

MCCRUM DAVID C  
MCCRUM, VIRGINIA A  
15 BLUEBERRY RD  
WATERBORO ME 04087

B8085P149

Previous Owner  
LAWLOR JOHN F & BARBARA E  
23 GRANDVIEW ROAD

CHELSEA MA 02150  
Sale Date: 1/30/2013

Inspection Witnessed By:

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

Notes:  
15.1123 - changed land from vacant - ak  
17.0906 - added 24x24 garage sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>70 WEST RD N</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	68,700	0	0	68,700		
1ST MORTGAGE <b>0</b>			2013	64,200	0	0	64,200		
2ND MORTGAGE <b>0</b>			2014	64,200	0	0	64,200		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	54,800	0	0	54,800		
Secondary Zone			2016	60,600	123,100	21,000	162,700		
Topography <b>2 Rolling</b>			2017	60,600	123,100	21,000	162,700		
1.Level 4.Below St 7.Steep			2018	60,600	136,200	26,000	170,800		
2.Rolling 5.Low 8.Wet			2019	60,600	136,200	26,000	170,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,600	136,200	26,000	170,800		
Utilities <b>9 No Water/No Sewer</b>			2021	66,600	136,200	30,380	172,420		
1.Public 4.Improve 7.Improve			2022	72,700	149,900	31,000	191,600		
2.Water 5.Improve 8.			2023	80,000	166,200	31,000	215,200		
3.Sewer 6.Improve 9.None			2024	89,700	186,600	31,000	245,300		
Street <b>1 Paved</b>			2025	108,500	250,500	31,000	328,000		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
LAND USE <b>0</b>			11.Ossipee WF		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
BUILDING USE <b>0</b>			12.Arrowhead WF				%		1.Unimproved
<b>Sale Data</b>			13.Waterfront				%		2.Excess Ftg /De
Sale Date <b>1/30/2013</b>			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type <b>1 Land Only</b>							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			<b>Square Foot</b>	<b>Square Feet</b>					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing <b>9 Unknown</b>			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		<b>Acres</b>
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity <b>8 Other Non Valid</b>							%		32.Pasture
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>					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	26	1.30	100	%	0	35.Triangular Lot
Verified <b>5 Public Record</b>			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			<b>Acres</b>				%		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
			<b>Total Acreage</b>		<b>3.30</b>				44.Utility ROW
									45.Camp Lot
									46.Site Improve

## Waterboro

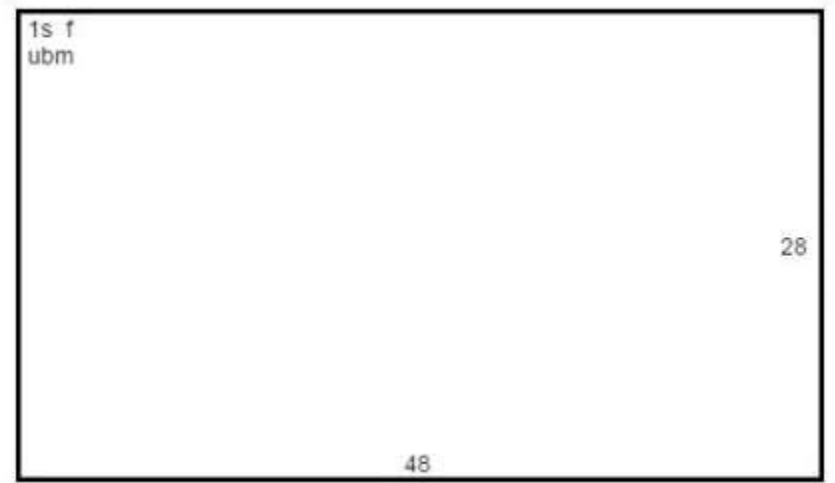
Map Lot 009-005-001

Account 943

Location 15 BLUEBERRY ROAD

Card 1 Of 1 9/23/2024

Building Style	<b>2 Ranch</b>			SF Bsmt Living	<b>0</b>			Layout	<b>1 Typical</b>			
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	<b>0 0</b>			1.Typical	4.	7.		
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL <b>0</b>			2.Inadeq	5.	8.			
3.R Ranch	7.Contemp/	11.Condo		Heat Type	<b>100% 1 Hot Water BB</b>			3.Not func	6.	9.		
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic <b>9 None</b>					
Dwelling Units <b>1</b>				2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.1/4 Unfi			
Other Units <b>0</b>				3.HWRAD	7.Electric	11.	2.1/2 Fin	5.FI/Stair	8.			
Stories <b>1 One Story</b>				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	<b>0% 9 None</b>			Insulation <b>1 Full</b>				
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 <b>8 Alumunum/Vinyl</b>				3.H Pump	6.	9.None	3.Capped	6.	9.None			
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style <b>2 Typical</b>			Unfinished % <b>0%</b>					
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor <b>3 Average 100%</b>					
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 <b>1 Asphalt Shingles</b>				Bath(s) Style <b>2 Typical Bath(s)</b>			3.C Grade				6.AA Grade	9.Same
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) <b>1344</b>					
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition <b>4 Average</b>					
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G			
SF Masonry Trim <b>0</b>				# Rooms <b>0</b>			2.Fair	5.Avg+	8.Exc			
OPEN-3- <b>0</b>				# Bedrooms <b>3</b>			3.Avg-	6.Good	9.Same			
OPEN-4- <b>0</b>				# Full Baths <b>1</b>			Phys. % Good <b>100%</b>					
Year Built <b>2015</b>				# Half Baths <b>0</b>			Funct. % Good <b>100%</b>					
Year Remodeled <b>0</b>				# Addn Fixtures <b>0</b>			Functional Code <b>9 None</b>					
Foundation <b>1 Concrete</b>				# Fireplaces <b>0</b>			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: #00728f; 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 <b>4 Full Basement</b>												
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 <b>0</b>												
Wet Basement <b>1 Dry Basement</b>												
1.Dry	4.	7.										
2.Damp	5.	8.										
3.Wet	6.	9.										
Date Inspected				1.Owner			4.Agent	7.				
				2.Relative			5.Estimate	8.				
				3.Tenant			6.Other	9.SNY				



Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	2016	576	3 100	7	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

28

48