Property Location 71 BRADSTREET LN | Map ID 36/ 21/ / / | Bldg Name | State Use 1010
Vision ID 1389 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/4/2025 3:10:17 PM

CURRENT OWNER

GABALDON, PRESTEN G

71 BRADSTREET LN

ELIOT ME 03903

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	5	Well	1	Paved	2	Suburban
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID	PRECINC
STYLE	HEART
GROSS	TIF
EFFEC	
PHOTO	
GIS ID 36-21	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	228,500	228,500
RES LAND	1010	149,700	149,700
RESIDNTL	1010	33,500	33,500
	Total	411,700	411,700

4509

ELIOT, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
GABALDON, PRESTEN G	19471	290	07-16-2024	Q	I	540,000	00
ASH, JAMES	18752	29	07-29-2021	Q	I	408,000	00
HARDY, ERIC A	17636	0371	12-29-2017	Q	I	279,000	00
HARDY, TERRY K	2500	0094	05-02-1979	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1010	228,500	2024	1010	210,900	2023	1010	176,500
	1010	149,700		1010	136,900		1010	130,500
	1010	33,500		1010	33,500		1010	33,500
	Total	411700		Total	381300		Total	340500

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

TAN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	228,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	33,500
Appraised Land Value (Bldg)	149,700
Special Land Value	0
Total Appraised Parcel Value	411,700
Valuation Method	C
Total Appraised Parcel Value	411,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
02-01-2016	MP			50	In Office Review - Inventor
07-01-1997	GB			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Fam	SD		43,560	SF	2.45	1.33000	6	1.00		1.000		1.0000	3.26	141,900
1	1010	Single Fam	SD		0.970	AC	8,000	1.00000	0	1.00		1.000		1.0000	8,000	7,800
				Total Card Land Units	43,560	SF	Parcel Total Land Area			1.9700					Total Land Value	149,700

Property Location	71 BRADSTREET LN		Map ID	36/ 21/ / /		Bldg Name	State Use 1010
Vision ID 1389		Account #		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 8/4/2025 3:10:18 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	08	Raised Ranch
Model	01	Residential
Grade:	06	Above Avg.
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	03	Gas
Heat Type:	04	Forced Air-Duc
AC Type:	01	None
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	2	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	7	
Bath Style:	03	Modern
Kitchen Style:	03	Good

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

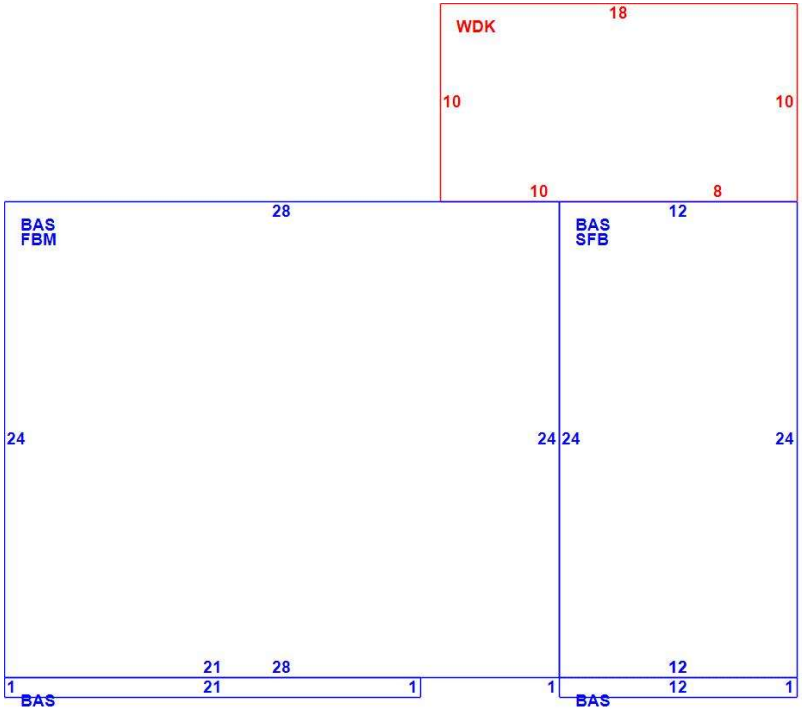
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	278,671
Year Built	1972
Effective Year Built	1990
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
Economic Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	228,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	





OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR5	W/LOFT GOO	L	960	41.00	2008		85		0.00	33,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	993	993	993	0	
FBM	Basement, Finished	0	672	504	0	
SFB	Base, Semi-Finished	0	288	173	0	
WDK	Deck, Wood	0	180	27	0	
	Ttl Gross Liv / Lease Area	993	2,133	1,697		