

MCBRIDE ANNE M
530 FEDERAL ST
WATERBORO ME 04087

B10024P223 B15563P361

Previous Owner
MCBRIDE (WORTH) ANNE M
530 FEDERAL STREET

WATERBORO ME 04087
Sale Date: 5/03/2017

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
1/19/2019 - Original TG 2001 - mt
20190208 - changed letters to all caps - tb
22.0823 - added 8x35 OP -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 61 FEDERAL ST			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 2023			2012	77,400	249,400	10,000	316,800		
1ST MORTGAGE 0			2013	77,400	249,400	10,000	316,800		
2ND MORTGAGE 0			2014	77,400	249,400	10,000	316,800		
Zone/Land Use 11 Residential			2015	77,400	249,400	10,000	316,800		
Secondary Zone			2016	71,400	249,400	15,000	305,800		
Topography 3 Above Street			2017	71,400	249,400	15,000	305,800		
1.Level 4.Below St 7.Steep			2018	72,100	249,400	20,000	301,500		
2.Rolling 5.Low 8.Wet			2019	72,700	249,400	20,000	302,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	74,000	249,400	20,000	303,400		
Utilities 9 No Water/No Sewer			2021	80,100	249,400	24,500	305,000		
1.Public 4.Improve 7.Improve			2022	86,500	274,400	25,000	335,900		
2.Water 5.Improve 8.			2023	93,200	314,300	25,000	382,500		
3.Sewer 6.Improve 9.None			2024	101,700	353,300	25,000	430,000		
Street 1 Paved			2025	111,400	474,400	25,000	560,800		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0					Frontage	Depth	Factor	Code	
BUILDING USE 0			11.Ossipee WF			%		1.Unimproved	
Sale Data			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Date 5/03/2017			13.Waterfront			%		3.Topography	
Price			14.Rear Land			%		4.Size/Shape	
Sale Type 2 Land & Buildings			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.						%		6.Restriction	
2.L & B 5.Other 8.			Square Foot	Square Feet				7.Open Space	
3.Building 6. 9.							%	8.View/Environ	
Financing 1 Conventional			16.Regular Lot			%		9.Fract Share	
1.Convent 4.Seller 7.			17.Secondary Lot			%		Acres	
2.FHA/VA 5.Private 8.			18.Excess Land			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			19.Condominium			%		31.Tillable/Horti	
Validity 1 Arms Length Sale			20.Pavement			%		32.Pasture	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				33.Orchard	
2.Related 5.Partial 8.Other				21.Homesite (Frac	21	2.00	100 %	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	24	7.00	62 %	3	35.Triangular Lot	
Verified 5 Public Record			23.Non Conforming	39	41.00	100 %	0	36.Commercial	
1.Buyer 4.Agent 7.Family			Acres			%		37.Softwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		38.Mixed Wood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		39.Hardwood	
			26.Excess			%		40.Wasteland	
			27.Rear (1-100)			%		41.Gravel Pit (Ac	
			28.Rear (101-150)			%		42.Mobile Home Si	
			29.Rear (151-200)			%		43.Condo Site	
			Total Acreage		50.00			44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

Waterboro

Map Lot 001-045

Account 69

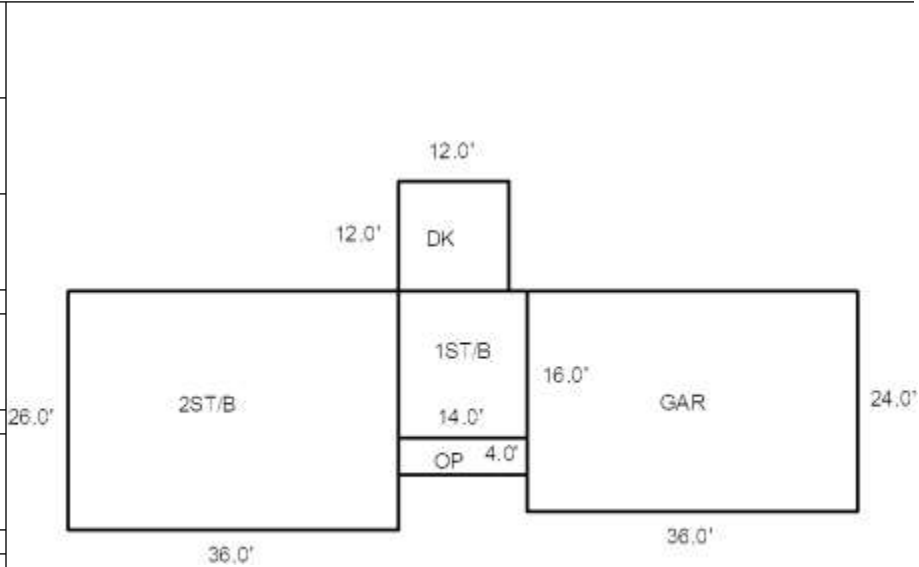
Location 530 FEDERAL STREET

Card 1

Of 1

9/25/2024

Building Style	1 Conventional			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 1				3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair 8.			
Stories 2 Two 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 110%			
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) 936				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 7 Very Good				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim 0				# Rooms 7			2.Fair	5.Avg+ 8.Exc			
OPEN-3- 0				# Bedrooms 4			3.Avg-	6.Good 9.Same			
OPEN-4- 0				# Full Baths 2			Phys. % Good 0%				
Year Built 2000				# Half Baths 0			Funct. % Good 100%				
Year Remodeled 0				# Addn Fixtures 0			Functional Code 9 None				
Foundation 1 Concrete				# Fireplaces 1			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: #2e7d32; 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 4 Full 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 1 Dry 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	
1 One Story Frame	0	224	0 0	0	0	% 0	%	1.One Story Fram
21 Open Frame	0	56	0 0	0	0	% 0	%	2.Two Story Fram
43 2S Frame Garage	2004	864	0 0	0	0	% 0	%	3.Three Story Fr
24 Frame Shed	0	80	0 0	0	0	% 50	%	4.1 & 1/2 Story
68 Wood Deck	0	144	2 0	0	0	% 0	%	5.1 & 3/4 Story
27 Unfin Basement	0	224	0 0	0	0	% 0	%	6.2 & 1/2 Story
23 Frame Garage	2009	576	2 100	6	95	% 100	%	21.Open Frame Por
21 Open Frame	2021	280	0 0	0	0	% 0	%	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

