

GRAETER, KARINA
7 CORTLAND LANE
EAST WATERBORO ME 04030

B5677P270 B15735P751 B17311P130 B18946P257

Previous Owner
FREDERICK MICHELLE
FREDERICK, BROCK D
7 CORTLAND LN
E WATERBORO ME 04030
Sale Date: 2/03/2022

Previous Owner
GANNETT WILLIAM F & LAFONTAINE, CHARA V
ATTN: BROCK & MICHELLE FREDERICK
7 CORTLAND LANE
E WATERBORO ME 04030
Sale Date: 8/31/2016

Previous Owner
KONAN STEVEN J & BARBARA L
C/O WM F GANNETT & CHARA V LAFONTAINE
7 CORTLAND LN
E WATERBORO ME 04030
Sale Date: 10/06/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
23.0214 - added 12x14 deck - vw
24.0530 - added 728sf fin basement area per real estate listing - vw
24.0916 - added 10x12 shed - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 34 DEERING RIDGE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,800	102,100	0	171,900		
1ST MORTGAGE 0			2013	69,800	102,100	0	171,900		
2ND MORTGAGE 0			2014	69,800	102,100	0	171,900		
Zone/Land Use 31 Agricultural/Residential			2015	69,800	102,100	0	171,900		
Secondary Zone			2016	59,300	102,100	0	161,400		
Topography 2 Rolling			2017	59,300	102,100	0	161,400		
1.Level 4.Below St 7.Steep			2018	59,300	102,100	0	161,400		
2.Rolling 5.Low 8.Wet			2019	59,300	102,100	0	161,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,300	102,100	0	161,400		
Utilities 9 No Water/No Sewer			2021	65,200	102,100	0	167,300		
1.Public 4.Improve 7.Improve			2022	71,100	112,300	0	183,400		
2.Water 5.Improve 8.			2023	78,200	124,500	0	202,700		
3.Sewer 6.Improve 9.None			2024	87,700	142,500	0	230,200		
Street 3 Gravel			2025	107,300	202,500	25,000	284,800		
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 2/03/2022			15.Misc			%		5.Access or Rear	
Price 330,000						%		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.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.06	100 %	0	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		2.06				
						46.Site Improve			

Waterboro

Map Lot 011-030F-003

Account 1324

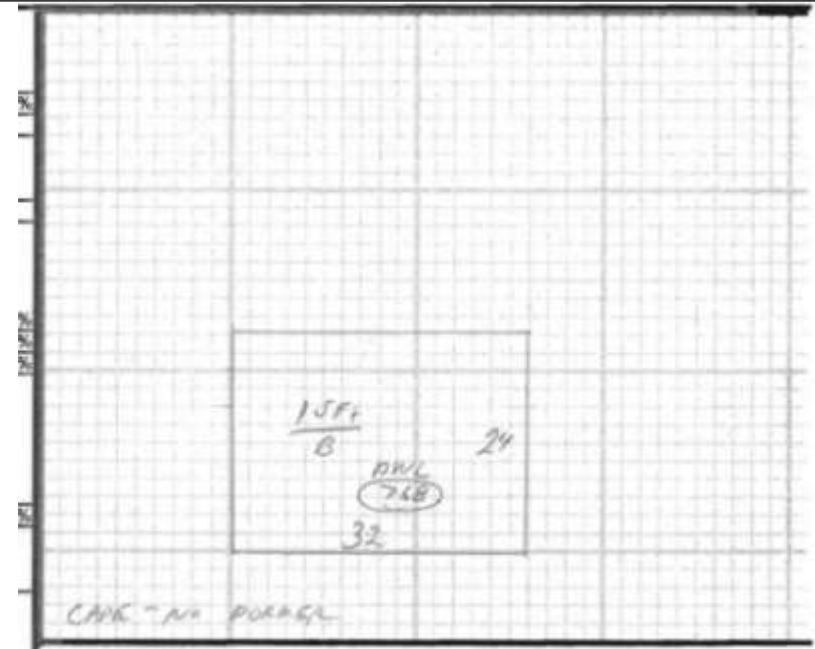
Location 7 CORTLAND LANE

Card 1

Of 1

9/23/2024

Building Style	4 Cape Cod	SF Bsmt Living	728	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	3 100	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	0	2.Inadeq
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	1990		# 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

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
68 Wood Deck	2022	168	3 100	4	0	% 100	%	1.One Story Fram
24 Frame Shed	2024	120	3 100	4	0	% 100	%	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
						%	%	26.15Fr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic