PROPERTY LOCATED AT: 52 Pratt Cove Rd Island Falls me

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 Water is Brought In by owner

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: _____
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: Observation / owner

DS DS

Buyer Initials ____ ____ ____ ____ Page 1 of 7 Seller Initials ____ ____ ____ ____

PROPERTY LOCATED AT: 52 Pratts Cove Rd Island Falls me

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): - System is a Composting Out house
Tank: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: _____
Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____
Location: _____ OR ☐ Unknown
Date installed: _____ Date last pumped: _____ 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: _____ Name of company servicing tank: _____
Leach Field: ☐ Yes ☐ No ☐ Unknown
If Yes, Location: _____
Date of installation of leach field: _____ Installed by: _____
Date of last servicing of leach field: _____ 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

Comments: System is Currently a Composting Out House - Needs a Soil Test for Grey Water System or Peminent Out House System

Source of Section II information: owner

DS WC DS U

Buyer Initials ____ ____ ____ ____ Page 2 of 7 Seller Initials ____ ____ ____ ____

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PROPERTY LOCATED AT: 52 Pratt Cove Rd Island Falls me

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Woodstove			
Age of system(s) or source(s)	unknown			
Name of company that services system(s) or source(s)	Owm			
Date of most recent service call	—			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	As Needed			
Malfunction per system(s) or source(s) within past 2 years	None			
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: _____
Direct/Power Vent(s): ☐ Yes ☒ No ☐ Unknown
Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown
If Yes, date: _____
Comments: —
Source of Section III information: owm / observation

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: _____

DS DS

Buyer Initials ____ ____ Page 3 of 7 Seller Initials ____ ____

PROPERTY LOCATED AT: 52 Pratt Cove Rd Island Falls

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: Owm

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: Owm

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: Owm

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: Owm

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: Owm

DS WC DS U

Buyer Initials ____ ____ ____ ____ Page 4 of 7 Seller Initials ____ ____ ____ ____

PROPERTY LOCATED AT: 52 Pratt Cove Rd Island Falls ME

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: Observation / owner

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: None Known by This owner

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: - No offical Home Owners Association Known by This owner

Source of information: Deed

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? Currently People Live Beyond Property Plow Road - owner Gives Them Few Hundred dollars Year to help out.

Road Association Name (if known): _____

DS UC DS WC

Buyer Initials ____ ____ ____ ____ Page 5 of 7 Seller Initials ____ ____ ____ ____

PROPERTY LOCATED AT: 52 Pratt Cove Rd Island Falls Me

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: Property Located In Water Shed Area

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: —

Year Principal Structure Built: 2018/2019

What year did Seller acquire property? 2018

Roof: Year Shingles/Other Installed: Metal Roof

Water, moisture or leakage: None

Comments: Roof has no Leaks

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

Comments: Wen Generator used Runs Everything Inside/cabin

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:

Comments:

Source of Section V information: owner/ Observation

DS U DS WC

Buyer Initials

Seller Initials

PROPERTY LOCATED AT: 52 Pratt Cove Rd Island Falls Maine

SECTION VI — ADDITIONAL INFORMATION

All Personal Property, Bed's, Sofa, Tables, dishes, etc
Will convey with Property exempt sellers personal Items

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.

DocuSigned by: Lisa Carter 212D257863FF498... 5/6/2022

DocuSigned by: William Carter 62EB710705104D3... 5/6/2022

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

DS DS

WARRANTY DEED

TIMOTHY W. PEPIN and ALISON F. PEPIN, of 375 Dingley Road, Bowdoinham, Maine, County of Sagadahoc and State of Maine, 04008 for consideration paid,

grants WILLIAM K. CARTER and LISA L. CARTER, of 1178 Ridge Road, Bowdoinham, County of Sagadahoc, and State of Maine, 04008 as JOINT TENANTS, with WARRANTY COVENANTS,

A certain piece or parcel of real estate situated in the Town of Island Falls, County of Aroostook and State of Maine, bounded and described as follows, to wit:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey a portion of the premises conveyed to Timothy W. Pepin and Alison F. Pepin, by virtue of a deed from Gregory Cabral dated June 08, 2018 and recorded in Book 5784 Page 228 with the Aroostook County Registry of Deeds.

The premises are conveyed together with and subject to any and all easements and appurtenances of record, insofar as the same are inforce and applicable.

As additional consideration for this conveyance, Grantees agree to enter into reasonable pro-rata cost sharing arrangements for maintenance of storm-water management infrastructure, as required by the storm-water management plan on file with the Town of Island Falls Planning Board, and maintenance of the Pratt Cove Road, located within the subdivision recorded in Plan Book 41, Page 172A of the Southern Aroostook County Registry, and all access roads from the end of the publicly maintained roads to the subdivision, in a passable graveled condition, with Lakeville Shores, Inc., (so long as it owns any lot within the subdivision) and its successors and assigns (including the owners of other lots within the subdivision), and also with other landowners who use the roads (including any homeowners' association which may be formed to maintain the roads). Said maintenance will be in accordance with the provisions set forth in the letter from Lakeville Shores, Inc.,

The Grantor hereby certifies that this transfer is for adequate and full consideration in money or monies worth.

DS U DS WC

IN WITNESS WHEREOF, TIMOTHY W. PEPIN and ALISON F. PEPIN has hereunto set their hand and seal this day of August, 2018.

Witness

Timothy W. Pepin

Alison F. Pepin

MAINE TRANSFER
TAX PAID

STATE OF MAINE, COUNTY OF Androscoggin

Personally appeared before me on this 27th day of August, 2018 the above named Timothy W. Pepin and Alison F. Pepin and acknowledged the foregoing instruments to be their free act and deed.

CYNTHIA S. LAUZE
Notary Public, Maine
My Commission Expires November 10, 2019

DS

DS

EXHIBIT "A"

The South half of Lot 8 as shown on a plan of land entitled "Final Plan of Lake View Subdivision" prepared by Coolong Land Surveys, for Lakeville Shores, Inc., dated July 26, 2009 and recorded on September 18, 2009 in Plan Book 41, Page 172 A of the Southern Aroostook County Registry of Deeds containing 9 acres, more or less. The South half of Lot 8 shall be described as follows: Commencing at the iron pin set at the Northwest corner of Lot 8 along Pratt Cove Road, 204 +/- feet, along Pratt Cove Road, to beginning of South half of Lot 8. Thence 204 +/- feet along Pratt Cove Road to iron pin set at the Southwest corner of Lot 8. Thence a distance of 974' along the northerly boundary line of Lot 9 to a blue set wooden post. Thence North a distance of 186.5 feet along the Easterly rear boundary of Lot 8, thence Westerly back to beginning of South half of Lot 8.

Map Lot 022-030-8A Account 2980 Location 52 PRATT COVE ROAD Card 1 Of 1 5/02/2022

CARTER, WILLIAM K
CARTER, LISA L
1178 RIDGE RD
BOWDOINHAM ME 04008

B5816P201

DS

DS

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Property Data

Neighborhood 8 lost pond

Tree Growth Year 0

X Coordinate 0

Y Coordinate 0

Zone/Land Use 13 Island Falls

Secondary Zone

Topography 1 Level

1.Level	4.Below St	7.LevelBog
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.

Utilities 9 None

1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Lake Wtr
3.Sewer	6.Septic	9.None

Street 3 Gravel

1.Paved	4.Proposed	7
2.Semi Imp	5.R/O/W	8.
3.Gravel	6.	9.None

TG PLAN YEAR 0

Tif District # 0

Sale Data

Sale Date

Price

Sale Type

1.Land	4.Mobile	7.C/I L&B
2.L & B	5.Other	8.
3.Building	6.C/I Land	9.

Financing

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity

1.Valid	4.Split	7.Renovate
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9

Verified

1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2019	11,900	0	0	11,900
2020	11,900	0	0	11,900
2021	11,900	0	0	11,900

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Excess Frontag				%	
15.Miscellaneous				%	
				%	
				%	

Square Foot	Square Feet		
16 Regular Lot		%	
17.Secondary Lot		%	
18.		%	
19.Improvements		%	
20.		%	
		%	

Fract. Acre		Acreage/Sites		
21.Houselot	21	1.00	100 %	0
22.Undev Rear Ba	28	3.50	100 %	0
23			%	
Acres			%	
24.			%	
25.			%	
26.GRAVEL PIT			%	
28.Excess Acreage			%	
29.excess Acreage			%	
30.Excess Acreage			%	

Total Acreage 4.50

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.View/Environ
9.Fract. Share
Acres
31.Tillable 1
32.Tillable 2
33.Tillable 3
34.Pasture 1
35.Pasture 2
36.Pasture 3
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Drilled Well
42.Septic
43.Lot Improvemen
44.Water & Sew
45.EASES
46.Golf
47

Island Falls

DS DS

Island Falls

Map Lot 022-030-8A | Account 2980 | Location 52 PRATT COVE ROAD | Card 1 Of 1 | 5/02/2022

Building Style		
0.Not Code	4.Cape	8.Log
1.Conv.	5.Garrison	9.Other
2.Ranch	6.Split	10.Tiny Ho
3.R Ranch	7.Contemp	11.Camp

Dwelling Units
Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
0.Not Code	4.Asbestos	8.Concrete
1.Wood	5.Stucco	9.Other
2.Vinyl	6.Brick	11.
3.Compos.	7.Stone	12.

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim
OPEN-3-CUSTOM
OPEN-4-CUSTOM
Year Built
Year Remodeled

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
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

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living
Fin Bsmt Grade
OPEN-5-CUSTOMIZE

Heat Type		
0.Not Code	4.Steam	8.Fl/Wall
1.HWBB	5.FWA	9.No Heat
2.HWCI	6.GravWA	11.
3.H Pump	7.Electric	12.

Cool Type		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms
Bedrooms
Full Baths
Half Baths
Addr Fixtures
Fireplaces

TRIO Software
A Division of Harris Computer Systems

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.
2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good
Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.No Power
2.O-Built	5.Bsmt	8.LongTerm
3.Damage	6.Common	9.None

Econ. % Good

Economic Code		
0.None	3.No Power	7.
1.Location	4.Generate	8.
2.Encroach	9.None	9.

Entrance Code 0		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code 0		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
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.Attached Garag
24.Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

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TOWN OF ISLAND FALLS
PO BOX 100
ISLAND FALLS, ME 04747-0100
www.islandfallsme.us

THIS IS THE ONLY BILL YOU WILL RECEIVE

2021 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION	
LAND VALUE	$11,900.00
BUILDING VALUE	$0.00
TOTAL: LAND & BLDG	$11,900.00
OTHER	$0.00
OTHER	$0.00
OTHER	$0.00
MISCELLANEOUS	$0.00
TOTAL PER. PROPERTY	$0.00
HOMESTEAD EXEMPT ON	$0.00
OTHER EXEMPTION	$0.00
NET ASSESSMENT	$11,900.00
TOTAL TAX	$291.55
LESS PAID TO DATE	$0.00
TOTAL DUE ⇨	$291.55

S105757 P0 - 1of1

956 CARTER, WILLIAM K
CARTER, LISA L
1176 RIDGE RD
BOWDOINHAM, ME 04008-5806

DS

DS

ACCOUNT: 002980 RE
MIL RATE: 24.50
LOCATION: 52 PRATT COVE ROAD
BOOK/PAGE: B5816P201 09/04/2018

ACREAGE: 4.50
MAP/LOT: 022-030-8A

TOTAL DUE: $291.55

TAXPAYER'S NOTICE

As a result of the money our municipality receives from the State Legislature through the State Municipal Sharing Program, Homestead Exemption Reimbursement and State Aid to Education, your property tax bill has already been reduced by 42%.
The total outstanding bonded indebtedness for the Town of Island Falls is $1,357,864.00 due 12/01/2031.
Taxes are due and payable 10/31/2021. Interest at the rate of 6% per year will be charged on all taxes paid on or after 11/01/2021.
This bill is for the town's current fiscal year January 1, 2021 to December 31, 2021. Past due amounts are not included.
If you are unable to pay the full amount, partial payments are accepted at any time. If you should have any questions concerning your tax bill, please call the Tax Collector.
Per State Law the ownership and valuation of all real estate shall be fixed as of April 1st. For this tax bill, that date is April 1, 2021. If you have sold your real estate since April 1, 2021 it is your obligation to forward this bill to the current owner.
Failure to forward this bill may result in a lien being placed against your name.
After eight(8) months and no later than one(1) year from the date of commitment, a lien will be placed on real estate for which taxes remain unpaid.
If you would like a receipt, please send a self addressed stamped envelope with your payment.

CURRENT BILLING DISTRIBUTION		
EDUCATION	$153.36	42.10%
MUNICIPAL	$122.74	52.60%
COUNTY TAX	$15.45	5.30%
TOTAL	$291.55	100.00%

REMITTANCE INSTRUCTIONS

Please make checks or money order payable to *TOWN OF ISLAND FALLS* and mail to:

TAX COLLECTOR
TOWN OF ISLAND FALLS
PO BOX 100
ISLAND FALLS, ME 04747-0100

Tel: (207) 463-2246 Fax: (207) 463-2550

We Accept Visa/MasterCard/Amex/Discover for In-Person Payments.
The convenience fee is 2.5% but no less than $1 per transaction.

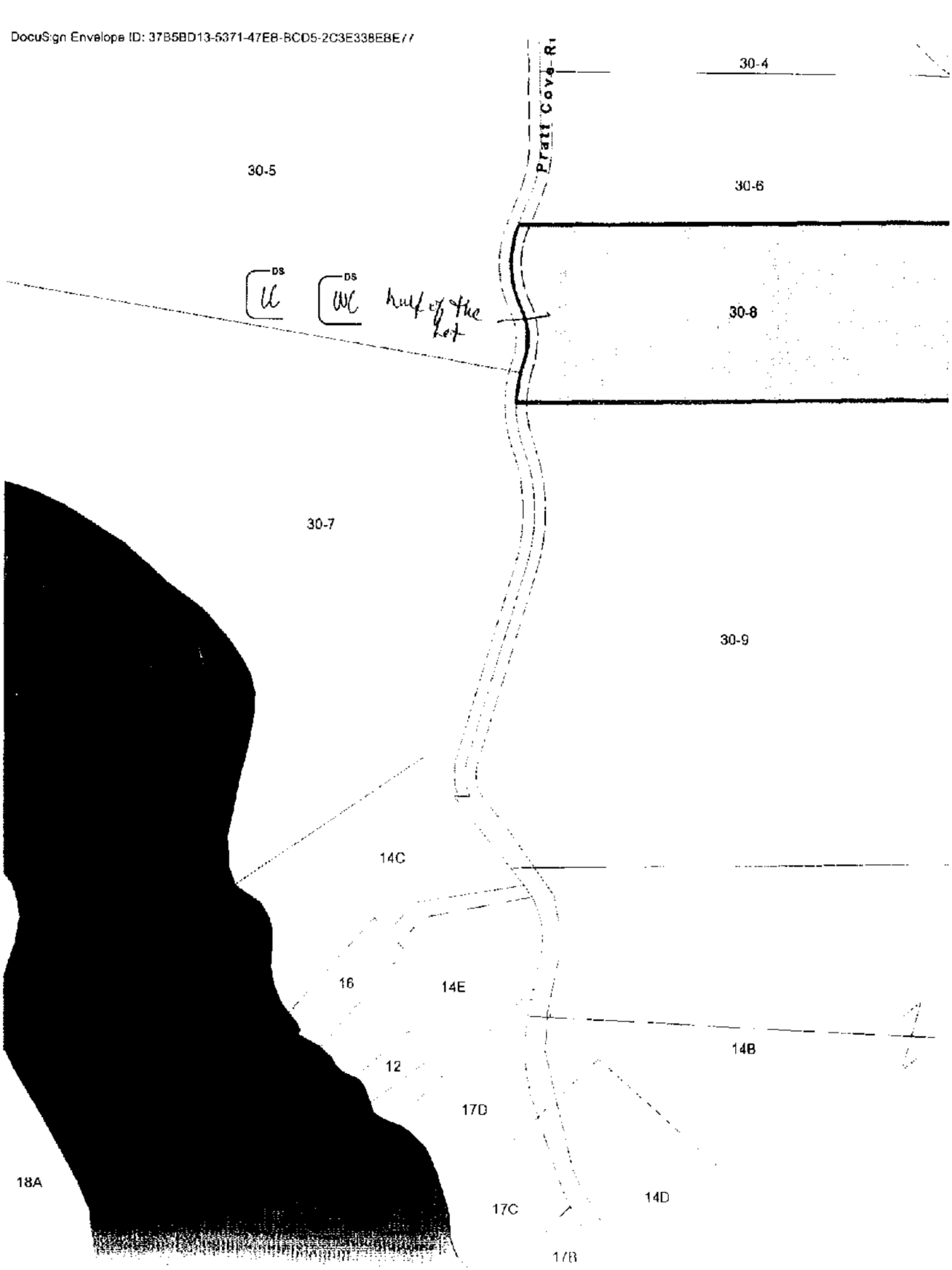
2021 REAL ESTATE TAX BILL
ACCOUNT: 002980 RE
NAME: CARTER WILLIAM K
MAP/LOT: 022-030-8A
LOCATION: 52 PRATT COVE ROAD
ACREAGE: 4.50

TOWN OF ISLAND FALLS, PO BOX 100, ISLAND FALLS, ME 04747-0100

INTEREST BEGINS ON 11/01/2021

DUE DATE	AMOUNT DUE	AMOUNT PAID
10/31/2021	$291.55	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT


DocuSign Envelope ID: 37B5BD13-5371-47E8-BCD5-2C3E338E8E77
Pratt Cove Rd
30-4
30-5
30-6
30-8
DS
DS
half of the lot
30-7
30-9
14C
16
14E
14B
12
17D
18A
17C
14D
17B