

HEBERT, DEREK M
11 BRACKETT LANE
WATERBORO ME 04087

B8850P81 B15646P49 B17429P131

Previous Owner
PERRY AARON T
11 BRACKETT LN

WATERBORO ME 04087
Sale Date: 3/01/2017

Previous Owner
LOE PATRICIA L
11 BRACKETT LANE

WATERBORO ME 04087
Sale Date: 6/02/2009

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 60 BRACKETT LANE			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	71,700	109,500	0	181,200		
1ST MORTGAGE 0			2013	71,700	109,500	0	181,200		
2ND MORTGAGE 0			2014	71,700	109,500	0	181,200		
Zone/Land Use 21 Village			2015	71,700	109,500	0	181,200		
Secondary Zone			2016	60,800	109,500	0	170,300		
Topography 1 Level			2017	60,800	109,500	0	170,300		
1.Level 4.Below St 7.Steep			2018	60,800	109,500	0	170,300		
2.Rolling 5.Low 8.Wet			2019	60,800	109,500	0	170,300		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,800	110,100	0	170,900		
Utilities 9 No Water/No Sewer			2021	66,800	110,100	0	176,900		
1.Public 4.Improve 7.Improve			2022	72,900	121,100	0	194,000		
2.Water 5.Improve 8.			2023	80,200	134,300	0	214,500		
3.Sewer 6.Improve 9.None			2024	89,900	150,800	0	240,700		
Street 1 Paved			2025	71,400	202,500	0	273,900		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 3/01/2017			14.Rear Land				%		3.Topography
Price 180,000			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 1 Conventional			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.50	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	0.27	100	%	0	35.Triangular Lot
Verified 5 Public Record			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
			Total Acreage 0.77						44.Utility ROW
									45.Camp Lot
									46.Site Improveme

Waterboro

Map Lot 020-018G

Account 1800

Location 11 BRACKETT LANE

Card 1

Of 1

9/23/2024

Building Style 2 Ranch		SF Bsmt Living 0		Layout 1 Typical	
1.Conv 5.Garr/Col 9.Other		Fin Bsmt Grade 0 0		1.Typical 4. 7.	
2.Ranch 6.Split 10.Mohome		OPEN 5 OPTIONAL 0		2.Inadeq 5. 8.	
3.R Ranch 7.Contemp/ 11.Condo		Heat Type 100% 1 Hot Water BB		3.Not func 6. 9.	
4.Cape 8.Log 12.		1.HWBB 5.FWA 9.No Heat		Attic 9 None	
Dwelling Units 1		2.HWCI 6.GravWA 10.		1.1/4 Fin 4.Full Fin 7.1/4 Unfi	
Other Units 0		3.HWRAD 7.Electric 11.		2.1/2 Fin 5.FI/Stair 8.	
Stories 1 One Story		4.Steam 8.FI/WallM 12.		3.3/4 Fin 6.1/2 Unfi 9.None	
1.1 4.1.50 7.1.25		Cool Type 0% 9 None		Insulation 1 Full	
2.2 5.1.75 8.		1.Refrig 4.W&C Air 7.		1.Full 4.Minimal 7.	
3.3 6.2.50 9.		2.Evapor 5. 8.		2.Heavy 5.Unk 8.	
Exterior Walls 8 Alumunum/Vinyl		3.H Pump 6. 9.None		3.Capped 6. 9.None	
0.Wood 4.Asb/Asph 8.Alum/Vin		Kitchen Style 2 Typical		Unfinished % 0%	
1.Wood 5.T-111 9.Other		1.Modern 4.Obsolete 7.		Grade & Factor 3 Average 100%	
2.Wd Sh 6.Br/St 11.		2.Typical 5. 8.		1.E Grade 4.B Grade 7.AAA Grad	
3.Compos. 7.Nov 12.		3.Old Type 6. 9.None		2.D Grade 5.A Grade 8.	
Roof Surface 1 Asphalt Shingles		Bath(s) Style 2 Typical Bath(s)		3.C Grade 6.AA Grade 9.Same	
1.Asphalt 4.Composit 7.		1.Modern 4.Obsolete 7.		SQFT (Footprint) 1176	
2.Slate 5.Wood 8.		2.Typical 5. 8.		Condition 5 Above Average	
3.Metal 6.Other 9.		3.Old Type 6. 9.None		1.Poor 4.Avg 7.V G	
SF Masonry Trim 0		# Rooms 4		2.Fair 5.Avg+ 8.Exc	
OPEN-3- 0		# Bedrooms 2		3.Avg- 6.Good 9.Same	
OPEN-4- 0		# Full Baths 1		Phys. % Good 0%	
Year Built 1984		# Half Baths 0		Funct. % Good 100%	
Year Remodeled 0		# Addn Fixtures 0		Functional Code 9 None	
Foundation 2 Concrete Block		# Fireplaces 0		1.Incomp 4.Small 7.Layout	
1.Concrete 4.Wood 7.				2.O-Built 5.CDU 8.Other	
2.C Block 5.Slab 8.				3.Damage 6.Style 9.None	
3.Br/Stone 6.Prs/Post 9.				Econ. % Good 100%	
Basement 4 Full Basement				Economic Code None	
1.1/4 Bmt 4.Full Bmt 7.				0.None 3.Services 7.	
2.1/2 Bmt 5.None 8.				1.Location 4.Traffic 8.	
3.3/4 Bmt 6. 9.None				2.Encroach 9.None 9.	
Bsmt Gar # Cars 0		Entrance Code 0		1.Interior 4.Vacant 7.	
Wet Basement 1 Dry Basement				2.Refusal 5.Estimate 8.	
1.Dry 4. 7.				3.Informed 6.Office 9.RS	
2.Damp 5. 8.				Information Code 0	
3.Wet 6. 9.				1.Owner 4.Agent 7.	
				2.Relative 5.Estimate 8.	
				3.Tenant 6.Other 9.SNY	
Date Inspected					
Additions, Outbuildings & Improvements					
Type	Year	Units	Grade	Cond	Phys. Funct. Sound Value
68 Wood Deck	0	140	0 0	0 0	0 % 0 %
					% %
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