

MCCANN DARLENE S
MCCANN, CHRISTOPHER H
452 FEDERAL STREET
WATERBORO ME 04087

B14400P346

Property Data			Assessment Record						
Neighborhood 61 FEDERAL ST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	61,200	138,400	10,000	189,600		
1ST MORTGAGE 0			2013	61,200	138,400	10,000	189,600		
2ND MORTGAGE 0			2014	61,200	169,800	10,000	221,000		
Zone/Land Use 11 Residential			2015	61,200	138,400	10,000	189,600		
Secondary Zone			2016	44,800	169,800	15,000	199,600		
Topography 3 Above Street 2 Rolling			2017	44,800	169,800	15,000	199,600		
1.Level 4.Below St 7.Steep			2018	44,800	169,800	20,000	194,600		
2.Rolling 5.Low 8.Wet			2019	44,800	169,800	20,000	194,600		
3.Above St 6.Swampy 9.Lev/Roll			2020	44,800	170,000	20,000	194,800		
Utilities 9 No Water/No Sewer			2021	49,200	170,000	24,500	194,700		
1.Public 4.Improve 7.Improve			2022	53,700	187,000	25,000	215,700		
2.Water 5.Improve 8.			2023	59,100	207,400	25,000	241,500		
3.Sewer 6.Improve 9.None			2024	66,200	232,900	25,000	274,100		
Street 1 Paved			2025	92,000	320,500	25,000	387,500		
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	
Sale Date			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot		Square Feet			7.Open Space	
2.L & B 5.Other 8.			16.Regular Lot			%		8.View/Environ	
3.Building 6. 9.			17.Secondary Lot			%		9.Fract Share	
Financing			18.Excess Land			%		Acres	
1.Convent 4.Seller 7.			19.Condominium			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			20.Pavement			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown						%		32.Pasture	
Validity						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites			34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.00	82 %	3	35.Triangular Lot	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	10.00	100 %	0	36.Commercial	
Verified			23.Non Conforming	25	0.80	100 %	0	37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			26.Excess			%		41.Gravel Pit (Ac	
			27.Rear (1-100)			%		42.Mobile Home Si	
			28.Rear (101-150)			%		43.Condo Site	
			29.Rear (151-200)			%		44.Utility ROW	
			Total Acreage		11.80			45.Camp Lot	
								46.Site Improve	

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Waterboro

Map Lot 001-035

Account 4755

Location 452 FEDERAL STREET

Card 1

Of 1

9/25/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL		0
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units 1		2.HWCI	6.GravWA	10.	Attic 0
Other Units 0		3.HWRAD	7.Electric	11.	1.1/4 Fin
Stories		4.Steam	8.F/WallM	12.	4.Full Fin
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls		3.H Pump	6.	9.None	Insulation 1 Full
1 Wood Siding		Kitchen Style		2 Typical	1.Full
0.Wood	4.Asb/Asph	8.Alum/Vin	1.Modern	4.Obsolete	7.
1.Wood	5.T-111	9.Other	2.Typical	5.	8.
2.Wd Sh	6.Br/St	11.	3.Old Type	6.	9.None
3.Compos.	7.Nov	12.	Bath(s) Style	2 Typical Bath(s)	Unfinished % 0%
Roof Surface		1.Asphalt	4.Composit	7.	Grade & Factor 3 Average 100%
1 Asphalt Shingles		2.Slate	5.Wood	8.	1.E Grade
1.Asphalt	4.Composit	7.	3.Metal	6.Other	9.
2.Slate	5.Wood	8.	# Rooms		5
3.Metal	6.Other	9.	# Bedrooms		2
SF Masonry Trim		# Full Baths		1	Phys. % Good 0%
0		# Half Baths		0	Funct. % Good 100%
OPEN-3-		# Addn Fixtures		0	Functional Code 9 None
0		# Fireplaces		0	1.Incomp
Year Built		Year Remodeled		2007	4.Small
1976		Foundation		1 Concrete	7.Layout
1.Concrete		4.Wood	7.	2.O-Built	
2.C Block		5.Slab	8.	5.CDU	
3.Br/Stone		6.Prs/Post	9.	8.Other	
Basement		Basement		4 Full Basement	9.None
1.1/4 Bmt		4.Full Bmt	7.	Econ. % Good 100%	
2.1/2 Bmt		5.None	8.	Economic Code None	
3.3/4 Bmt		6.	9.None	0.None	
Bsmt Gar # Cars		Wet Basement		1 Dry Basement	3.Services
0		1.Dry		4.	7.
2.Damp		5.	8.	1.Location	
3.Wet		6.	9.	4.Traffic	
				2.Encroach	
				9.None	
				Entrance Code 0	
				1.Interior	
				4.Vacant	
				7.	
				2.Refusal	
				5.Estimate	
				8.	
				3.Informed	
				6.Office	
				9.RS	
				Information Code 0	
				1.Owner	
				4.Agent	
				7.	
				2.Relative	
				5.Estimate	
				8.	
				3.Tenant	
				6.Other	
				9.SNY	



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	238	0 0	0	0	0	0	1.One Story Fram
21 Open Frame	0	168	0 0	0	0	0	0	2.Two Story Fram
27 Unfin Basement	0	168	0 0	0	0	0	0	3.Three Story Fr
68 Wood Deck	0	45	0 0	0	0	0	0	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

