

Public Synopsis

77 Main Street, New Sharon, ME 04955

List Number: 1410331

Status: Active

County: Franklin

Property Type: Residential

Seasonal: No

List Price: \$164,900



General Information

Property Sub-Type: Single Family Residence
 # Rooms: 9
 # Bedrooms: 3 Baths:2/0
 Style: New Englander
 Color: White
 Year Built: 1850
 Surveyed: Unknown
 # Fireplaces: 1

Water Information

Water Frontage: No

SqFt Finished Above Grade +/-: 1,800
 SqFt Finished Below Grade +/-: 0
 SqFt Finished Total +/-: 1,800
 SqFt Source: Seller
 Leased Land: No
 Lot Size Acres +/-: 0.47
 Source of Acreage: Public Records as per town
 Zoning: as per town
 Bank Owned REO: No

Tax/Deed/Community Information

Book/Page/Deed: 3874/76/ Partial
 Map/Block/Lot: 1/ / 27
 Full Tax Amount/Year: \$1,560/ 2018
 Tax ID: NSHR-000001-000000-000027
 School District: RSU 09

Interior Information

Property Features

Site: Rolling/Sloping; Sidewalks; Well Landscaped	2 Detached Houses on 1 Lot: No
Driveway: Gravel	Construction: Wood Frame
Parking: 1 - 4 Spaces	Basement Info: Crawl Space; Full; Unfinished
Location: Intown; Rural	Exterior: Vinyl Siding
Recreational: Nearby; River/Brook/Stream	Roof: Metal
Water: Dead End; Paved; Public	Heat System: Baseboard; Hot Water; Stove
Roads: Dead End; Paved; Public	Heat Fuel: Pellets; Propane
Electric: Circuit Breakers	Water Heater: Electric
Gas: Bottled	Cooling: None
Sewer: Private Sewer; Septic Design Available; Septic Existing on Site	Floors: Carpet; Vinyl; Wood
Water: Public	Vehicle Storage: 1 Car; Attached; Carport
Basement Entry: Bulkhead; Interior	Amenities: 1st Floor Bedroom; Laundry - 1st Floor; Porch; Storage

Remarks

Remarks: Well maintained home in the heart of New Sharon with a large attached garage and studio area overhead. This spacious home offers 3 or 4 bedrooms, formal dining room, living room with fireplace, kitchen with breakfast bar, sun room, and livable attic space. Commuting distance to Farmington, Skowhegan, Waterville, and Augusta.

Listing/Agent/Office Information

Listing Office: Harris Real Estate 2084

Prepared by Kim Reynolds on Monday, April 15, 2019 4:47 PM.

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MAINE LISTINGS



PROPERTY LOCATED AT: 27 Main St New Sharon, Me 04955

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal _____ Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump: Yes No N/A
Quantity: Yes No Unknown
Quality: Yes No Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Public Yes No
If Yes, Date of most recent test: _____ Are test results available? .. Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
If Yes, are test results available? Yes No
What steps were taken to remedy the problem? _____

IF PRIVATE:

INSTALLATION: Location: _____
Installed by: _____
Date of Installation: _____

USE: Number of persons currently using system: _____
Does system supply water for more than one household? Yes No Unknown

Comments: _____

Source of Section I information: _____

Seller Initials _____ Page 1 of 7 Buyer Initials _____

PROPERTY LOCATED AT: _____

SECTION II — WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

IF PUBLIC OR QUASI-PUBLIC:
Have you had the sewer line inspected?..... Yes No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? _____

IF PRIVATE:

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: Front of Property OR Unknown

Date installed: 1987 Date last pumped: 2017 Name of pumping company: AAA

Have you experienced any malfunctions? Replaced Leach field 2017..... Yes No

If Yes, give the date and describe the problem: 2017 Leach field failed

Date of last servicing of tank: 2017 Name of company servicing tank: AAA

Leach Field: Replaced 2017..... Yes No Unknown

If Yes, Location: Between house and driveway

Date of installation of leach field: 2017 Installed by: Kevin Brann earthworks

Date of last servicing of leach field: 2017 Company servicing leach field: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Is System located in a Coastal Shoreland Zone?..... Yes No Unknown

Comments: _____

Source of Section II information: _____

Seller Initials _____

Buyer Initials _____

PROPERTY LOCATED AT: _____

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	B.B	Wood Pallets		
Age of system(s) or source(s)	8 years	13 yrs		
Name of company that services system(s) or source(s)	C-J App	Northern Lights		
Date of most recent service call	0	2 yrs		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	100-200 gal	4 Tons		
Malfunction per system(s) or source(s) within past 2 years	none	Replaced Blower		
Other pertinent information				

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes No
- If Yes, are they lined: Yes No Unknown
- Is more than one heat source vented through one flue? Yes No Unknown
- Had a chimney fire: Yes No Unknown
- Has chimney been inspected? Yes No Unknown
- If Yes, when: _____
- Date chimney last cleaned: _____
- Direct/Power Vent: Yes No Unknown
- Comments: _____
- Source of Section III information: _____

SECTION IV – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

- A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
- If Yes, are tanks in current use? Yes No Unknown
- If no longer in use, how long have they been out of service? _____
- If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
- Are tanks registered with DEP? Yes No Unknown
- Age of tank(s): _____ Size of tank(s): _____
- Location: _____

Seller Initials _____

Buyer Initials _____

PROPERTY LOCATED AT: _____

What materials are, or were, stored in the tank(s)? _____

Have you experienced any problems such as leakage: Yes No Unknown

Comments: _____

Source of information: _____

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: _____ Yes No Unknown

Comments: _____

Source of information: _____

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: _____

Source of information: _____

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, What remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: _____

Source of information: _____

Seller Initials _____

Buyer Initials _____

PROPERTY LOCATED AT: _____

E. LEAD-BASED PAINT/PAINT HAZARDS — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: _____

Source of information: _____

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: _____

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V — GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: _____

Source of information: _____

Answer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? Town of New Sharon

For all other properties:

Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property? Yes No Unknown

If Yes, describe: _____

If Yes, who is responsible for maintenance (including road association, if any): _____

Seller Initials _____

Buyer Initials _____

PROPERTY LOCATED AT: _____

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
..... Yes No Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown

Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: Propane Sat Dish

Year Principal Structure Built: 1850

What year did Seller acquire property? 2002

Roof: Year Shingles/Other Installed: _____

Water, moisture or leakage: _____

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: _____

Mold: Has the property ever been tested for mold? Yes No Unknown

If Yes, are test results available? Yes No

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing – Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Source of Section V information: _____

Seller Initials _____

Buyer Initials _____

PROPERTY LOCATED AT: _____

SECTION VI – ADDITIONAL INFORMATION

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Ronald E. Tapen 4/15/19
SELLER DATE SELLER DATE

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN _____ (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT _____

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Donald E. Ferguson 4/15/19
Seller Date

Buyer Date

Seller Date

Buyer Date

Agent Date

Agent Date

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REALTOR®
Harris Real Estate, P.O. Box 329 Farmington, ME 04938
Kimberly Reynolds

Phone: (207)462-9005 Fax:
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



DEED OF SALE BY SPECIAL ADMINISTRATOR

Stillman W. Buzzell of Idaho Falls, Indiana duly appointed and acting Special Administrator of the Estate of Leland J. Buzzell, deceased, as shown by the probate records of Franklin County, Maine, Docket #02-197, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to sale, or such notice having been waived, by the power conferred by law, and every other power, for consideration paid, grants to

Ronald E. Trepanier of Auburn, County of Androscoggin, State of Maine, whose mailing address is 5 Patton Street, Auburn Maine 04210,

a certain lot or parcel of land, together with any buildings thereon, situated in New Sharon, County of Franklin, State of Maine, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Special Administrator has set his hand and seal this 9th day of December, 2002.

Maine Real Estate
Transfer Tax Paid

Donald E. Guild
Witness

By: Stillman W. Buzzell
Stillman W. Buzzell,
Special Administrator of the
Estate of Leland J. Buzzell

State of Maine
County of Kennebec, ss.

December 9, 2002

Then personally appeared the above-named Stillman W. Buzzell in his said capacity and acknowledged the foregoing to be his free act and deed.

Before me,

Donald E. Guild
Name:
Notary Public/Attorney-at-Law
Commission expires: _____

DONALD E. GUILD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 5, 2003

SEAL

Exhibit A - Property Description

Closing date: December 10, 2002
 Borrower(s): Ronald E. Trepanier
 Property Address: 77 Main Street, New Sharon, Maine 04955

A certain lot or parcel of land, together with the buildings thereon, situated in said New Sharon, on the northerly side of Sandy River, and bounded and described as follows, to wit:

Beginning on the east line of the road leading from the river bridge (as said bridge was located in 1919) to Farmington Falls, at the southerly corner of a certain lot conveyed to James Howes, Jr. by Daniel Hale by deed dated May 22, A.D. 1866, and recorded in Franklin County registry of Deeds, Book 59, Page 10; thence north thirty (30) degrees east to land now or formerly of the heirs of Henry L. Day; thence northwesterly on the line of said Day heirs to land now or formerly of Willard J. Hutchinson; thence south forty-one (41) degrees west on said land now or formerly of Hutchinson to land now or formerly of Manly H. Blaisdell; thence south fifty-eight (58) degrees east five (5) rods three (3) links to a stake and stones; thence southwesterly on the line of land of said Blaisdell to said road; thence southeasterly on the line of said road to the place of beginning, containing about three-fourths (3/4) of an acre, more or less.

The said Grantees and their heirs and assigns are to maintain one-half (1/2) of the water drain under a right of way conveyed to Fred C. Norcross by William W. Norcross by deed dated September 1, A.D. 1917, recorded in said Registry, Book 195, Page 8.

Also, conveying a certain lot or parcel of land situated in said New Sharon, bounded and described as follows, to wit:

Parcel 48-B Beginning at a point fifty (50') feet southwesterly from and as measured along a line at right angles to the base line at about Station 444+33 of State Highway "25", Federal Aid Project No. F-025-2(4); thence S 25° 30' E about eighty-three (83') feet to a point on a line at right angles to the base line at about Station 445+15; thence southwesterly along said line at right angles to the base line about eleven feet (11') to the easterly corner of land now or formerly of Dwight C. Moody and Frances D. Moody; thence northwesterly along said Moody's northeasterly line about eighty-four feet (84') to a point in the southerly corner of land recently acquired by the Trustees of Ministerial and School Funds of New Sharon, said point being about seventy-four feet (74') southwesterly from and as measured along a line at right angles to the base line at about said Station 444+33; thence northeasterly along said line at right angles to base line at about Station 444+33 about twenty-four feet (24') to the point of beginning. The above described parcel of land contains approximately 0.033 acre and is a portion of the southwesterly side of land formerly owned by Donald C. Ames as acquired by him from C. Allen Thompson by deed dated February 18, A.D. 1937 and recorded in said Registry, Book 261, Page 460.

Meaning and intending hereby to convey the same premises described in a deed from Dwight C. Moody and Frances Drew Moody to Leland J. Buzzell and Blandine M. Buzzell dated July 9, 1958 and recorded in Franklin County Registry of Deeds in Book 353, Page 72. Blandine M. Buzzell died December 29, 1995 leaving Leland J. Buzzell as surviving joint tenant. Leland J. Buzzell died November 30, 2002.

OMT-15430

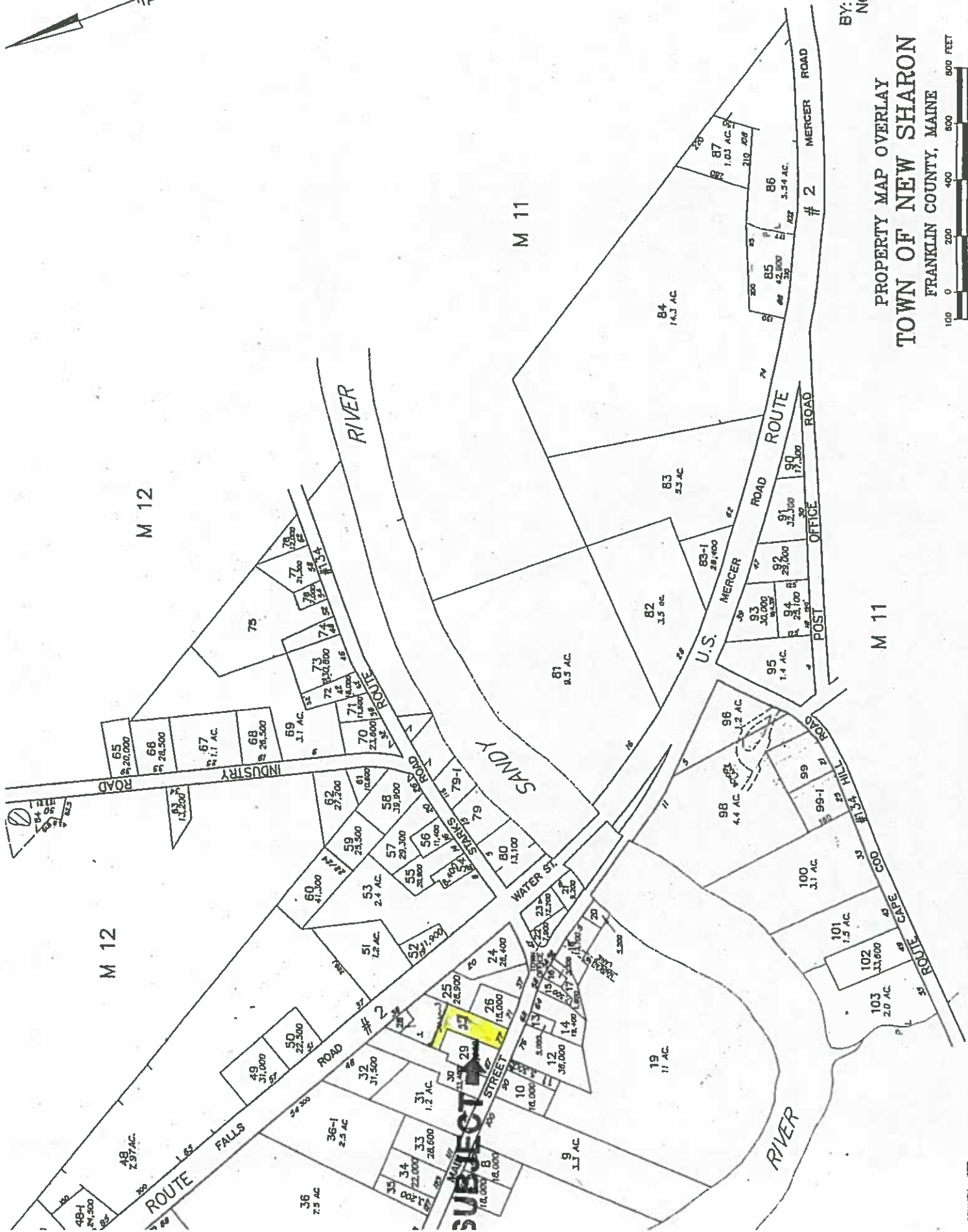
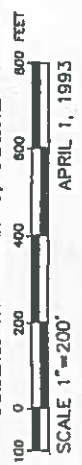
FRANKLIN COUNTY
Susan A. Black
 Register of Deeds

Ret: S. Myford



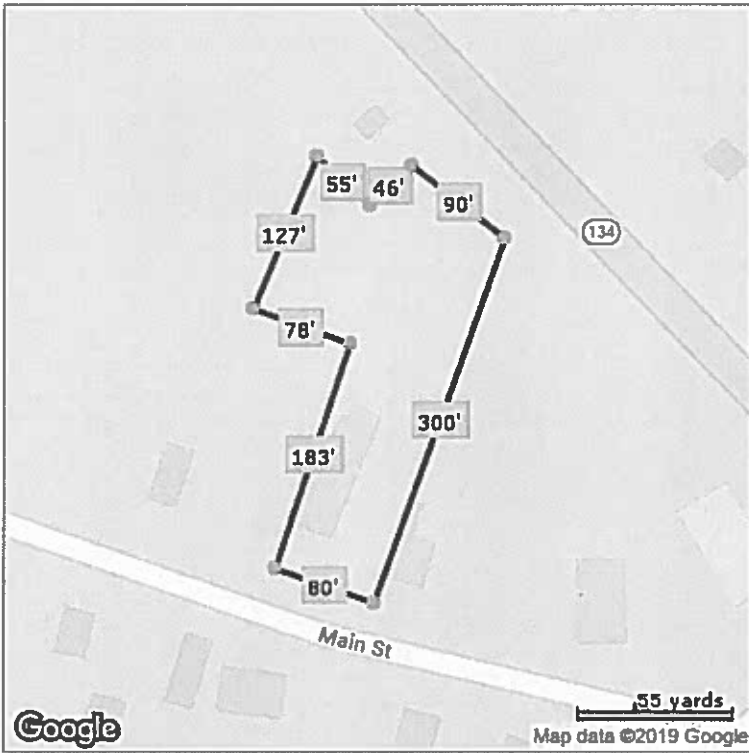
UPDATED TO
BY: AERIAL SURVY
NORRIDGEWOC 207-65

PROPERTY MAP OVERLAY
TOWN OF NEW SHARON
FRANKLIN COUNTY, MAINE
SCALE 1"=200'
APRIL 1, 1993



CONVEYANCES

Property Map



*Lot Dimensions are Estimated