

COOK STEVEN D & BARBARA (JT)
217 STAR HILL RD
WATERBORO ME 04087

B14226P419 B17288P715

Previous Owner
CHAUVETTE DAVID A & DANIELLE M
ATTN: STEVEN & BARBARA COOK
217 STAR HILL RD
WATERBORO ME 04087
Sale Date: 6/30/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
16.0606 LOTS COMBINED IN ERROR IN PAST* - REMOVED
ADDED ACREAGE AND MOVED INFO TO M/L 1-50. -AK
*Add 20.14 ac rear for FY2015 @ \$700 p/ac

Waterboro

Property Data			Assessment Record						
Neighborhood 64 STAR HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	60,200	236,500	10,000	286,700		
1ST MORTGAGE 0			2013	60,200	236,500	10,000	286,700		
2ND MORTGAGE 0			2014	60,200	236,500	10,000	286,700		
Zone/Land Use 31 Agricultural/Residential			2015	74,300	236,500	10,000	300,800		
Secondary Zone			2016	50,500	236,500	15,000	272,000		
Topography 4 Below Street			2017	50,500	236,500	15,000	272,000		
1.Level 4.Below St 7.Steep			2018	50,500	236,500	20,000	267,000		
2.Rolling 5.Low 8.Wet			2019	50,600	236,500	0	287,100		
3.Above St 6.Swampy 9.Lev/Roll			2020	50,600	236,500	0	287,100		
Utilities 9 No Water/No Sewer			2021	55,600	236,500	0	292,100		
1.Public 4.Improve 7.Improve			2022	60,700	260,200	0	320,900		
2.Water 5.Improve 8.			2023	66,700	288,500	25,000	330,200		
3.Sewer 6.Improve 9.None			2024	74,800	324,000	25,000	373,800		
Street 3 Gravel			2025	88,800	430,700	25,000	494,500		
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 6/30/2017			14.Rear Land			%		4.Size/Shape	
Price 395,000			15.Misc			%		5.Access or Rear	
Sale Type 2 Land & Buildings						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot	Square Feet				7.Open Space	
2.L & B 5.Other 8.						%		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	21	2.00	80 %	5	35.Triangular Lot
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	3.04	100 %	0	36.Commercial	
Verified 5 Public Record			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		5.04			45.Camp Lot	
								46.Site Improve	

