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 SYST	EM: X Public Private Seasonal Unknown Drilled Dug Other
MALFUNCTION	NS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?
	Pump (if any):
	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?
	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?
	If Yes, are test results available? Yes No
	What steps were taken to remedy the problem?
IF PRIVATE: (St	rike Section if Not Applicable):
INSTALLAT	ION: 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:	Olikilowii
Source of Section	I information:
Buyer Initials	Page 1 of 7 Seller Initials B.D.
ERA Dawson Bradford Company, Adrian Nadeau	417 Main Street Bangor ME 4401 Phone: (287)947-3363 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dellas, TX 75201 **Www.lwolf.com** Reger Decesere**

SECTION II – V	VASTE WATE	R DISPOSAL	
TYPE OF SYSTEM: Public Private	Quasi-Put	olic	Unknown
IF PUBLIC OR QUASI-PUBLIC (Strike Section i Have you had the sewer line inspected?		e):	Yes No
If Yes, what results:			National National
Have you experienced any problems such as line What steps were taken to remedy the problem?	ne or other malf	unctions?	Yes No
IF PRIVATE (Strike Section if Not Applicable):			
Tank: Septic Tank Holding Tank Tank Size: 500 Gallon 1000 Gallon	Unknown		
Tank Type: Concrete Metal		Other:	
Location:			OR Unknown
Date installed: Date last pumped:	Na	ame of pumping compan	ıy:
Have you experienced any malfunctions?			
If Yes, give the date and describe the problem:			
Date of last servicing of tank:Nar	me of company	Servicing tonk	
Leach Field:	de of company s	Ves [
If Yes, Location:		_	The state of the s
Date of installation of leach field:	Installed by:		
Date of last servicing of leach field:	Company ser	vicing leach field:	
Have you experienced any malfunctions?			Yes No
If Yes, give the date and describe the problem as	nd what steps we	ere taken to remedy:	
Do you have records of the design indicating the	# of bedrooms t	he system was designed t	for? Yes No
If Yes, are they available?	*******		☐ Yes ☐ No
Is System located in a Shoreland Zone?	****************	Yes	No Unknown
			, TO CHANOWI
Ruver Initials		6-	
Buyer Initials Page	e 2 of 7	Seller Initials K,D	***************************************

SEC	CTION III – HEATI	NG SYSTEM(S)/HE	ATING SOURCE(S)
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Hot Air Propage Fuil	Fritsultest Dump	Rheem 40guillon Water	Hoster
Age of system(s) or source(s)	1 Years	> KG/3	lyear	
TYPE(S) of Fuel Annual consumption per system	Propone	Electric	l year Electric	
or source (i.e., gallons, kilowatt	1193 Since Jan 2023	Whole House Elect	to bill 12 month	1
hours, cords)	gas cookstore as well	querage is \$199 po	L la outr	
Name of company that services	216	A0 - 1 1 0 0		
system(s) or source(s)	Rith. Foster	Macheatpump		
Date of most recent service call		March 28, 2024		
Malfunctions per system(s) or	0	0		
source(s) within past 2 years			0	
Other pertinent information				
Are there fuel supply line	257		17 v	
				No Unknown
Are any buried?			Yes	No Unknown
Are all sleeved?				No Unknown
Chimney(s):	************************		Yes	No
	*************************			No Unknown
	source vented through		*	
Had a chimney free	source vented unough	one nue?	····· Yes	No Unknown
Trad a Chilliney life; .		*********************	Yes	No Unknown
Has chimney(s) been	inspected?	****************	Yes	No Unknown
If Yes, date:				
Date chimney(s) last of	cleaned:			
Direct/Power Vent(s):		And the second s	□ Voc	ZNa Dura
Has vent(s) been inspe	ected?			
If Yes, date:	•		I res	No Unknown
Comments:				
Source of Section III infor	mation:			
Total of Bootion III Imor				
		- HAZARDOUS MA		
The licensee is disclosing	that the Seller is making	ng representations cont	tained herein.	
A. UNDERGROUND S	STORAGE TANKS	- Are there now, or	have there ever be	en any underground
storage tanks on the prope	rtv?			
If Yes, are tanks in current	t 11ce?		lies	No Unknown
If no longer in use how le	- land the 1		Yes	✓ No Unknown
If no longer in use, how lo	ng nave they been out	of service?		
If tanks are no longer in us	se, nave tanks been aba	andoned according to I	particular business	No Unknown
Are tanks registered with I	JEP?		Yes	No Unknown
Age of tank(s): Location:	Size	of tank(s).		
Buyer Initials	1	Page 3 of 7 Se	allow Initials Dn	
	Lone Wolf Transactions (zipForm Edition	-	eller Initials (K.D.	
	(ed) out Calabi	,	moo: Now www. TUSC1 AT	Roper Decesere

PROPERTY LOCATED AT: 666 Finson Road 280, Bangor, ME 04401 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 Unknown In the siding? Yes No Unknown In the roofing shingles? No Unknown No Unknown Other: Yes 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? No | Unknown Are test results available? Yes No Results/Comments: Source of information: D. RADON/WATER - Current or previously existing: 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 _____ ___ Page 4 of 7 Seller Initials

PROPERTY LOCATED AT: 666 Finson Road 280, Bangor, ME 04401
F. LEAD-BASED PAINT/PAINT HAZARDS — (Note: Lead-based paint is most commonly found in home 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: Ves No
If Yes, describe:
Are you aware of any cracking, peeling or flaking paint?
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 or
first refusal, life estates, private ways, trails, homeowner associations (including condominium)
first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants?
first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants?
if Yes, explain: Property is leased from Keystone Management.
first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants?
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
first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown 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?
first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown 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?
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Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?
If Yes, explain:
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 dislocated in turbines): Type: Propane tank hot water heater, satellite dislocated in the property of the property of the property: What year did Seller acquire property? 2020 Roof: Year Shingles/Other Installed: Mobile Home & Years Garage 3 years Water, moisture or leakage: None Comments: Foundation/Basement: Is there a Sump Pump?
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 dislocated in the state of the state o
Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite disk water filtration system, photovoltaics, wind turbines): Type: Propane tank Roll 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: Is there a Sump Pump?
Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dislocation system, photovoltaics, wind turbines): Type: Propane tank Propane tan
Water filtration system, photovoltaics, wind turbines): Type: Topane tank Riff Fostes 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?
What year did Seller acquire property? Roof: Year Shingles/Other Installed: Mebile Home & years, Garage 3 years Water, moisture or leakage: None Comments: 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
Roof: Year Shingles/Other Installed: Mobile Home 8 years, Garage 3 years Water, moisture or leakage: None Comments: Is there a Sump Pump?
Water, moisture or leakage:
Comments: Is there a Sump Pump?
Foundation/Basement: Is there a Sump Pump?
Is there a Sump Pump?
Water, moisture or leakage since you owned the property: Prior water, moisture or leakage? Comments: Mold: Has the property ever been tested for mold? If Yes are test results everlebbe?
Water, moisture or leakage since you owned the property: Prior water, moisture or leakage? Comments: Mold: Has the property ever been tested for mold? If Yes are test results everileble?
Prior water, moisture or leakage?
Comments: Mold: Has the property ever been tested for mold? If Yes are test results everleble? Unknown
If Yes are test results evoileble?
If Yes are test results available?
Yes No
Comments:
Electrical:
Comments:
Has all or a portion of the property been surveyed?
If Yes, is the survey available?
Manufactured Housing – Is the residence a:
Mobile Home
Modular
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 Cenent pack Settling
Comments:
Source of Section V information:
Buyer Initials Page 6 of 7 Seller Initials

是人為自然的關係	SECTION VI — ADDI	TIONAL INFORMATION	
auto Gerrye door of	sever needs to be	fixed. Ubnks on /og	4 somtomes.
Under Truler +	fully Insulated		
	ECTION IN DISCLOSUR	E:	ADDITIONAL Yes Notion regarding known material
Neither Seller nor any Broker of any sort, whether state, mur electrical or plumbing.	makes any representation nicipal, federal or any oth	s as to the applicability of, of er, including but not limite	or compliance with, any codes d to fire, life safety, building,
As Sellers, we have provided our knowledge, all systems an	the above information and equipment, unless other	d represent that all informatives wise noted on this form, are	ation is correct. To the best of e in operational condition.
Ragn Pu Cereve	5/9/24 DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE
We have read and received ochure, and understand that concerns.	a copy of this disclosur I/we should seek informa	e, the arsenic in wood fac tion from qualified profess	t sheet, the arsenic in water ionals if I/we have questions
BUYER	DATE	BUYER	DATE
UYER	DATE	BUYER	DATE

Page 7 of 7 Maine Association of REALTORS®/Copyright © 2024. REALTOR- All Rights Reserved. Revised 2024.





Bangor 2024												10000	Notes:						+	No./Date Description	>	<		Inspection withessed by:	Inconction Witnessed D.:	Sale Date: 2/16/2009	BANGOR ME 04401		000 LINSON RD EOT 200	666 FINSON BD I OT 280	GBAY BATBICIA	Previous Owner	Sale Date: 6/21/2016	MONITCELLO ME 04760	550 US #1	ANDERSON, DEBBIE	ANDERSON DEBRIE	ANDERSON CRAIG	Previous Owner	Sale Date: 1/25/2020	BANGOR ME 04401	OGG - INSOIN NO EQ. 280	SSE EINISON DO LOS 200	MOSI EV KATEI VN	Province Owner				BANGOR ME 04401	666 FINSON ROAD LOT 280	DECESERE ROGER
																			Date Hisp.	Data Inco	Date	,																													
or Acudama o	3 Agent/MH R	2 Seller	1.Buver	Verified		3.Foredose/	2.Related	 Valid Arms 	Validity		Assumed	2.FHA/VA	1.Convent	Financing		3.Building	2.L & B	1.Land	Sale Type	Price	Sale Date			Traffic Flow District	TIF District	o.Gravei	2.Semi Imp	1.Paved		Street 1	0.00	3 Sewer	1.PUBIIC		Utilities 1/		3. Relow St	1. Level		Topography 4 Rolling		Secondary Zone		zone/Land Ose	7 Coordinate	x Coordinate	V Condition real	Tree Growth	9	Neighborhood	
o.rub Nec	6 Pub Poc	5 None	4.Other	3 Agent/MH Bill of	00000000	6.Assemb	5.Split	4.Distress	1 Valid Arms Length		6.Cash	5.Private	4.Seller	9 Unknown		6.L & Moho	5.MoHo	4.Other	5 Mobile Home Only			Ouic Duca	Sale Da	istrict		b.Paved KOW	5.None	4.Proposed	,	1 Paved	o.ivoild	6 None	4.Well		1 All Public	o.LOW	6 Low	4.Rolling		4 Rolling		one					100				Droppedy
3.Failily	o.Fil.	S MI S	7 Lender	Bill of	3.000	9 Other	8.Exempt	7.Partial In	Length		9.Unknown	8.Other	7.FMHA			۽ م	oo :	7.		25,500	1/25/2020	1		2	0			7.			2.NOITE	o None	7.Cess Pl	!		y.Dry	o.wet	7.Swampy						10 Kurai Kesidentiai & Agr	6800	1840			OF COMMITTEES LIGHT OF	Dara.	7
28.Mobile Home De	27.Condo/PUD/PGD	26.Right of Way -	25.Baselot	24.Homesite	Acres	25:(11act)	23 (Eract)	22 Baselot (Fract	21.Homesite (Frac	Fract. Acre		FO.SOGIIG VOICE	20 Sound Value	19 Square Foot	18 Condominium	17 Secondary Lot	16 Regular Lot	Square Foot			15.Nabla Triangle	14.Delta Triangle	13.Rear Land	12.	11.Regular tot		Front Foot																					2023	Tedi	V	
												I		1	I										\perp	Type																							Land		
Total Acreage									Acreage/Sites								oquat C : CC	Square Feet							rrontage Depth	12	-66	Land Data																				0	В	Assessment Record	
0.00	70	200	200	0/2	%	%	%	%			0%	%	2/0	%	%	200			%	%	8 8	0%	%	% %	Factor			ta																				27,600	Buildings	Record	
N																									Code	Influence																						25,000	Exempt		
44.TG Hardwood 45.Farm/Open	43.TG Mixed Wood	42.TG Softwood	41.Wasteland	40.Acres	39.Rear Land #1	so.Frontage	39 Factoria	37 Secondary	36.Former Paper S	35 Kenduskean SP/	34.Rear Land #2	33.Solar Use/Leas	32.	31.Right of Way	30.Common Land	Acres	9.% Share	8. View/Environme	7.Corner Influen	6 Restriction	5 Misimprovement	4 Size/Shape	2 Tanasanhu	1.Unimproved	Codes	Influence																						2,600	Total		

g style		F Bsmt Living			
1.Colonial 5.Convent.	9.Condo/PU	Fin Bsmt Grade			
		III DOUBLE GLODE			
3.Split Le 7.Ranch	F 5				, φ
æ	12.	1.Elect BB 5.Fl/Wall	0 No Heat	3.Improved 6.Layout -	
٠,١			10.		7 E. H. 2 E.A.
Other Units	(3)				7.Full 25%
Stories	<u></u>	4.Solar 8.HWBB			8.Full 50%
1.1 4.1.5		ое 0%	12.	Insulation 6.NO Attic	9.Full /5%
	8.		ir 7.	Ξ	J
				2.Minimal 5. Heavy	» :·
Exterior Walls	w	용	9.None		o 9
1.Al/Vinyl 5.Concrete	9.None	è		%	,
2.Stone 6.Wood	10.	1.Modern 4.Obsolete	те 7.	Grade & Factor	
3.Asbestos 7.Brick	11. 2			1.E Grade 4.B Grade	7
4.Stucco 8.Other	-10	rD.	9.No Kit		× :
ace		•			
 1.Asphalt 4.Composit 	7.	1.Modern 4.Obsolete	ř 7.		
2.Slate 5.Wood	8. 2	2.Typical 5.		Condition	
3.Metal 6.Other		е	9.No Bath	1.Poor 4.Avg	7.V Gd
SF Masonry Trim	#	# Rooms			8.Exc
Street Setback	#	# Bedrooms		3.Avg- 6.Good	9.Same
Basement Floor	*	# Full Baths		6 Good	
Year Built	#	# Half Baths		Funct. % Good	
rear kemodeled	* *	# Addn Fixtures		g	
1.Concrete 4.Br/Stone	7	* Linchidues		_	7.No Elect
					8.LongTerm
	9 9			5.Damage 6.BSmt	9.None
				Economic Code	
1.1/4 Bmt 4.None	7.FW/Slab			0.None 3.No Elect	7.New Home
	8.FW/Joist			9	
3.3/4 BMt 6.Full Bmt	9.9		Software	_	
Wet Recement		A Division of Harris Computer Systems	omputer Systems	Code	
1.Dry 4.	7.				7.
ъ	œ			3.Informed 6 Reviewed	o 9
3.Wet 6.	9.No Bsmt			ଧା	
					7.Ext /St
	Date Inspected	ected		3.Tenant 6.Other	'n œ
Addi	itions, Outbu	Additions, Outbuildings & Improvements	Vements		1.6251 CLAIM FIL
Туре	Year Units	ts Grade Cond	Phys Finct		
808	+		Į,	Sound Value 3.	
000	1	00	0 % 100 %	.4	
113 MH Garage	1989 384	3 100 4	0 % 100 %	5.	
112 MH Encl Porch	1992 140	3 100 4	% 100	6.	
	_	\rightarrow	0,	21.0pe	21.Open Mason Por
			T	22.End	22.End Mason Por
			% %	23.Mas	23.Masonry Garage
			% %	24.Mas	24.Masonry Shed
			% %	25.Mas	25.Masonry Bay Wi
				26.1SM	26.1SMa Overhang
				27.1/25	27.1/2S Brick Add
				28.Unfi	28.Unfinished Att
	-		/0/	ZY.FINIS	29.Finished Attic

1 of 2

Sublot: 280

280 Cedar Falls N

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 tou rate + 410 1E/A1 000 of valuation

Zoom to

Parcol C

68.80141 44.84344 Degrees

300ft

App State

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

General Info

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

Address Number on Parcel

Owner Info

RR&A 666 Finson Road Lot 280 Decesere Roger Zoning on Parcel Bangor Me 04401

District Info

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

Assessment Info as of 4/1/2023 Land Value: \$0

Sale Type: MoHo Only Sale Amount: \$25,500

Sale Date: 01/25/2020

Last Sale Info

Exemptions: \$25,000 Building Value: \$27,600 Total Value: \$27,600

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

Parcel Data has been improved and maintained primari

App State