

PROPERTY LOCATED AT: 666 Finson Road 280, Bangor, ME 04401

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: _____
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: _____

Buyer Initials _____ Page 1 of 7 Seller Initials B.D.

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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: _____ 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: _____

Source of Section II information: _____

Buyer Initials _____

Seller Initials R.D.

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

| Heating System(s) or Source(s) | SYSTEM 1 | SYSTEM 2 | SYSTEM 3 | SYSTEM 4 |
|--|---|---|------------------------------|----------|
| TYPE(S) of System | Hot Air Prepane Furnace | Fujitsu Heat pump | Rheem 40 gallon Water Heater | |
| Age of system(s) or source(s) | 7 years | 3 years | 1 year | |
| TYPE(S) of Fuel | Propane | Electric | Electric | |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | \$193 Since Jan 2023 gas cook stove as well | Whole House Electric bill 12 month average is \$199 per month | | |
| Name of company that services system(s) or source(s) | R.H. Foster | Mach heat pump | | |
| Date of most recent service call | | March 28, 2024 | | |
| Malfunctions per system(s) or source(s) within past 2 years | 0 | 0 | 0 | |
| 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: _____

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: _____

Buyer Initials _____

Seller Initials R.D.

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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: _____

E. METHAMPHETAMINE - Current or previously existing:

Comments: _____ Yes No Unknown

Source of information: _____

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Seller Initials R.D.

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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: Property is leased from Keystone Management

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 R.D.

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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: Homestead Exemption Eligible

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: Propane tank / R/H Foster

Year Principal Structure Built: 1988

What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: Mobile Home 8 years, Garage 3 years

Water, moisture or leakage: None

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

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

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 defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... Yes No Unknown

Comments: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may

have an adverse impact on health/safety: Cracks in floor of garage cement pad / Settling

Comments: _____

Source of Section V information: _____

Buyer Initials _____ Seller Initials RD

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SECTION VI – ADDITIONAL INFORMATION

updated 5/15 Auto Garage door opener needs to be fixed. Works on/off sometimes.

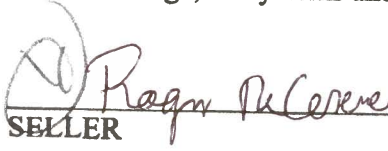
Under Trailer fully Insulated

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.

 Roger Decesere 5/9/24
SELLER DATE

SELLER DATE

SELLER DATE

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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





Map Lot R21-011 Account 6137 Location 280 CEDAR FALLS MO HO PK Card 1 Of 1 7/25/2023

DECESERE, ROGER
666 FINSON ROAD LOT 280
BANGOR ME 04401

Previous Owner
MOSLEY, KATELYN
666 FINSON RD LOT 280

BANGOR ME 04401
Sale Date: 1/25/2020

Previous Owner
ANDERSON, CRAIG
ANDERSON, DEBBIE
550 US #1
MONTICELLO ME 04760
Sale Date: 6/21/2016

Previous Owner
GRAY, PATRICIA
666 FINSON RD LOT 280

BANGOR ME 04401
Sale Date: 2/16/2009
Inspection Witnessed By:

Property Data

Neighborhood 61 Cedar Falls MoHo 61

Tree Growth Year 0

X Coordinate 1840
Y Coordinate 6800

Zone/Land Use 18 Rural Residential & Agr

Secondary Zone

Topography 4 Rolling

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

Utilities 1 All Public

1.Public 4.Well 7.Cess Pl
2.Water 5.Sepitic 8.
3.Sewer 6.None 9.None

Street 1 Paved

1.Paved 4.Proposed 7.
2.Semi Imp 5.None 8.
3.Gravel 6.Paved ROW 9.

T/F District 0
Traffic Flow District 2

Sale Data

Sale Date 1/25/2020

Price 25,500

Sale Type 5 Mobile Home Only

1.Land 4.Other 7.
2.L & B 5.MoHo 8.
3.Building 6.L & MoHo 9.

Financing 9 Unknown

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

Validity 1 Valid Arms Length

1.Valid Arms 4.Distress 7.Partial In
2.Related 5.Split 8.Exempt
3.Foreclose/ 6.Assemb 9.Other

Verified 3 Agent/MH Bill of

1.Buyer 4.Other 7.Lender
2.Seller 5.None 8.MLS
3.Agent/MH B 6.Pub Rec 9.Family

Assessment Record

| Year | Land | Buildings | Exempt | Total |
|------|------|-----------|--------|-------|
| 2023 | 0 | 27,600 | 25,000 | 2,600 |

Land Data

| Front Foot | Type | Effective | | Influence | | Influence Codes |
|--------------------|--------------------|-----------|-------|-----------|------|---------------------------|
| | | Frontage | Depth | Factor | Code | |
| 11.Regular Lot | | | | % | | 1.Umimproved |
| 12. | | | | % | | 2.Excess Frontag |
| 13.Rear Land | | | | % | | 3.Topography |
| 14.Delta Triangle | | | | % | | 4.Size/Shape |
| 15.Nabla Triangle | | | | % | | 5.Misimprovement |
| | | | | % | | 6.Restriction |
| | | | | % | | 7.Cornr Influen |
| | | | | % | | 8.View/Environme |
| | | | | % | | 9.% Share |
| Square Foot | Square Feet | | | % | | Acres |
| 16.Regular Lot | | | | % | | 30.Common Land |
| 17.Secondary Lot | | | | % | | 31.Right of Way |
| 18.Condominium | | | | % | | 32. |
| 19.Square Foot | | | | % | | 33.Solar Use/Leas |
| 20.Sound Value | | | | % | | 34.Rear Land #2 |
| | | | | % | | 35.Kenduskeag SP/ |
| | | | | % | | 36.Former Paper S |
| | | | | % | | 37.Secondary |
| | | | | % | | 38.Frontage |
| | | | | % | | 39.Rear Land #1 |
| | | | | % | | 40.Acres |
| | | | | % | | 41.Wasteland |
| | | | | % | | 42.TG Softwood |
| | | | | % | | 43.TG Mixed Wood |
| | | | | % | | 44.TG Hardwood |
| | | | | % | | 45.Farm/Open |
| | | | | % | | 46.Resource Prot |
| | | | | | | Total Acreage 0.00 |

| No./Date | Description | Date Insp. |
|----------|-------------|------------|
| | | |
| | | |
| | | |

Notes:

Bangor 2024

(1 of 2)

Sublot: 280

280 Cedar Falls M

General Info

Real Estate Tax Number: 6137
Map and Lot Number: R21-011
Acres: 0

Address Number on Parcel

Owner Info

Decesere Roger
666 Finson Road Lot 280
Bangor Me 04401

Zoning on Parcel

RR&A

District Info

Contains a Historic Site: No
Within a Historic District: No

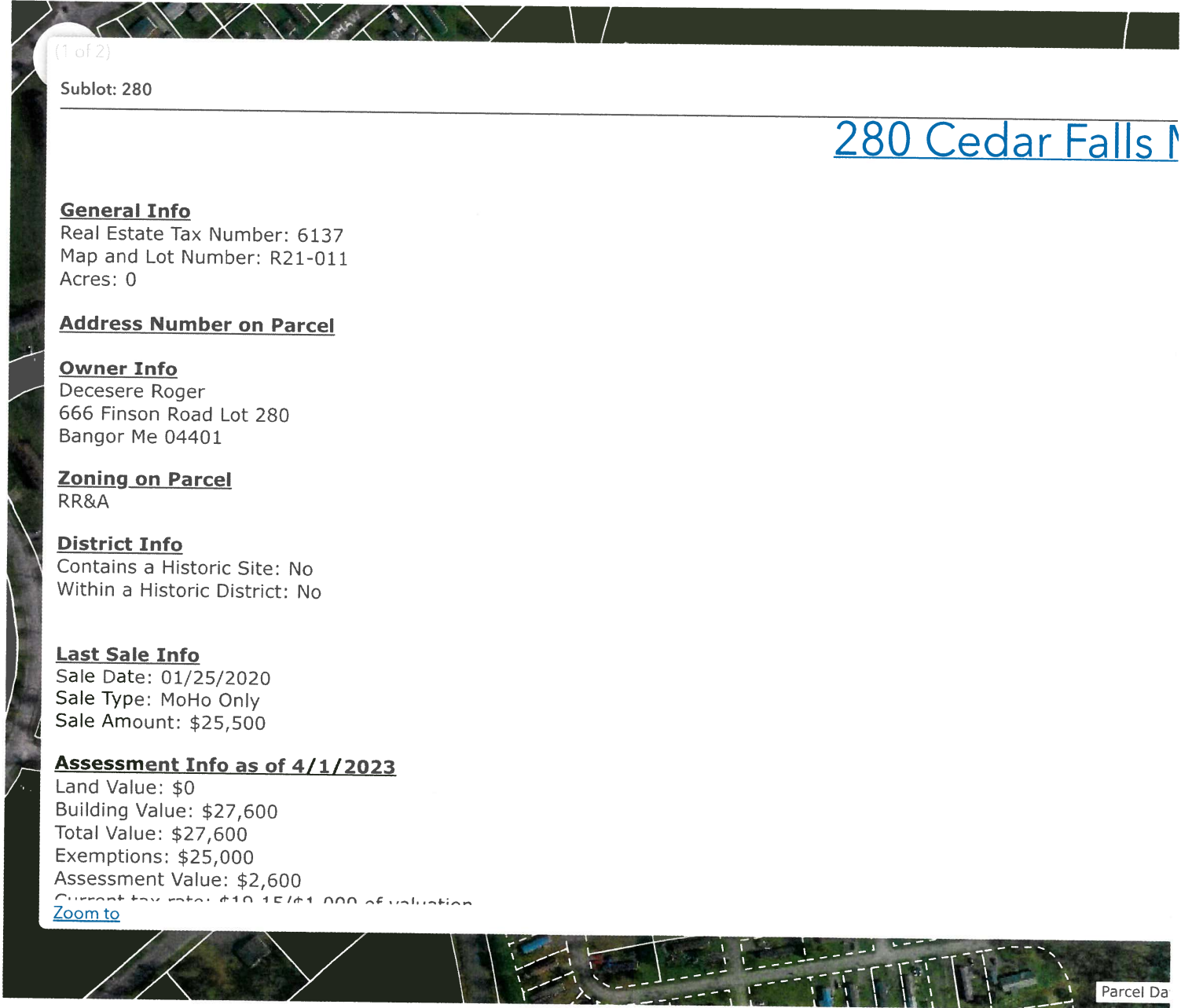
Last Sale Info

Sale Date: 01/25/2020
Sale Type: MoHo Only
Sale Amount: \$25,500

Assessment Info as of 4/1/2023

Land Value: \$0
Building Value: \$27,600
Total Value: \$27,600
Exemptions: \$25,000
Assessment Value: \$2,600
Current tax rate: \$10.15/(\$1,000 of valuation)

[Zoom to](#)



Parcel Da

-68.80141 44.84344 Degrees

300ft

App State

Click to restore the map extent and layers visibility where you left off.

Map 29

General Info

Real Estate Tax Number: 6137
Map and Lot Number: R21-011
Acres: 0

Address Number on Parcel

Owner Info

Decesere Roger
666 Finson Road Lot 280
Bangor Me 04401

Zoning on Parcel

RR&A

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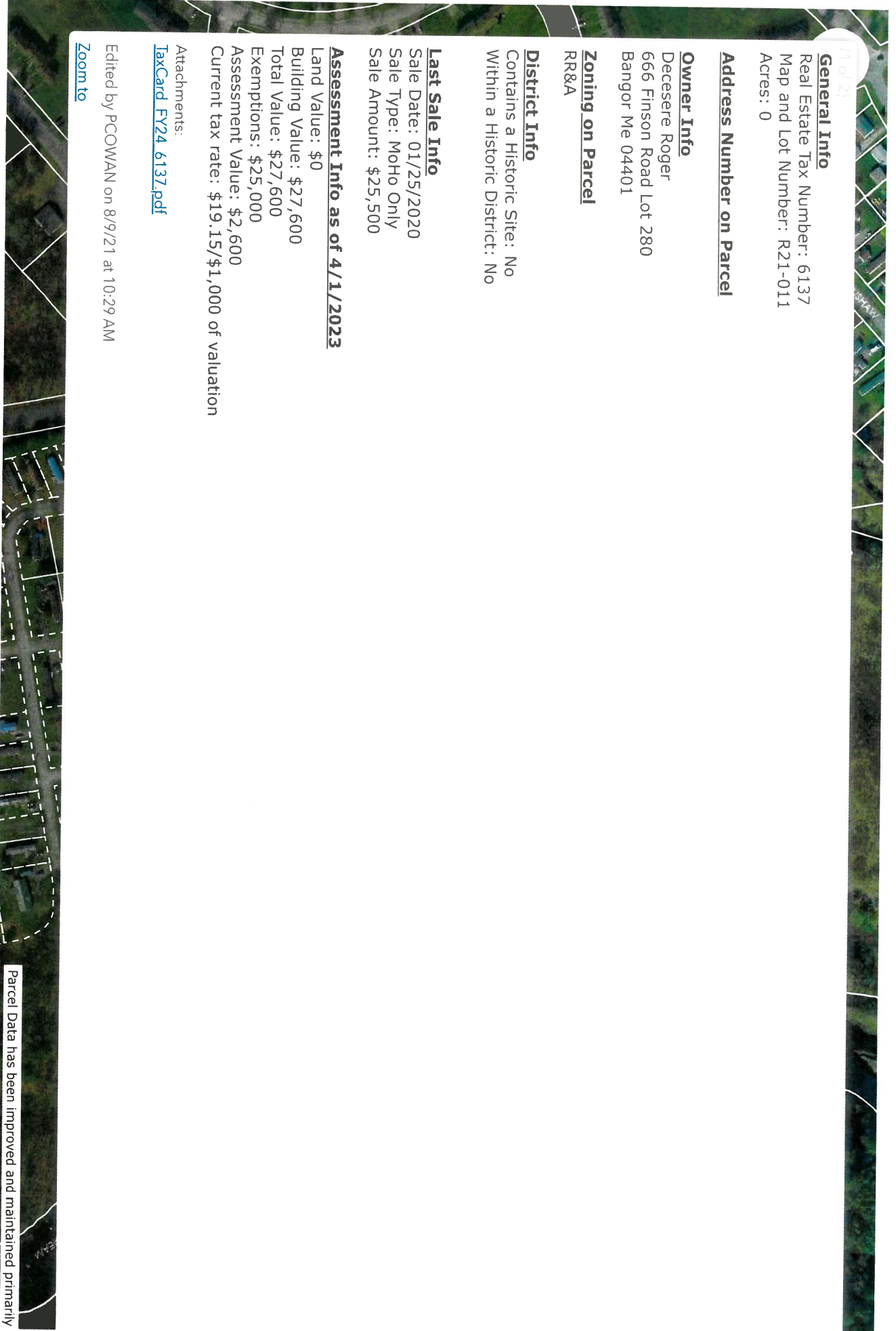
Land Value: \$0
Building Value: \$27,600
Total Value: \$27,600
Exemptions: \$25,000
Assessment Value: \$2,600
Current tax rate: \$19.15/\$1,000 of valuation

Attachments:

[TaxCard FY24 6137.pdf](#)

Edited by PCOWAN on 8/9/21 at 10:29 AM

[Zoom to](#)



-68.80139 44.84191 Degrees

300ft

Parcel Data has been improved and maintained primarily

App State

Click to restore the map extent and layers visibility where you left off.

