

PENDLETON BRIAN H II (JT)
PENDLETON, SARAH M
51 BRADBURN ROAD
WATERBORO ME 04087

B11900P274 B17483P7

Previous Owner
EUGLEY EARLON R
ATTN: BRIAN & SARAH PENDELTON
51 BRADBURN RD
WATERBORO ME 04087
Sale Date: 6/01/2017

Previous Owner
EUGLEY EARLON R & LINDA A
C/O EARLON EUGLEY
12951 NE 26 AVE
OKEECHOBEE FL 34972
Sale Date: 9/24/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
16.1205 - previously was map 9 lot 16-2 in trio, but could not be found on map. corrected to map 48 lot 16. -AK
17.0910 - changed condition from 8-exc to 4-avg -sb
19.0207 - changed existing name and address to all capital letters - tb
10/17/22 mailed back check to cumberland title services taxes paid by corelogic 10/06/22 CMT

Waterboro

Property Data			Assessment Record						
Neighborhood 76 NORTHWEST POND A			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	109,000	95,000	6,000	198,000		
1ST MORTGAGE 0			2013	109,000	95,000	0	204,000		
2ND MORTGAGE 0			2014	109,000	95,000	0	204,000		
Zone/Land Use 48 Shoreland			2015	109,000	95,000	0	204,000		
Secondary Zone 31			2016	99,000	95,000	0	194,000		
Topography 2 Rolling			2017	99,000	95,000	0	194,000		
1.Level 4.Below St 7.Steep			2018	99,000	88,300	0	187,300		
2.Rolling 5.Low 8.Wet			2019	99,000	88,300	0	187,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	99,000	88,300	20,000	167,300		
Utilities 9 No Water/No Sewer			2021	108,900	88,300	24,500	172,700		
1.Public 4.Improve 7.Improve			2022	118,800	97,100	25,000	190,900		
2.Water 5.Improve 8.			2023	130,700	107,700	25,000	213,400		
3.Sewer 6.Improve 9.None			2024	146,500	120,900	25,000	242,400		
Street 3 Gravel			2025	213,500	154,400	25,000	342,900		
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 6/01/2017			15.Misc			%		5.Access or Rear	
Price 197,000						%		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			%	9.Fract Share	
3.Building 6. 9.			17.Secondary Lot			%	30.Rear (201+)		
Financing 9 Unknown			18.Excess Land			%	31.Tillable/Horti		
1.Convent 4.Seller 7.			19.Condominium			%	32.Pasture		
2.FHA/VA 5.Private 8.			20.Pavement			%	33.Orchard		
3.Assumed 6.Cash 9.Unknown						%	34.Frontage		
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites				35.Triangular Lot	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	0.50	80 %	2	
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	1.80	100 %	0		
3.Distress 6.Exempt 9.			23.Non Conforming			%			
Verified 5 Public Record			Acres			%			
1.Buyer 4.Agent 7.Family			24.Excess (5-10)			%			
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)			%			
3.Lender 6.MLS 9.			26.Excess			%			
			27.Rear (1-100)			%			
			28.Rear (101-150)			%			
			29.Rear (151-200)			%			
			Total Acreage		2.30			43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	


Waterboro

Map Lot 048-016

Account 1071

Location 51 BRADBURN ROAD

Card 1 Of 1 9/23/2024

Building Style	8 Log Home	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 9 Other			3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style 1 Modern		
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 1 Modern 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	3	
OPEN-3- 0			# Bedrooms	2	
OPEN-4- 0			# Full Baths	1	
Year Built 2005			# Half Baths	0	
Year Remodeled 0			# 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 11/17/2005

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
					%	%		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

Attic	9 None
1.1/4 Fin	4.Full Fin
2.1/2 Fin	5.FI/Stair
3.3/4 Fin	6.1/2 Unfi
Insulation 1 Full	
1.Full	4.Minimal
2.Heavy	5.Unk
3.Capped	6.
Unfinished % 0%	
Grade & Factor 3 Average 110%	
1.E Grade	4.B Grade
2.D Grade	5.A Grade
3.C Grade	6.AA Grade
SQFT (Footprint) 1040	
Condition 4 Average	
1.Poor	4.Avg
2.Fair	5.Avg+
3.Avg-	6.Good
Phys. % Good 0%	
Funct. % Good 85%	
Functional Code 1 Incomplete	
1.Incomp	4.Small
2.O-Built	5.CDU
3.Damage	6.Style
Econ. % Good 100%	
Economic Code None	
0.None	3.Services
1.Location	4.Traffic
2.Encroach	9.None
Entrance Code 5 Estimated	
1.Interior	4.Vacant
2.Refusal	5.Estimate
3.Informed	6.Office
Information Code 5 Estimate	
1.Owner	4.Agent
2.Relative	5.Estimate
3.Tenant	6.Other

