

BRADFORD, CAROL L
55 LONE PINE ROAD
NORTH WATERBORO ME 04061

B11455P73 B19315P37

Previous Owner
GREENLEAF MATTHEW J
55 LONE PINE RD

N WATERBORO ME 04061
Sale Date: 9/15/2023

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
24.0620 - interior renovations, replaced landings with new decking, and replaced exterior doors; upgraded condition from 5 to 6 - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 1 LAC WEST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	30,000	125,500	10,000	145,500		
1ST MORTGAGE 0			2013	30,000	125,500	0	155,500		
2ND MORTGAGE 0			2014	30,000	125,500	0	155,500		
Zone/Land Use 47 Lake Arrowhead			2015	30,000	125,500	0	155,500		
Secondary Zone			2016	15,000	125,500	0	140,500		
Topography 2 Rolling			2017	15,000	125,500	0	140,500		
1.Level 4.Below St 7.Steep			2018	15,000	125,500	0	140,500		
2.Rolling 5.Low 8.Wet			2019	15,000	125,500	0	140,500		
3.Above St 6.Swampy 9.Lev/Roll			2020	15,000	125,500	0	140,500		
Utilities 9 No Water/No Sewer			2021	16,500	125,500	24,500	117,500		
1.Public 4.Improve 7.Improve			2022	18,000	138,000	25,000	131,000		
2.Water 5.Improve 8.			2023	19,800	153,100	25,000	147,900		
3.Sewer 6.Improve 9.None			2024	22,200	172,300	25,000	169,500		
Street 3 Gravel			2025	30,000	222,900	0	252,900		
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 9/15/2023			15.Misc			%		5.Access or Rear	
Price 287,000						%		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 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 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acres/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac			%		36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		37.Softwood	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage		0.00				
						46.Site Improve			

Waterboro

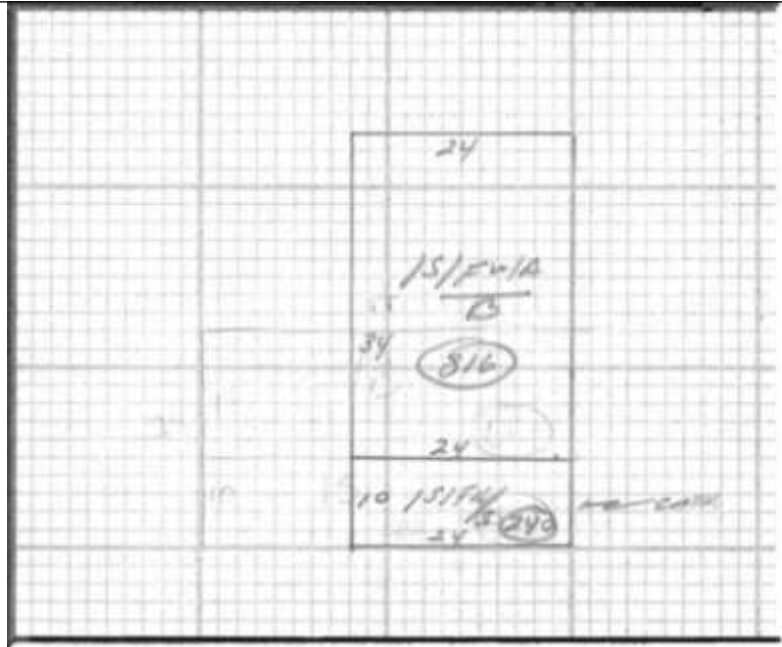
Map Lot 045-001-558

Account 3375

Location 55 LONE PINE 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
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	1 One 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	1 Wood Siding		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	3	
OPEN-4-	0		# Full Baths	1	
Year Built	1988		# Half Baths	1	
Year Remodeled	2024		# Addn Fixtures	0	
Foundation	1 Concrete		# Fireplaces	0	
1.Concrete	4.Wood	7.			
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
113 1 ST CATH	2000	240	0 0	0	0	0 %	0 %
111 CONC. SLAB	2000	240	0 0	0	0	0 %	0 %
24 Frame Shed	0	64	0 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