

GILCREAST, KATHRYN L
35 DEAN DR
N WATERBORO ME 04061

B9594P55
Previous Owner
GILCREAST FRANK D JR
GILCREAST, KATHRYN L
35 DEAN DRIVE
NORTH WATERBORO ME 04061
Sale Date: 3/10/2023

Inspection Witnessed By:

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

Notes:
23.0418 - Frank Gilcreast deceased as of 3/10/23; verified through death cert; Kathryn Gilcreast is surviving joint tenant - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 23 OSS�PEE POND E			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	239,800	128,900	10,000	358,700		
1ST MORTGAGE 0			2013	239,800	128,900	10,000	358,700		
2ND MORTGAGE 0			2014	239,800	128,900	10,000	358,700		
Zone/Land Use 48 Shoreland			2015	239,800	128,900	10,000	358,700		
Secondary Zone 31			2016	227,800	128,900	15,000	341,700		
Topography 2 Rolling			2017	227,800	128,900	15,000	341,700		
1.Level 4.Below St 7.Steep			2018	227,800	128,900	20,000	336,700		
2.Rolling 5.Low 8.Wet			2019	227,800	128,900	20,000	336,700		
3.Above St 6.Swampy 9.Lev/Roll			2020	227,800	129,800	20,000	337,600		
Utilities 9 No Water/No Sewer			2021	250,600	129,800	24,500	355,900		
1.Public 4.Improve 7.Improve			2022	273,400	142,800	25,000	391,200		
2.Water 5.Improve 8.			2023	300,700	158,400	25,000	434,100		
3.Sewer 6.Improve 9.None			2024	337,200	178,500	25,000	490,700		
Street 3 Gravel			2025	351,700	240,900	25,000	567,600		
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	11	130	300	71 %	2	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 3/10/2023			15.Misc				%		5.Access or Rear
Price							%		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				%		9.Fract Share
3.Building 6. 9.			17.Secondary Lot				%		Acres
Financing 9 Unknown			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 2 Related Parties			Fract. Acre	Acreege/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 7 Family Member			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 0.45						45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 040-011

Account 2455

Location 35 DEAN DRIVE

Card 1

Of 1

9/23/2024

Building Style	2 Ranch			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	0			
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 110%			
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)	1160			
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition	7 Very Good			
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim 0				# Rooms	5			2.Fair	5.Avg+	8.Exc	
OPEN-3- 0				# Bedrooms	2			3.Avg-	6.Good	9.Same	
OPEN-4- 0				# Full Baths	1			Phys. % Good	0%		
Year Built 1959				# Half Baths	1			Funct. % Good	100%		
Year Remodeled 2005				# 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: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>							
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	9.									
Basement 4 Full Basement											
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	
68 Wood Deck	2005	208	0 0	0	0	% 0	%	1.One Story Fram
22 Encl Frame Porch	2005	64	0 0	0	0	% 0	%	2.Two Story Fram
24 Frame Shed	0	90	0 0	0	0	% 0	%	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

