.MLS 9.			27.Rear (1-100)			%		39.Hardwood	
			28.Rear (101-150)			%		40.Wasteland	
			29.Rear (151-200)			%		41.Gravel Pit (Ac	
			Total Acreege		5.93			42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 009-006-001B

Account 4929

Location 26 BRADBURN ROAD

Card 1

Of 1

9/23/2024

Building Style	1 Conventional			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	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 2 Two 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 4 Good 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) 1120				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 6 Good				
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 2			Phys. % Good 0%				
Year Built 2022				# Half Baths 0			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.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #008080; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>							
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 11/17/2005				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
24 Frame Shed	2019	320	3 100	4	0 %	100 %	1.One Story Fram
24 Frame Shed	2019	80	3 100	4	0 %	100 %	2.Two Story Fram
24 Frame Shed	2019	24	3 100	4	0 %	100 %	3.Three Story Fr
24 Frame Shed	2019	16	3 100	4	0 %	100 %	4.1 & 1/2 Story
24 Frame Shed	2019	35	3 100	4	0 %	100 %	5.1 & 3/4 Story
21 Open Frame	2022	320	3 100	4	0 %	100 %	6.2 & 1/2 Story
90 BSMT ENTRY	2022	35	3 100	4	0 %	100 %	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