

12 ELWELL LN

Location	12 ELWELL LN	Mblu	022/ / 054/000 157/
Acct#	022054000157	Owner	GAUVIN, JOSHUA
TIF/Current Use		Total Market Va...	\$64,000
PID	1347	Building Count	1
Special Condition		Lot Description	
Utility			

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2027	\$64,000	\$0	\$64,000

Owner of Record

Owner	GAUVIN, JOSHUA	Sale Price	\$85,000
Co-Owner		Book & Page	0000/0000
	12 ELWELL LN	Sale Date	07/26/2024
Address		Instrument	2Y
	BRUNSWICK, ME 04011		

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
GAUVIN, JOSHUA	\$85,000	0000/0000	2Y	07/26/2024
PHILLIPS, ROGER & TERESA	\$36,770	0000/0000		04/18/1994

Building Information

Building 1 : Section 1

Year Built:	1993
Living Area:	1,008
Replacement Cost:	\$97,588
Building Percent	65
Good:	
Replacement Cost	
Less Depreciation:	\$63,000

Building Attributes	
Field	Description

Style:	Single-wide
Model	Manufactured
Grade:	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Standing Seam
Interior Wall 1	Average
Interior Wall 2	
Interior Flr 1	Laminate
Interior Flr 2	Carpet
Heat Fuel	Oil/Gas
Heat Type:	Forced Hot Air
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	
Total Xtra Fixtrs:	1
Total Rooms:	4
Bath Style:	Typical
Kitchen Style:	Typical
Cabinets	
Cabinet Finish	
Color	
Serial #	
Fireplaces	
MHD	1990 to 1999
MHP	Linnhaven West

Building Photo



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Building Layout

 Building Layout (ParcelSketch.ashx?pid=1347&bid=1347)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,008	1,008
WDK	Deck, Wood	112	0
		1,120	1,008

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1031
Description MH In Park
Zone GR4
Neighborhood

Land Line Valuation

Size (Acres) 0
Total Market Land \$0

Outbuildings

Outbuildings				<u>Legend</u>
Code	Description	Size	Assessed Value	Bldg #
SHD1	SHED AVG	64.00 S.F.	\$1,000	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$64,000	\$0	\$64,000
2025	\$52,000	\$0	\$52,000
2024	\$19,300	\$0	\$19,300