

BENSON, WILLIAM T  
 BENSON, MARIE  
 79 STAR HILL  
 WATERBORO ME 04087  
 USA  
 B13071P160 B17459P676 B18211P621

Previous Owner  
 NADEAU JOHN  
 NADEAU, CHRISTINE  
 933 OCEAN BLVD #107  
 HAMPTON NH 03842  
 Sale Date: 4/03/2020

Previous Owner  
 SCHULTZ DAVID & SABRINA  
 ATTN: JOHN & CHRISTINE NADEAU  
 79 STAR HILL ROAD  
 WATERBORO ME 04087  
 Sale Date: 1/01/2017

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:  
 16.1025 - visited property to relist at request of realtor; house has previously undocumented bedroom, bathroom, & luxury theatre in basement. updated accordingly. -AK  
 17.0926 - removed homestead exemption, primary residence is in NH -sb

Waterboro

Property Data			Assessment Record						
Neighborhood <b>64 STAR HILL RD</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2012	70,700	417,400	10,000	478,100		
1ST MORTGAGE <b>0</b>			2013	70,700	417,400	10,000	478,100		
2ND MORTGAGE <b>0</b>			2014	70,700	417,400	10,000	478,100		
Zone/Land Use <b>31 Agricultural/Residential</b>			2015	70,700	417,400	10,000	478,100		
Secondary Zone			2016	59,900	417,400	15,000	462,300		
Topography <b>1 Level</b>			2017	59,900	417,400	15,000	462,300		
1.Level 4.Below St 7.Steep			2018	59,900	461,900	20,000	501,800		
2.Rolling 5.Low 8.Wet			2019	59,900	461,900	0	521,800		
3.Above St 6.Swampy 9.Lev/Roll			2020	59,900	461,900	0	521,800		
Utilities <b>9 No Water/No Sewer</b>			2021	65,900	461,900	0	527,800		
1.Public 4.Improve 7.Improve			2022	71,900	508,100	0	580,000		
2.Water 5.Improve 8.			2023	79,100	563,600	31,000	611,700		
3.Sewer 6.Improve 9.None			2024	88,700	632,900	31,000	690,600		
Street <b>1 Paved</b>			2025	107,800	795,000	31,000	871,800		
1.Paved 4.Proposed 7.ROW			<b>Land Data</b>						
2.Semi Imp 5.Pvt 8.None			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3.Gravel 6.Aband 9.TG PLAN					<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
LAND USE <b>0</b>			11.Ossipee WF			%		1.Unimproved	
BUILDING USE <b>0</b>			12.Arrowhead WF			%		2.Excess Ftg /De	
<b>Sale Data</b>			13.Waterfront			%		3.Topography	
			14.Rear Land			%		4.Size/Shape	
Sale Date <b>4/03/2020</b>			15.Misc			%		5.Access or Rear	
Price <b>585,000</b>						%		6.Restriction	
Sale Type <b>2 Land &amp; Buildings</b>						%		7.Open Space	
1.Land 4.Mobile 7.			<b>Square Foot</b>	<b>Square Feet</b>				8.View/Environ	
2.L & B 5.Other 8.				16.Regular Lot			%	9.Fract Share	
3.Building 6. 9.			17.Secondary Lot			%			
Financing <b>9 Unknown</b>			18.Excess Land			%		30.Rear (201+)	
1.Convent 4.Seller 7.			19.Condominium			%		31.Tillable/Horti	
2.FHA/VA 5.Private 8.			20.Pavement			%		32.Pasture	
3.Assumed 6.Cash 9.Unknown						%		33.Orchard	
Validity <b>1 Arms Length Sale</b>						%		34.Frontage	
1.Valid 4.Split 7.Renovate			<b>Fract. Acre</b>	<b>Acreege/Sites</b>				35.Triangular Lot	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	2.00	100 %	0	36.Commercial	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	26	0.67	100 %	0	37.Softwood	
Verified <b>5 Public Record</b>			23.Non Conforming			%		38.Mixed Wood	
1.Buyer 4.Agent 7.Family			<b>Acres</b>			%		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	
			<b>Total Acreage</b>		<b>2.67</b>				
						46.Site Improve			

# Waterboro

Map Lot 003-022-007

Account 4557

Location 79 STAR HILL ROAD

Card 1

Of 1

9/25/2024

Building Style	<b>4 Cape Cod</b>	SF Bsmt Living	<b>1532</b>	Layout	<b>1 Typical</b>
1.Conv	5.Garr/Col	9.Other	Fin Bsmt Grade	<b>6 100</b>	1.Typical
2.Ranch	6.Split	10.Mohome	OPEN 5 OPTIONAL	<b>0</b>	2.Inadeq
3.R Ranch	7.Contemp/	11.Condo	Heat Type	<b>100%</b>	<b>1 Hot Water BB</b>
4.Cape	8.Log	12.	1.HWBB	5.FWA	9.No Heat
Dwelling Units	<b>1</b>		2.HWCI	6.GravWA	10.
Other Units	<b>0</b>		3.HWRAD	7.Electric	11.
Stories	<b>1 One Story</b>		4.Steam	8.F/WallM	12.
1.1	4.1.50	7.1.25	Cool Type	<b>0%</b>	<b>9 None</b>
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	<b>8 Aluminum/Vinyl</b>		3.H Pump	6.	9.None
0.Wood	4.Asb/Asph	8.Alum/Vin	Kitchen Style	<b>1 Modern</b>	
1.Wood	5.T-111	9.Other	1.Modern	4.Obsolete	7.
2.Wd Sh	6.Br/St	11.	2.Typical	5.	8.
3.Compos.	7.Nov	12.	3.Old Type	6.	9.None
Roof Surface	<b>1 Asphalt Shingles</b>		Bath(s) Style	<b>1 Modern Bath(s)</b>	
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.
2.Slate	5.Wood	8.	2.Typical	5.	8.
3.Metal	6.Other	9.	3.Old Type	6.	9.None
SF Masonry Trim	<b>0</b>		# Rooms	<b>7</b>	
OPEN-3-	<b>0</b>		# Bedrooms	<b>4</b>	
OPEN-4-	<b>0</b>		# Full Baths	<b>3</b>	
Year Built	<b>2004</b>		# Half Baths	<b>0</b>	
Year Remodeled	<b>0</b>		# Addn Fixtures	<b>0</b>	
Foundation	<b>1 Concrete</b>		# Fireplaces	<b>1</b>	
1.Concrete	4.Wood	7.			
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 10/25/2016

### Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	617	0 0	0	0	0 %	0 %	1.One Story Fram
27 Unfin Basement	0	617	0 0	0	0	0 %	0 %	2.Two Story Fram
1 One Story Frame	0	160	0 0	0	0	0 %	0 %	3.Three Story Fr
21 Open Frame	0	98	0 0	0	0	0 %	0 %	4.1 & 1/2 Story
21 Open Frame	0	100	0 0	0	0	0 %	0 %	5.1 & 3/4 Story
1 One Story Frame	0	160	0 0	0	0	0 %	0 %	6.2 & 1/2 Story
23 Frame Garage	0	1036	0 0	0	0	0 %	0 %	21.Open Frame Por
62 Patio	0	420	0 0	0	0	0 %	0 %	22.Encl Frame Por
62 Patio	0	440	0 0	0	0	0 %	0 %	23.Frame Garage
63 Swimming Pool	2006	450	3 100	7	75	75 %	75 %	24.Frame Shed
								25.Frame Bay Wind
								26.1SFr Overhang
								27.Unfin Basement
								28.Unfinished Att
								29.Finished Attic

