

BRETON, LEO J JR
BRETON, KELLIE L
26 BRETON LANE
WATERBORO ME 04087

B18676P236

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

22.0119 - split from 009-019-002 -sb
22.0825-changed from vacant to homesite, added 16x76
mh/sl, 6x15 dk -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 70 WEST RD N			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2023	77,600	41,900	0	119,500		
1ST MORTGAGE			2024	87,000	47,000	0	134,000		
2ND MORTGAGE			2025	106,400	48,600	25,000	130,000		
Zone/Land Use 31 Agricultural/Residential									
Secondary Zone									
Topography 2 Rolling									
1.Level	4.Below St	7.Steep							
2.Rolling	5.Low	8.Wet							
3.Above St	6.Swampy	9.Lev/Roll							
Utilities 9 No Water/No Sewer									
1.Public	4.Improve	7.Improve							
2.Water	5.Improve	8.							
3.Sewer	6.Improve	9.None							
Street 2 Semi-Improved									
1.Paved	4.Proposed	7.ROW							
2.Semi Imp	5.Pvt	8.None							
3.Gravel	6.Aband	9.TG PLAN							
LAND USE 0			Land Data						
BUILDING USE 0			Front Foot	Type	Effective		Influence		Influence Codes
			11.Ossipee WF		Frontage	Depth	Factor	Code	
			12.Arrowhead WF			%		1.Unimproved	
			13.Waterfront			%		2.Excess Ftg /De	
			14.Rear Land			%		3.Topography	
			15.Misc			%		4.Size/Shape	
						%		5.Access or Rear	
						%		6.Restriction	
						%		7.Open Space	
						%		8.View/Environ	
			Square Foot	Square Feet				9.Fract Share	
			16.Regular Lot			%		Acres	
			17.Secondary Lot			%		30.Rear (201+)	
			18.Excess Land			%		31.Tillable/Horti	
			19.Condominium			%		32.Pasture	
			20.Pavement			%		33.Orchard	
						%		34.Frontage	
						%		35.Triangular Lot	
			Fract. Acre	Acreege/Sites				36.Commercial	
			21.Homesite (Frac	21	1.86	100 %	0	37.Softwood	
			22.Vacant Lot (Fr			%		38.Mixed Wood	
			23.Non Conforming			%		39.Hardwood	
			Acres			%		40.Wasteland	
			24.Excess (5-10)			%		41.Gravel Pit (Ac	
			25.Excess (10+)			%		42.Mobile Home Si	
			26.Excess			%		43.Condo Site	
			27.Rear (1-100)			%		44.Utility ROW	
			28.Rear (101-150)			%		45.Camp Lot	
			29.Rear (151-200)			%		46.Site Improve	
				Total Acreage	1.86				

Waterboro

Map Lot 009-019-002-B

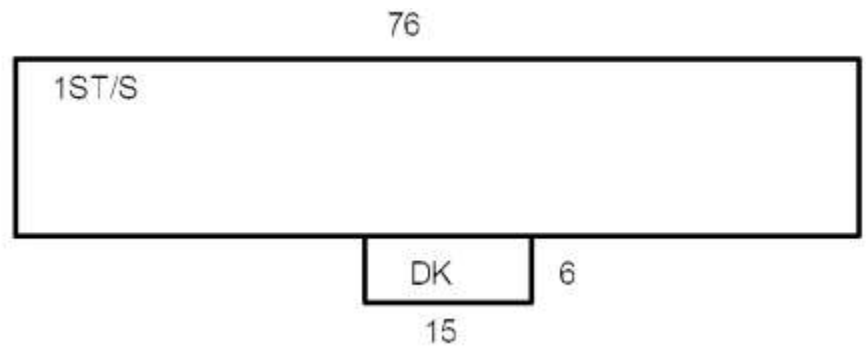
Account 5298

Location 26 BRETON LANE

Card 1 Of 1 9/23/2024

Building Style	SF Bsmt Living		Layout	
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	1.Typical 4. 7.
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	2.Inadeq 5. 8.
3.R Ranch	7.Contemp/	11.Condo	Heat Type	3.Not func 6. 9.
4.Cape	8.Log	12.	1.HWBB	5.FWA
Dwelling Units	2.HWCI		6.GravWA	10.
Other Units	3.HWRAD		7.Electric	11.
Stories	4.Steam		8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	Insulation
2.2	5.1.75	8.	1.Refrig	4.W&C Air
3.3	6.2.50	9.	2.Evapor	5.
Exterior Walls	3.H Pump		6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	Unfinished %
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete
2.Wd Sh	6.Br/St	11.	2.Typical	5.
3.Compos.	7.Nov	12.	3.Old Type	6.
Roof Surface	Bath(s) Style		1.Modern	4.Obsolete
1.Asphalt	4.Composit	7.	2.Typical	5.
2.Slate	5.Wood	8.	3.Old Type	6.
3.Metal	6.Other	9.	9.None	
SF Masonry Trim	# Rooms		SQFT (Footprint)	
OPEN-3-	# Bedrooms		Condition	
OPEN-4-	# Full Baths		1.Poor 4.Avg 7.V G	
Year Built	# Half Baths		2.Fair 5.Avg+ 8.Exc	
Year Remodeled	# Addn Fixtures		3.Avg- 6.Good 9.Same	
Foundation	# Fireplaces		Phys. % Good	
1.Concrete	4.Wood	7.	Funct. % Good	
2.C Block	5.Slab	8.	Functional Code	
3.Br/Stone	6.Prs/Post	9.	1.Incomp 4.Small 7.Layout	
Basement	Econ. % Good		2.O-Built 5.CDU 8.Other	
1.1/4 Bmt	4.Full Bmt	7.	3.Damage 6.Style 9.None	
2.1/2 Bmt	5.None	8.	Economic Code	
3.3/4 Bmt	6.	9.None	0.None 3.Services 7.	
Bsmt Gar # Cars	Entrance Code		1.Location 4.Traffic 8.	
Wet Basement	1.Interior		2.Encroach 9.None 9.	
1.Dry	4.	7.	Information Code	
2.Damp	5.	8.	0	
3.Wet	6.	9.	1.Owner 4.Agent 7.	
			2.Relative 5.Estimate 8.	
			3.Tenant 6.Other 9.SNY	

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Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
998 14Mobile Home	2022	16x76	3 100	6	0	% 100 %	1.One Story Fram
103 MH CONC. SLAB	2022	1216	3 100	6	0	% 100 %	2.Two Story Fram
68 Wood Deck	2022	90	3 100	6	0	% 100 %	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
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic

