91 BRADLEY ST

Location	91 BRADLEY ST	**Mblu**	052/ / 080/ 000/000
Acct#	A1108R	**Owner**	BRADLEY STREET HOLDINGS LLC
Assessment	$1,096,000	**PID**	3669
Building Count	2	**User Field 4**	
User Field 5		**topoTopography**	
Utility	Public Sewer,Public Water	**Location**	
Street/Road			

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$963,500	$132,500	$1,096,000

Owner of Record

Owner	BRADLEY STREET HOLDINGS LLC	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	216 SHAKER RD GRAY, ME 04039	**Book & Page**	17371/0200
		Sale Date	11/23/2016
		Instrument	1N

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BRADLEY STREET HOLDINGS LLC	$0		17371/0200	1N	11/23/2016
ARNOLD SCOTT R	$525,000		17325/0119	1A	09/20/2016
ARNOLD CHARLES A	$0		1893/0219	1P	12/02/1970

Building Information

Building 1 : Section 1

Year Built:	1892
Living Area:	2,934
Replacement Cost:	$636,758
Building Percent Good:	78
Replacement Cost Less Depreciation:	$496,700

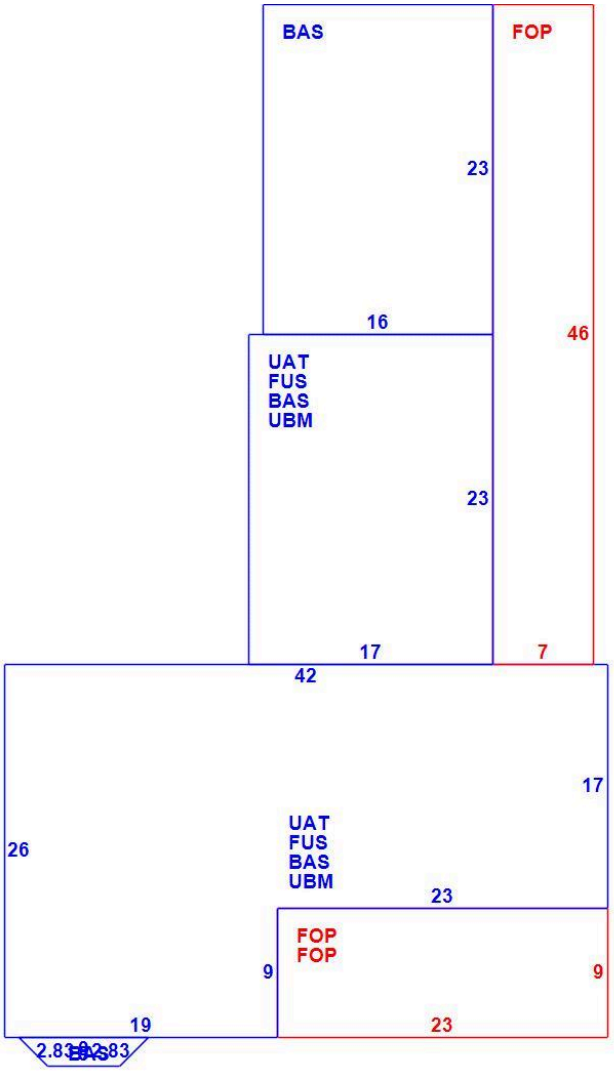
Building Attributes	
Field	**Description**
Style:	5-8 Unit Apt
Model	Multi-Family
Grade:	Average+10
Stories:	2 Stories
Occupancy	7
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Plywood Panel
Interior Flr 1	Vinyl/Asphalt
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	7 Bedrooms
Total Bthrms:	7
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	07
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/SacoMEPhotos/\00\00\40\08.jpg)

Building Layout



(ParcelSketch.ashx?pid=3669&bid=3669)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,658	1,658
FUS	Upper Story, Finished	1,276	1,276

FOP	Porch, Open, Finished	736	0
UAT	Attic, Unfinished	1,276	0
UBM	Basement, Unfinished	1,276	0
		6,222	2,934

Building 2 : Section 1

Year Built: 1985
Living Area: 2,860
Replacement Cost: $560,972
Building Percent Good: 82
Replacement Cost Less Depreciation: $460,000

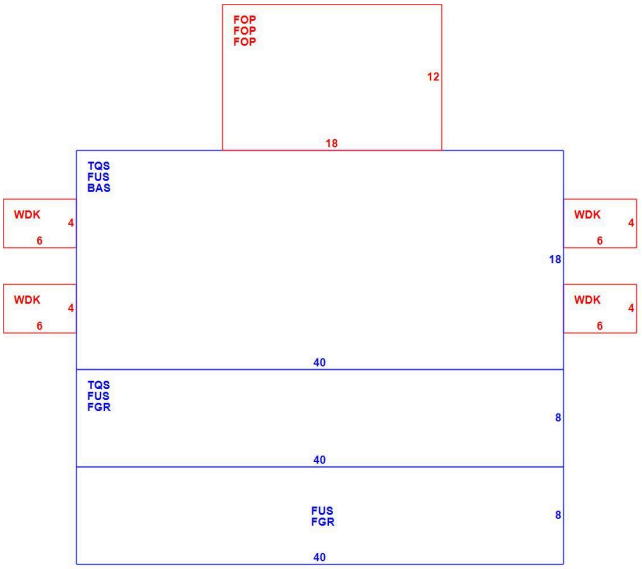
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	5-8 Unit Apt
Model	Multi-Family
Grade:	Average+10
Stories:	2
Occupancy	5
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Inlaid Sht Gds
Interior Flr 2	Carpet
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	5
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	

Building Photo



(https://images.vgsi.com/photos/SacoMEPhotos/\00\00\91\93.jpg)

Building Layout



(ParcelSketch.ashx?pid=3669&bid=7632)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FUS	Upper Story, Finished	1,360	1,360
TQS	Three Quarter Story	1,040	780
BAS	First Floor	720	720
FGR	Garage, Framed	640	0
FOP	Porch, Open, Finished	648	0
WDK	Deck, Wood	96	0

Basement				4,504	2,860

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1117
Description	APT 7 UNIT
Zone	MDR
Neighborhood	APT2
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.79
Frontage	
Depth	
Assessed Value	$132,500

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	PAVING-ASPHALT			4500.00 S.F.	$6,800	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$963,500	$132,500	$1,096,000
2024	$590,300	$145,900	$736,200
2023	$590,300	$145,900	$736,200
2022	$437,000	$110,800	$547,800

Visit History

Visit History		
Visit Date	**Purpose of Visit**	**Notes**
3/3/2025	Assessor Reviewed	
1/6/2024	Measur+1Visit	
9/28/2022	Inspection Assessing	REV PROP- ADJUSTED: 23X9 UOP TO FOP, 7X46 UOP TO FOP, ADD 40X18 TQ TO 2ND CARD, 4x 4X6 DCK TO WDK. THERE ARE 7 UNITS, CHNAGED BED COUNT FROM 4 TO 7 AND BATH COUNT FROM 2 FULL AND 1 HALF TO 7 FULL- REMOVED THE HALF FOR NOW.
10/18/2021	Measur+Listed	UC FOR RENOVATION.
12/1/2020	Changed Street Number	CHANGED FROM 81-91 BRADLEY TO 91 BRADLEY PER E911.
5/31/2012	Measur+Listed	3% FOR RAILROAD

3/17/2011	Listed NOH	
5/30/2008	Listed NOH	
7/21/2005	Listed NOH	

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