

Public Synopsis

380 Starks Road, New Sharon, ME 04955

List Number: 1469208

County: Franklin

Seasonal: No

List Price: \$159,000

Status: Active

Property Type: Residential

General Information

Property Sub-Type: Single Family Residence
 # Rooms: 6
 # Bedrooms: 3
 Baths: 1/0
 Style: Cape
 Year Built: 1950
 Surveyed: No
 # Fireplaces: 0

Water Information

Water Frontage: No
 Water View: No

SqFt Finished Above Grade +/-: 1,008
 SqFt Finished Below Grade +/-: 0
 SqFt Finished Total +/-: 1,008
 Leased Land: No
 Lot Size Acres +/-: 1
 Source of Acreage: Public Records
 Zoning: as per town
 Bank Owned REO: No

Tax/Deed/Community Information

Book/Page/Deed: 335/594/ All
 Map/Block/Lot: 12 / 50
 Full Tax Amount/Year: \$1,841 / 2019
 Tax ID: NSHR-000012-000000-000050
 School District: RSU 09



Interior Information

Property Features

Site: Level; Open
 Driveway: Gravel
 Parking: 1 - 4 Spaces; On Site
 Location: Rural
 Roads: Paved; Public
 Electric: Circuit Breakers
 Gas: No Gas
 Sewer: Private Sewer; Septic Existing on Site
 Water: Private; Well Existing on Site
 Basement Entry: Bulkhead; Interior

Construction: Wood Frame
 Basement Info: Full
 Foundation: Poured Concrete; Stone
 Materials:
 Exterior: Wood Siding
 Roof: Shingle
 Heat System: Forced Air; Hot Air; Stove
 Heat Fuel: Oil; Wood
 Water Heater: Electric
 Cooling: None
 Floors: Carpet; Laminate; Wood
 Vehicle Storage: 1 Car; 2 Car; Attached; Barn; Detached
 Amenities: 1st Floor Bedroom; Bathtub; Deck; Out Building; Shed; Storage
 View: Trees/Woods

Remarks

Remarks: Cape style home with a new roof and attached garage. Homes also had detached garage/storage building and a pole barn. Great New Sharon location, easy commute to Farmington or Augusta
 LO: Harris Real Estate

Prepared by Kim Reynolds on Thursday, September 17, 2020 12:50 PM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2020 and FBS.



PROPERTY LOCATED AT: 380 Starks Rd New Sharon

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 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. STRIKE, 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 (if any): N/A Yes No Unknown
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? 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: (Strike Section if Not Applicable):

INSTALLATION: Location: West of Home
Installed by: unknown
Date of Installation: unknown

USE: Number of persons currently using system: 1
Does system supply water for more than one household? Yes No Unknown

Comments: _____

Source of Section I information: This is estate - Seller has not lived there

Buyer Initials _____ Page 1 of 7 Seller Initials dec

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SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):
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 (Strike Section if Not Applicable):
Tank: Septic Tank Holding Tank Cesspool Other: _____
Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: West of Home OR Unknown
Date installed: unk Date last pumped: unk Name of pumping company: _____
Have you experienced any malfunctions? Yes No
If Yes, give the date and describe the problem: _____

Date of last servicing of tank: unk Name of company servicing tank: _____
Leach Field: Yes No Unknown
If Yes, Location: west of Home
Date of installation of leach field: unk Installed by: unk
Date of last servicing of leach field: unk Company servicing leach field: unk
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

Comments: _____
Source of Section II information: _____

Buyer Initials _____ Page 2 of 7 Seller Initials MC

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)	<i>Oil Hot Air</i>	<i>Wood Stove</i>		
Age of system(s) or source(s)		<i>unknown</i>		
Name of company that services system(s) or source(s)		<i>seller</i>		
Date of most recent service call	<i>12/20/18</i>	<i>0</i>		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<i>375 ? gal</i>	<i>2± cords</i>		
Malfunction per system(s) or source(s) within past 2 years	<i>0</i>	<i>0</i>		
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(s) been inspected? Yes No Unknown
- If Yes, date: _____
- Date chimney(s) last cleaned: *unknown*
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: _____

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? *N/A.*
- 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): *N/A* Size of tank(s): *N/A*
- Location: *N/A*

Buyer Initials _____ Page 3 of 7 Seller Initials *SW*

PROPERTY LOCATED AT: _____

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

Have you experienced any problems such as leakage: n/a n/a 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: _____

E. METHAMPHETAMINE - Current or previously existing:

Yes No Unknown

Comments: _____

Source of information: _____

Buyer Initials _____

Seller Initials see _____

PROPERTY LOCATED AT: _____

F. 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: _____

G. 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, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: _____

Source of information: _____

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? _____

Road Association Name (if known): _____

Buyer Initials _____

Seller Initials *dec* _____

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?.....
Homestead Exemption 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 (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: 0

Year Principal Structure Built: 1950±

What year did Seller acquire property? 1955

Roof: Year Shingles/Other Installed: 2020

Water, moisture or leakage: 0

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: Basement Drain

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: _____

Buyer Initials _____

Seller Initials del

PROPERTY LOCATED AT: _____

SECTION VI – ADDITIONAL INFORMATION

Seller is Personal Representative of The Estate

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.

Debra E. Conroy, P.R.
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 Debra Cunningham PR

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 380 Starks RD, New Sharon, ME 04955

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.

_____ Buyer	_____ Date	_____ Seller Debra Cunningham PR	_____ Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Buyer	_____ Date	_____ Seller	_____ Date
_____ Agent	_____ Date	_____ Agent Adrian Harris	_____ Date

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Phone: 2074629005

Fax:



Untitled

Know all Men by these Presents, That

\$3.10
in U.S.
Rev.
Stamp
on this
need
legally
canceled

We, James H. Fitch and Maryann P. Fitch both of Bangor, in the County of Penobscot and State of Maine,

In consideration of One dollar and other valuable considerations, paid by Roper C. Allen and Jean H. Allen both of New Sharon in the County of Franklin and State of Maine,

the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Roper C. Allen and Jean H. Allen as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, a certain lot or parcel of land together with the buildings thereon situated in the town of New Sharon in the County of Franklin and State of Maine, on the northerly side of the road leading from said New Sharon to Starke approximately two (2) miles from New Sharon Village, bounded and described as follows, to wit: Commencing at the southerly corner of land here conveyed which said corner is formed by the intersection of a stone wall with the aforesaid road; thence along said stone wall a distance of twelve and one-half (12½) rods to a point; thence northeasterly in a line parallel with the line of said road a distance of twelve and one-half rods; thence easterly in a line parallel with said stone wall to the aforesaid road; thence southeasterly by said road to the point of beginning, containing one acre more or less.

The above described real estate comprises the lot of land and the building thereon constructed during the summer of 1950 by James H. Fitch and Dr. A. L. Fitch.

The above described real estate is all and the same real estate conveyed to us the said James H. Fitch and Maryann P. Fitch by A. L. Fitch and Emma L. Fitch by their Warranty Deed dated August 1, 1951, and recorded in Book 322 Page 339 of the Franklin County Registry of Deeds.

To Have and to Hold the aforesaid and bargained premises, with all the privileges and appurtenances thereof, to the said Roper C. Allen and Jean H. Allen as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And We do covenant with the said Grantees, as aforesaid ~~Heirs and Assigns~~, that We are lawfully seized in fee of the premises; that they are free of all incumbrances;

and convey the same to the said Grantees to hold as aforesaid; and that We and our Heirs, shall and will warrant and defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, against the lawful claims and demands of all persons.

In Witness Whereof, We, the said James H. Fitch and Maryann P. Fitch, being husband and wife,

joining in this deed as Grantor and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hand and seal this Twenty-third day of July in the year of our Lord one thousand nine hundred and fifty-five.

Avon F. Fulcifer
(to both)

James H. Fitch (seal)
Maryann P. Fitch (seal)

State of Maine—Franklin, ss. July 23, 1955.

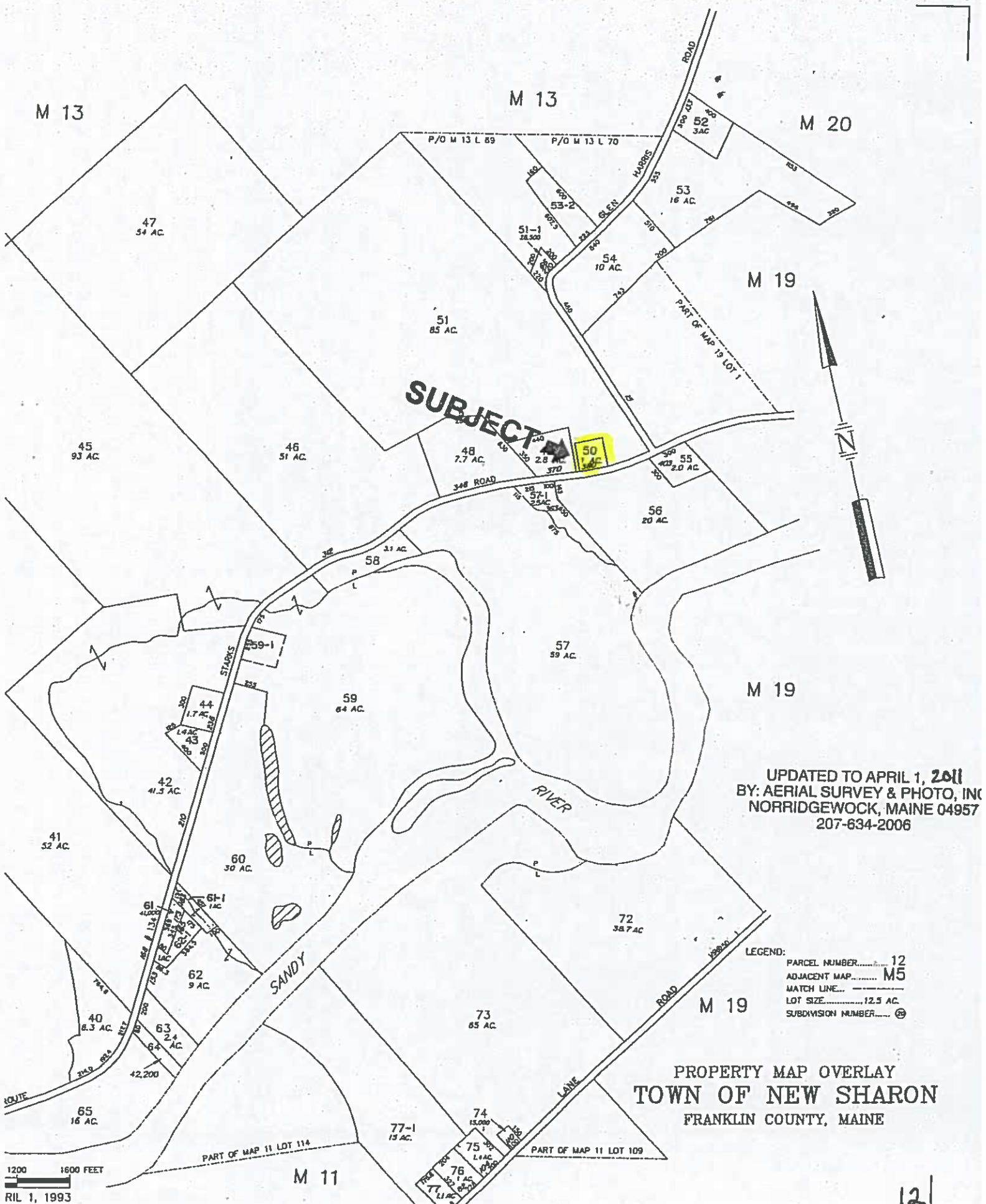
Personally appeared the above

named James H. Fitch

and acknowledged the foregoing instrument to be his free act and deed.

Notary ss. O. N. Cunningham Notary Public (N.P. Seal)

Recorded according to the original received August 4, 19 55 at 2 h. 55 m. P. M.



UPDATED TO APRIL 1, 2011
 BY: AERIAL SURVEY & PHOTO, INC
 NORRIDGEWOCK, MAINE 04957
 207-634-2006

LEGEND:
 PARCEL NUMBER..... 12
 ADJACENT MAP..... M5
 MATCH LINE.....
 LOT SIZE..... 12.5 AC.
 SUBDIVISION NUMBER..... 2

PROPERTY MAP OVERLAY
 TOWN OF NEW SHARON
 FRANKLIN COUNTY, MAINE

1200 1600 FEET
 RIL 1, 1993