

BRAM FAMILY COTTAGE TRUST
12 RENNIE DRIVE
ANDOVER MA 01810

B37645P253

Previous Owner
MARCOU, DIANE M
12 RENNIE DR

ANDOVER MA 01810
Sale Date: 12/31/2020

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data		
Neighborhood	58 Little Sebago Lodges	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	12 Limited Residential	
Secondary Zone	23 Lake District	
Topography	1 Level	
1. Hill	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	4. Filled Well/Point 6 Septic System	
1. Public	4. Driv Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	1 Paved	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	24	
Field Review	50	
Sale Data		
Sale Date	12/31/2020	
Price		
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	2 Related Parties	
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified	5 Public Record	
1. Buyer	4. Agent	7. Family
2. Seller	5. Pub Rec	8. Other
3. Lender	6. MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	54,640	81,992	0	136,632
2012	54,640	81,992	0	136,632
2013	54,640	81,992	0	136,632
2014	54,640	84,428	0	139,068
2015	54,600	84,400	0	139,000
2016	54,600	84,400	0	139,000
2017	54,600	84,400	0	139,000
2018	54,600	84,400	0	139,000
2019	90,000	145,700	0	235,700
2020	90,000	0	0	90,000
2021	90,000	192,400	0	282,400
2022	90,000	356,100	0	446,100
2023	90,000	392,300	0	482,300
Calc.	249,400	625,900	0	875,300

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
1. Water (0-200)					1. Unimproved
2. Water (201-400)					2. Excess Frtg
3. Water (401-800)					3. Topography
4. Water (801-1600)					4. Size/Shape
5. Water (1601-3200)					5. Access
6. Water (3201-6400)					6. Restriction
7. Water (6401-12800)					7. Open Space
8. Water (12801-25600)					8. Environmental
9. Water (25601-51200)					9. Condo
10. Water (51201-102400)					30. Blueberry(1-20
11. Water (102401-204800)					31. Blueberry(21 -
12. Water (204801-409600)					32. Crop Land
13. Water (409601-819200)					33. Pasture
14. Water (819201-1638400)					34. Shorefront B
15. Water (1638401-3276800)					35. Shorefront C
16. Water (3276801-6553600)					36. ANTENNA SITE
17. Water (6553601-13107200)					37. Softwood TG
18. Water (13107201-26214400)					38. Mixed Wood TG
19. Water (26214401-52428800)					39. Hardwood TG
20. ShoreFront A					40. Wasteland
21. Base Lot					41. Woodland
22. Base Lot Vacant					42. Mobile Home Si
23. Base Lot Unpaved					43. Camp Site
24. Acres to 10					44. Lot Improvemen
25. Acres 11-30					45. BA SF - Oce
26. Acres 31-50					46. SP Meadow Cond
27. Acres 51& over					
28. Acres 71 & Ove					
29. Woods (41+)					
Total Acreage			0.38		



