

FREITAS CLAUDIA L
 FREITAS, ZACHARY M
 175 STAR HILL RD
 WATERBORO ME 04087

B14280P112 B15518P356 B15737P736 B17503P627

Previous Owner
 Agnelli, Lou-Ann M. & Agnelli, Frank J.
 175 Starry Hill Rd

Waterboro ME 04087
 Sale Date: 7/12/2017

Previous Owner
 STARRY HILL LLC
 ATTN: CLAUDIA & ZACHARY FREITAS
 29 BYRON ST
 BRADFORD MA 01835
 Sale Date: 6/28/2017

Previous Owner
 BREMWAL BUILDERS LLC
 PO BOX 8

GREENLAND NH 03840
 Sale Date: 11/07/2008

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Property Data			Assessment Record						
Neighborhood 64 STAR HILL RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	70,200	234,800	0	305,000		
1ST MORTGAGE 0			2013	70,200	234,800	0	305,000		
2ND MORTGAGE 0			2014	70,200	234,800	0	305,000		
Zone/Land Use 31 Agricultural/Residential			2015	70,200	234,800	0	305,000		
Secondary Zone			2016	59,600	234,800	0	294,400		
Topography 2 Rolling			2017	59,600	234,800	0	294,400		
1.Level 4.Below St 7.Steep			2018	59,600	234,800	0	294,400		
2.Rolling 5.Low 8.Wet			2019	59,600	234,800	0	294,400		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,600	234,800	0	294,400		
Utilities 9 No Water/No Sewer			2021	65,500	234,800	0	300,300		
1.Public 4.Improve 7.Improve			2022	71,500	258,300	0	329,800		
2.Water 5.Improve 8.			2023	78,600	286,500	0	365,100		
3.Sewer 6.Improve 9.None			2024	88,200	321,700	0	409,900		
Street 1 Paved			2025	107,500	421,500	0	529,000		
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	
			14.Rear Land			%		4.Size/Shape	
Sale Date 7/12/2017			15.Misc			%		5.Access or Rear	
Price 365,000						%		6.Restriction	
Sale Type 2 Land & Buildings						%		7.Open Space	
1.Land 4.Mobile 7.			Square Foot	Square Feet				8.View/Environ	
2.L & B 5.Other 8.							%	9.Fract Share	
3.Building 6. 9.			16.Regular Lot			%		Acres	
Financing 9 Unknown			17.Secondary Lot			%		30.Rear (201+)	
1.Convent 4.Seller 7.			18.Excess Land			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			19.Condominium			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown			20.Pavement			%		33.Orchard	
Validity 1 Arms Length Sale						%		34.Frontage	
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100	%	0	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.33	100	%	0	
Verified 5 Public Record			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			Acres			%		39.Hardwood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		40.Wasteland	
3.Lender 6.MLS 9.			25.Excess (10+)			%		41.Gravel Pit (Ac	
			26.Excess			%		42.Mobile Home Si	
			27.Rear (1-100)			%		43.Condo Site	
			28.Rear (101-150)			%		44.Utility ROW	
			29.Rear (151-200)			%		45.Camp Lot	
			Total Acreage 2.33					46.Site Improve	

Waterboro

Map Lot 003-016-001

Account 4703

Location 175 STAR HILL ROAD

Card 1

Of 1

9/25/2024

Building Style	4 Cape Cod	SF Bsmt Living	0	Layout	1 Typical
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	0 0	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL 0		2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	100%	1 Hot Water BB
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units 1		2.HWCI		6.GravWA	10.
Other Units 1		3.HWRAD		7.Electric	11.
Stories		4.Steam		8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	0%	9 None
2.2	5.1.75	8.	1.Refrig	4.W&C Air	7.
3.3	6.2.50	9.	2.Evapor	5.	8.
Exterior Walls		3.H Pump		6.	9.None
8 Aluminum/Vinyl		Kitchen Style		2 Typical	
0.Wood	4.Asb/Asph	8.Alum/Vin	1.Modern	4.Obsolete	7.
1.Wood	5.T-111	9.Other	2.Typical	5.	8.
2.Wd Sh	6.Br/St	11.	3.Old Type	6.	9.None
3.Compos.	7.Nov	12.	Bath(s) Style		2 Typical Bath(s)
Roof Surface		1.Modern		4.Obsolete	7.
1.Asphalt	4.Composit	7.	2.Typical	5.	8.
2.Slate	5.Wood	8.	3.Old Type	6.	9.None
3.Metal	6.Other	9.	# Rooms		7
SF Masonry Trim		# Bedrooms		3	
OPEN-3-		# Full Baths		2	
OPEN-4-		# Half Baths		1	
Year Built		# Addn Fixtures		0	
Year Remodeled		# Fireplaces		1	
Foundation		1.Incomp		4.Small	7.Layout
1 Concrete		2.O-Built		5.CDU	8.Other
1.Concrete	4.Wood	7.	3.Damage	6.Style	9.None
2.C Block	5.Slab	8.	Econ. % Good		100%
3.Br/Stone	6.Prs/Post	9.	Economic Code		None
Basement		0.None		3.Services	7.
4 Full Basement		1.Location		4.Traffic	8.
1.1/4 Bmt	4.Full Bmt	7.	2.Encroach	9.None	9.
2.1/2 Bmt	5.None	8.	Entrance Code		0
3.3/4 Bmt	6.	9.None	1.Interior	4.Vacant	7.
Bsmt Gar # Cars		2.Refusal		5.Estimate	8.
0		3.Informed		6.Office	9.RS
Wet Basement		Information Code		0	
1 Dry Basement		1.Owner		4.Agent	7.
1.Dry	4.	7.	2.Relative	5.Estimate	8.
2.Damp	5.	8.	3.Tenant	6.Other	9.SNY
3.Wet	6.	9.	Date Inspected		



Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
21 Open Frame	0	196	0 0	0	0	% 0	%	1.One Story Fram
48 1.50 Fr Gar w/fin	0	676	0 0	0	0	% 0	%	2.Two Story Fram
						%	%	3.Three Story Fr
						%	%	4.1 & 1/2 Story
						%	%	5.1 & 3/4 Story
						%	%	6.2 & 1/2 Story
						%	%	21.Open Frame Por
						%	%	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

