

BROWER MARCIA E TRUSTEE OF THE MARCIA E BROWER REVOCABLE TRUST C/O RUSSELL BROWER CLEAR BROOK VA 22624

B15266P79

Property Data			Assessment Record						
Neighborhood 8 LAKE SHERBURNE			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	127,300	112,500	0	239,800		
1ST MORTGAGE 0			2013	127,300	112,500	0	239,800		
2ND MORTGAGE 0			2014	127,300	112,500	0	239,800		
Zone/Land Use 48 Shoreland			2015	127,300	112,500	0	239,800		
Secondary Zone 31			2016	114,600	111,300	0	225,900		
Topography 1 Level			2017	114,600	111,300	0	225,900		
1.Level 4.Below St 7.Steep			2018	114,600	111,300	0	225,900		
2.Rolling 5.Low 8.Wet			2019	114,600	111,300	0	225,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	114,600	112,900	0	227,500		
Utilities 9 No Water/No Sewer			2021	126,000	112,900	0	238,900		
1.Public 4.Improve 7.Improve			2022	137,500	124,200	0	261,700		
2.Water 5.Improve 8.			2023	151,200	137,800	0	289,000		
3.Sewer 6.Improve 9.None			2024	169,500	155,700	0	325,200		
Street 3 Gravel			2025	222,700	208,600	0	431,300		
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			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot	Square Feet			%		6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity			Fract. Acre	Acreege/Sites			%		32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21	0.49	90	%	5	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr				%		34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		0.49				

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes: 24.0523 - corrected acreage - vw

Waterboro

Map Lot 047-149


Account 3886

Location 48 BERNIER 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% 8 Floor/Wall Unit M			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			1.1/4 Fin	4.Full Fin	7.1/4 Unfi										
Other Units 0			3.HWRAD			7.Electric			2.1/2 Fin	5.FI/Stair	8.										
Stories 1 One Story			4.Steam			8.FI/WallM			3.3/4 Fin	6.1/2 Unfi	9.None										
1.1	4.1.50	7.1.25		Cool Type	0% 9 None			Insulation 4 Minimal													
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) 672													
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 6 Good													
3.Metal	6.Other	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G											
SF Masonry Trim 0			# Rooms			0			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 1974			# Half Baths			0			Funct. % Good 100%												
Year Remodeled 0			# Addn Fixtures			0			Functional Code 9 None												
Foundation 6 Piers/Posts			# 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		Econ. % Good 100%						
3.Br/Stone	6.Prs/Post	9.									Economic Code None			0.None 3.Services 7.							
Basement 9 No Basement			0.None 3.Services 7.								1.Location 4.Traffic 8.			2.Encroach 9.None 9.							
1.1/4 Bmt	4.Full Bmt	7.									Entrance Code 0			1.Interior 4.Vacant 7.			2.Refusal 5.Estimate 8.				
2.1/2 Bmt	5.None	8.									Information Code 0			3.Informed 6.Office 9.RS			1.Owner 4.Agent 7.				
3.3/4 Bmt	6.	9.None									2.Relative 5.Estimate 8.			3.Tenant 6.Other 9.SNY							
Bsmt Gar # Cars 0																					
Wet Basement 9 No 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	0	420	0 0	0	0	0	%	1.One Story Fram
1 One Story Frame	0	336	0 0	0	0	0	%	2.Two Story Fram
22 Encl Frame Porch	0	240	0 0	0	0	0	%	3.Three Story Fr
21 Open Frame	0	216	0 0	0	0	0	%	4.1 & 1/2 Story
24 Frame Shed	0	96	0 0	0	0	0	%	5.1 & 3/4 Story
24 Frame Shed	1974	48	3 100	4	95	100	%	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

