

MCCADDEN JAMES R
 MCCADDEN, MARY T
 79 BLUEBERRY RD
 WATERBORO ME 04087
 B14274P345 B16805P146

Previous Owner
 CECIL SAMMIE J & JO-ANN G
 C/O JAMES & MARY MCCADDEN
 79 BLUEBERRY RD
 WATERBORO ME 04087
 Sale Date: 4/17/2014

Previous Owner
 HARRIMAN ALICE R TRUSTEE
 REV LIV TRST AGR ALICE HARRIMAN
 79 BLUEBERRY RD
 WATERBORO ME 04087
 Sale Date: 11/02/2004

Inspection Witnessed By:
 X _____ Date _____

No./Date	Description	Date Insp.

Notes:

Validity	1 Arms Length Sale
1.Valid	4.Split 7.Renovate
2.Related	5.Partial 8.Other
3.Distress	6.Exempt 9.
Verified	1 Buyer
1.Buyer	4.Agent 7.Family
2.Seller	5.Pub Rec 8.Other
3.Lender	6.MLS 9.

Waterboro

Property Data			Assessment Record						
Neighborhood	76 NORTHWEST POND A		Year	Land	Buildings	Exempt	Total		
Tree Growth Year	0		2012	144,000	75,500	10,000	209,500		
1ST MORTGAGE	0		2013	144,000	75,500	10,000	209,500		
2ND MORTGAGE	0		2014	144,000	75,500	10,000	209,500		
Zone/Land Use	48 Shoreland		2015	144,000	75,500	10,000	209,500		
Secondary Zone	31		2016	136,800	75,500	0	212,300		
Topography	1 Level		2017	136,800	75,500	0	212,300		
1.Level	4.Below St	7.Steep	2018	136,800	75,500	0	212,300		
2.Rolling	5.Low	8.Wet	2019	136,800	75,500	20,000	192,300		
3.Above St	6.Swampy	9.Lev/Roll	2020	136,800	75,800	20,000	192,600		
Utilities	9 No Water/No Sewer		2021	150,500	75,800	24,500	201,800		
1.Public	4.Improve	7.Improve	2022	164,200	83,400	25,000	222,600		
2.Water	5.Improve	8.	2023	180,600	92,500	25,000	248,100		
3.Sewer	6.Improve	9.None	2024	202,500	104,200	25,000	281,700		
Street	1 Paved		2025	216,000	149,200	25,000	340,200		
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	11.Ossipee WF	13	Frontage	Depth	Factor	Code	
LAND USE	0		12.Arrowhead WF				90 %	4	1.Unimproved
BUILDING USE	0		13.Waterfront				%		2.Excess Ftg /De
Sale Data			14.Rear Land				%		3.Topography
Sale Date	4/17/2014		15.Misc				%		4.Size/Shape
Price	176,000						%		5.Access or Rear
Sale Type	2 Land & Buildings						%		6.Restriction
1.Land	4.Mobile	7.					%		7.Open Space
2.L & B	5.Other	8.	Square Foot	Square Feet					8.View/Environ
3.Building	6.	9.	16.Regular Lot				%		9.Fract Share
Financing	1 Conventional		17.Secondary Lot				%		Acres
1.Convent	4.Seller	7.	18.Excess Land				%		30.Rear (201+)
2.FHA/VA	5.Private	8.	19.Condominium				%		31.Tillable/Horti
3.Assumed	6.Cash	9.Unknown	20.Pavement				%		32.Pasture
Validity	1 Arms Length Sale						%		33.Orchard
1.Valid	4.Split	7.Renovate	Fract. Acre	Acreege/Sites					34.Frontage
2.Related	5.Partial	8.Other	21.Homesite (Frac				%		35.Triangular Lot
3.Distress	6.Exempt	9.	22.Vacant Lot (Fr				%		36.Commercial
Verified	1 Buyer		23.Non Conforming				%		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	0.37	45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 048-006

Account 3944

Location 79 BLUEBERRY ROAD

Card 1

Of 1

9/23/2024

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% 5 Force Warm Air	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	0	3.HWRAD	7.Electric 11.	2.1/2 Fin	5.FI/Stair 8.
Stories	1 One 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	9 None
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	1 Wood Siding	3.H Pump	6. 9.None	3.Capped	6. 9.None
0.Wood	4.Asb/Asph 8.Alum/Vin	Kitchen Style	3 Old Style	Unfinished %	0%
1.Wood	5.T-111 9.Other	1.Modern	4.Obsolete 7.	Grade & Factor	3 Average 100%
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	1 Asphalt Shingles	Bath(s) Style	3 Old Style	3.C Grade	6.AA Grade 9.Same
1.Asphalt	4.Composit 7.	1.Modern	4.Obsolete 7.	SQFT (Footprint)	792
2.Slate	5.Wood 8.	2.Typical	5. 8.	Condition	4 Average
3.Metal	6.Other 9.	3.Old Type	6. 9.None	1.Poor	4.Avg 7.V G
SF Masonry Trim	0	# Rooms	0	2.Fair	5.Avg+ 8.Exc
OPEN-3-	0	# Bedrooms	2	3.Avg-	6.Good 9.Same
OPEN-4-	0	# Full Baths	1	Phys. % Good	0%
Year Built	1930	# Half Baths	0	Funct. % Good	100%
Year Remodeled	1960	# Addn Fixtures	0	Functional Code	9 None
Foundation	2 Concrete Block	# 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;">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				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
68 Wood Deck	0	112	0 0	0	0 %	0 %	
1 One Story Frame	0	96	0 0	0	0 %	0 %	
62 Patio	0	48	0 0	0	0 %	0 %	
61 Canopy	0	40	0 0	0	0 %	0 %	
1 One Story Frame	0	178	0 0	0	0 %	0 %	
24 Frame Shed	0	64	0 0	0	0 %	0 %	
23 Frame Garage	0	200	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	

