

TUCKER, NOAH C
TUCKER, COURTNEY C
122 STAR HILL
WATERBORO ME 04087

B13128P112 B15341P560 B17085P214 B17506P578

Previous Owner
WOODS NANCY A & TERRY S
C/O COURTNEY TUCKER
122 STAR HILL ROAD
WATERBORO ME 04087
Sale Date: 8/26/2015

Previous Owner
IRELAND TROY H & ANDREA ABRELL
9 HANLEY RD

PITTSTON ME 04345
Sale Date: 1/28/2008

Inspection Witnessed By:

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

Notes:
 18.0606 - added 2.01 acres transferred from 003-015 -sb
 18.0717 - added .04 acres transferred from 003-015 -sb
 20.0715 - added 36x60 barn, 70% incomplete, check 2021 -sb
 21.0616 - barn incomplete, assessed S/V \$50,000, check 2022 -sb
 23.1031 - removed incomplete on dwelling -sb
 23.1226 - barn completed; removed sv and changed functional to 100% - vw

Waterboro

Property Data			Assessment Record						
Neighborhood 64 STAR HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	69,700	268,700	0	338,400		
1ST MORTGAGE 0			2013	69,700	268,700	0	338,400		
2ND MORTGAGE 0			2014	69,700	268,700	0	338,400		
Zone/Land Use 31 Agricultural/Residential			2015	69,700	268,700	0	338,400		
Secondary Zone			2016	59,200	268,700	0	327,900		
Topography 1 Level			2017	59,200	268,700	0	327,900		
1.Level 4.Below St 7.Steep			2018	59,200	268,700	0	327,900		
2.Rolling 5.Low 8.Wet			2019	60,700	268,700	0	329,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	60,700	268,700	0	329,400		
Utilities 9 No Water/No Sewer			2021	66,700	285,600	0	352,300		
1.Public 4.Improve 7.Improve			2022	72,800	345,600	0	418,400		
2.Water 5.Improve 8.			2023	80,100	377,800	0	457,900		
3.Sewer 6.Improve 9.None			2024	89,800	418,100	0	507,900		
Street 1 Paved			2025	112,300	573,500	0	685,800		
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 8/26/2015			13.Waterfront			%		3.Topography	
Price 361,000			14.Rear Land			%		4.Size/Shape	
Sale Type 2 Land & Buildings			15.Misc			%		5.Access or Rear	
1.Land 4.Mobile 7.			Square Foot	Square Feet				6.Restriction	
2.L & B 5.Other 8.						%		7.Open Space	
3.Building 6. 9.			16.Regular Lot			%		8.View/Environ	
Financing 1 Conventional			17.Secondary Lot			%		9.Fract Share	
1.Convent 4.Seller 7.			18.Excess Land			%		Acres	
2.FHA/VA 5.Private 8.			19.Condominium			%		30.Rear (201+)	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		31.Tillable/Horti	
Validity 1 Arms Length Sale			Fract. Acre	Acreege/Sites				32.Pasture	
1.Valid 4.Split 7.Renovate				21.Homesite (Frac	21	2.00	100	%	0
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	24	2.05	100	%	0	
3.Distress 6.Exempt 9.			23.Non Conforming			%		33.Orchard	
Verified 1 Buyer			Acres			%		34.Frontage	
1.Buyer 4.Agent 7.Family			24.Excess (5-10)			%		35.Triangular Lot	
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)			%		36.Commercial	
3.Lender 6.MLS 9.			26.Excess			%		37.Softwood	
			27.Rear (1-100)			%		38.Mixed Wood	
			28.Rear (101-150)			%		39.Hardwood	
			29.Rear (151-200)			%		40.Wasteland	
			Total Acreage 4.05					41.Gravel Pit (Ac	
								42.Mobile Home Si	
								43.Condo Site	
								44.Utility ROW	
								45.Camp Lot	
								46.Site Improve	

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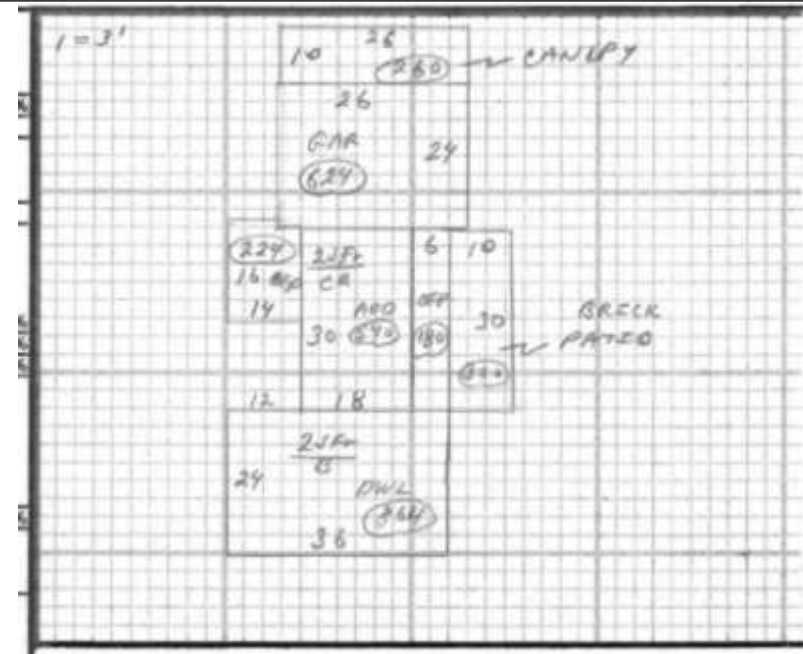
Map Lot 003-015-001

Account 4556

Location 122 STAR HILL ROAD

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 0				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 0 Wood Siding				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 0				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) 864				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 8 Excellent				
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 3			Phys. % Good 97%				
Year Built 2003				# 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: #00728f; color: white; padding: 10px; font-size: 2em; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>	2.O-Built	5.CDU	8.Other	Econ. % Good 100%				
2.C Block	5.Slab	8.		3.Damage	6.Style	9.None	Economic Code None				
3.Br/Stone	6.Prs/Post	9.		0.None 3.Services 7.			1.Location 4.Traffic 8.				
Basement 4 Full Basement				1.Incomp 4.Small 7.Layout			2.O-Built 5.CDU 8.Other				
1.1/4 Bmt	4.Full Bmt	7.		Econ. % Good 100%			3.Damage 6.Style 9.None				
2.1/2 Bmt	5.None	8.		Economic Code None			0.None 3.Services 7.				
3.3/4 Bmt	6.	9.None		1.Location 4.Traffic 8.			1.Encroach 9.None 9.				
Bsmt Gar # Cars 0				Entrance Code 0			1.Interior 4.Vacant 7.				
Wet Basement 1 Dry Basement				1.Refusal 5.Estimate 8.			2.Refusal 5.Estimate 8.				
1.Dry	4.	7.		3.Informed 6.Office 9.RS			Information Code 0				
2.Damp	5.	8.	1.Owner 4.Agent 7.			1.Owner 4.Agent 7.					
3.Wet	6.	9.	2.Relative 5.Estimate 8.			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.SNY			3.Tenant 6.Other 9.SNY					



Date Inspected

Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
2 Two Story Frame	0	540	0 0	0	0	0	%		1.One Story Fram
21 Open Frame	0	180	0 0	0	0	0	%		2.Two Story Fram
21 Open Frame	0	224	0 0	0	0	0	%		3.Three Story Fr
60 1.25 ST Gar	0	624	0 0	0	0	0	%		4.1 & 1/2 Story
61 Canopy	0	260	0 0	0	0	0	%		5.1 & 3/4 Story
21 Open Frame	0	48	0 0	0	0	0	%		6.2 & 1/2 Story
62 Patio	0	300	0 0	0	0	0	%		21.Open Frame Por
27 Unfin Basement	0	540	0 0	0	0	0	%		22.Encl Frame Por
65 Barn/Stable	2020	2160	4 100	6	0	0	100	%	23.Frame Garage
									24.Frame Shed
									25.Frame Bay Wind
									26.1SFr Overhang
									27.Unfin Basement
									28.Unfinished Att
									29.Finished Attic