

GLENN, DAVIAN J
40 BRACKETT LANE
WATERBORO ME 04087

B14201P451 B17884P564 B18652P425

Previous Owner
LUNDRIGAN HANNAH ALEXANDRIA MORIN&GLENN DAVIAN
40 BRACKETT LANE

WATERBORO ME 04087
Sale Date: 2/26/2021

Previous Owner
SAWYER LISA R
ATTN: HANNAH A M LUNDRIGAN & DAVIAN GLENN
40 BRACKETT LANE
WATERBORO ME 04087
Sale Date: 1/25/2019

Previous Owner
GILMORE CYNTHIA L
C/O LISA R SAWYER
40 BRACKETT LANE
WATERBORO ME 04087
Sale Date: 8/24/2004

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
20.0505 - added 15x28 concrete slab -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 60 BRACKETT LANE			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	78,000	81,700	10,000	149,700		
1ST MORTGAGE 0			2013	78,000	81,700	10,000	149,700		
2ND MORTGAGE 0			2014	78,000	81,700	10,000	149,700		
Zone/Land Use 21 Village			2015	78,000	81,700	10,000	149,700		
Secondary Zone			2016	66,300	94,700	15,000	146,000		
Topography 1 Level			2017	66,300	94,700	15,000	146,000		
1.Level 4.Below St 7.Steep			2018	66,300	94,700	20,000	141,000		
2.Rolling 5.Low 8.Wet			2019	66,300	94,700	20,000	141,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	66,300	96,100	0	162,400		
Utilities 9 No Water/No Sewer			2021	72,900	97,100	24,500	145,500		
1.Public 4.Improve 7.Improve			2022	79,500	106,800	25,000	161,300		
2.Water 5.Improve 8.			2023	87,500	118,500	25,000	181,000		
3.Sewer 6.Improve 9.None			2024	98,100	135,200	25,000	208,300		
Street 1 Paved			2025	78,000	169,500	25,000	222,500		
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 2/26/2021			15.Misc			%		5.Access or Rear	
Price						%		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 2 Related Parties						%		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	0.95	80 %	2	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		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		0.95			46.Site Improve	

Waterboro

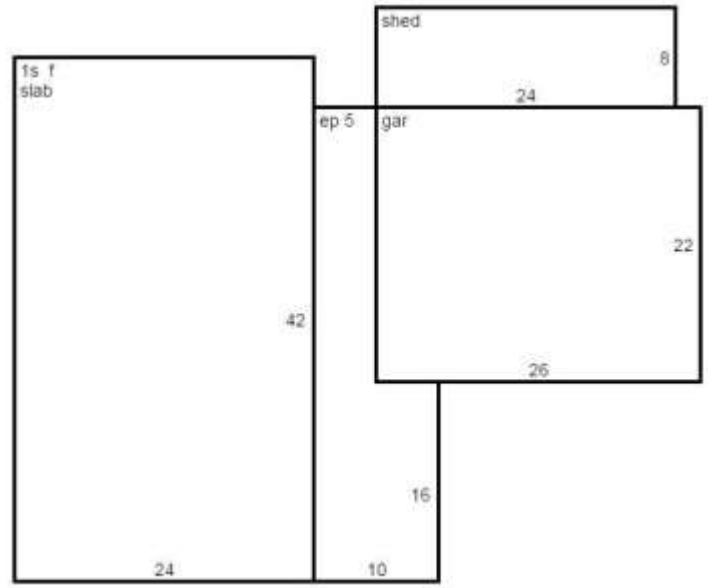
Map Lot 020-018K

Account 1804

Location 40 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 Aluminum/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 3 Metal				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)	1008		
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition	4 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 1976				# Half Baths	0			Funct. % Good	100%		
Year Remodeled 0				# Addn Fixtures	0			Functional Code	9 None		
Foundation 1 Concrete				# Fireplaces	0			1.Incomp	4.Small	7.Layout	
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #008080; color: white; padding: 10px 20px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold; margin-right: 10px;">TRIO</div> </div>							
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post	9.									
Basement 9 No 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 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	
23 Frame Garage	0	586	0 0	0	0	% 0	%	1.One Story Fram
24 Frame Shed	0	120	0 0	0	80	% 0	%	2.Two Story Fram
24 Frame Shed	2014	96	0 0	0	80	% 0	%	3.Three Story Fr
22 Encl Frame Porch	2015	270	0 0	0	0	% 0	%	4.1 & 1/2 Story
24 Frame Shed	2015	192	0 0	0	0	% 0	%	5.1 & 3/4 Story
68 Wood Deck	0	384	0 0	0	90	% 0	%	6.2 & 1/2 Story
111 CONC. SLAB	2019	420	3 100	7	0	% 100	%	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