

Single Family PUBLIC SYNOPSIS



MLS#: 986543  
62 STARKS, New Sharon, ME 04955

Status: Current

Kickout: No

List Price: \$ 51,900

Directions:

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Style: Cape  
 #Rooms: 5 #Bedrooms: 3 #Baths: F = 1 3/4 = 0 1/2 = 0  
 Year Built :-: 1900  
 SqFt Fin. Above Grade+/-: 900 SqFt Fin. Below Grade+/-: 0 SqFt Fin. Total+/-: 900  
 Source of Square Footage: Public Record

Color: Lot Size (Acr) :-: 0.280 Road Frontage :-:  
 Source of Acreage: SELLER  
 Surveyed: Yes Seasonal: No Zone: AS PER TOWN  
 Water Body:  
 WtrFrt: No Amt Wtr Fmtge :-: WF Shared :-: WF Owned :-:

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	OT	OT2
Level:	1		1		2	2	1			

Size:  
 Cathedral Cell: No Skylight: No WB Fireplace: 0 Gas Fireplace: 0 Heat Stove No Heat Stove HU: No  
 Appliances:

Remarks

Property Features - NOTE: Check Detail Reports for complete list of features.

Site: Level	Basement Info: Full
Driveway: Gravel	Foundation Mtrls:
Parking:	Exterior: Wood Siding
Location: Rural	Roof: Shingle
Uses:	Heat System: Baseboard, Hot Water, Stove
Restrictions:	Heat Fuel: Oil, Wood
Recreational Water:	Water Heater: Off Heating System
Roads: Public, Paved	Cooling: No Cooling
Transportation:	Floors: Vinyl, Wood
Electric: Circuit Breakers	Vehicle Storage: No Vehicle Storage
Gas: Bottled	Amenities:
Sewer: Septic Existing On Site	Accessibility Amenities:
Water: Well Existing On Site	Equipment:
Construction: Wood Frame	

Tax/Deed/Community Information

Book/Page/Partial: 148/139/ Map/Block/Lot: 01/78 Tax Amount/Yr: \$ 580 / (2009)  
 School: RSU 9

Off Market Information

Information Provided by: Kim Reynolds 009553 KRR



Office: Harris Real Estate 2084  
Agent Phone: 207-779-9000

Office: 207-779-9000  
Agent Cell: 207-462-9005

Email: [kimreynolds@hamsrealestate.net](mailto:kimreynolds@hamsrealestate.net) Virtual Tour:

LAGini: List Office: Harris Real Estate



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# SELLER'S 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 the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.**

PROPERTY LOCATED AT: 62 STARKS Rd New SHARON ME 04955

## 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? \_\_\_\_\_  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: \_\_\_\_\_  
What is the source of your information: \_\_\_\_\_

USE: Number of Persons currently using system? \_\_\_\_\_  
Does system supply water for more than one household? \_\_\_\_\_  Yes  No  Unknown

COMMENTS: \_\_\_\_\_

## SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM:  Public  Private  Quasi-Public  Unknown

• IF PUBLIC OR QUASI-PUBLIC:

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 Gal.  1000 Gal.  Unknown  Other: \_\_\_\_\_  
Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: BEHIND HOUSE OR  Unknown Date of Installation: UNKNOWN  
Date of Last Servicing: APRIL 2010 Name of Company Servicing Tank: AAA

Have you experienced any malfunctions? \_\_\_\_\_  Yes  No  
If yes, give the date and describe the problem: SEPT-2009 PUT NEW PUMP IN

LEACH FIELD: \_\_\_\_\_  Yes  No  Unknown

IF YES: Location: BEHIND HOUSE  
Date of installation of leach field: UNKNOWN Installed By: \_\_\_\_\_

Date of Last Servicing: NO PROBLEMS Name of Service Company: \_\_\_\_\_  
Have you experienced any malfunctions? \_\_\_\_\_  Yes  No

If yes, give the date and describe the problem & what steps were taken to remedy: \_\_\_\_\_

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? \_\_\_\_\_  Yes  No  
IF YES, is it available? \_\_\_\_\_

SOURCE OF INFORMATION: OWNER

COMMENTS: \_\_\_\_\_  
IS SYSTEM LOCATED IN A SHORELAND ZONE? \_\_\_\_\_  Yes  No  Unknown

July 2006 Page 1 of 3 - SPD Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials RLD

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Harris Real Estate

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form 3.zfx

**SECTION III. HEATING SYSTEM(S)/SOURCE(S)**

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HOT WATER B/B	ASHLEY WOOD STOVE		
Age of system(s)/source(s)	ROUGHLY 20	FIVE YEARS		
Name of company that services system(s)/source(s)	JOE LABELLE	OWNER		
Date of most recent service call	OCT-2009			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	500 GALLONS	1 1/2 CORDS		
Malfunction per system(s)/source(s) within past 2 years	NONE	NONE		
Other pertinent information				

Buried Oil Supply Line:  Yes  No  Unknown  
 Chimney(s) Lined:  Yes  No  Unknown Age: ROUGHLY 20  
 Is more than one heat source vented through one flue?  Yes  No  Unknown  
 Sleeved:  Yes  No  
 Last Cleaned: OCT-2009

COMMENTS: \_\_\_\_\_

**SECTION IV. HAZARDOUS MATERIAL**

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

**A. UNDERGROUND STORAGE TANKS - Current or previously existing:**

Are there now, or have there ever been, any underground storage tanks on your property?  Yes  No  Unknown

IF YES: Are tanks in current use?  Yes  No

IF NO above: How long have tank(s) been out of service? \_\_\_\_\_

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

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Have you experienced any problems such as leakage? \_\_\_\_\_

Are tanks registered with the Dept. of Environmental Protection?  Yes  No  Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.P.?  Yes  No  Unknown

Comments: \_\_\_\_\_

**B. ASBESTOS - Current or previously existing:**

- as insulation on the heating system pipes or duct work?  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

IF YES: Source of Information: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

**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: \_\_\_\_\_

**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: \_\_\_\_\_

**E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)**

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 the basis for the determination: \_\_\_\_\_

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

IF YES, describe: \_\_\_\_\_

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

COMMENTS: \_\_\_\_\_

PROPERTY LOCATED AT 62 STARKS Rd New SHARON Me 04995

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL:  Yes  No  Unknown
- LAND FILL:  Yes  No  Unknown
- RADIOACTIVE MATERIAL:  Yes  No  Unknown

OTHER: \_\_\_\_\_

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 road/homeowner associations or restrictive covenants?  Yes  No  Unknown

IF YES: Explain: \_\_\_\_\_  
What is your source of information: owner

Are there any tax exemption or reduction 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: \_\_\_\_\_

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: PROPANE TANK FOR GAS STOVE
- Age: Age of House: UNKNOWN How long has Seller owned it: SINCE 1994
- Roof: Age - Structure: \_\_\_\_\_ Age - Shingles: 16 years
- Moisture or leakage: NONE
- Comments: \_\_\_\_\_

- Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: \_\_\_\_\_
- Moisture or leakage since you owned the property:  Yes  No  Unknown Comments: SOILING TIME
- Knowledge of prior 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 the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No

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

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

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

**SECTION VI. ADDITIONAL INFORMATION**

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.

Melley L. Dunham  
SELLER

July 13, 2010  
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



BK 1484 PG 139 008902  
**Know all Men by these Presents**

Michael H. Graham of Weld, Franklin County, State of Maine and Richard Hodgkins of Wilton, Franklin County, State of Maine, for consideration paid, grant to Kelly G. Dunham, of Farmington, Franklin County, State of Maine, with WARRANTY COVENANTS, a certain lot or parcel of land with the buildings thereon, situated on the northerly side of the Sandy River and on the road leading to Starks, located in the Town of New Sharon, Franklin County, State of Maine, bounded and described as follows:

Beginning at the side of the road and at the easterly corner of land formerly of George Brown, now or formerly of Herbert Moores; thence northwesterly on line of said Moores land to land now or formerly owned or occupied by Roscoe Paine; thence northeasterly on line of said Paine land to land now or formerly owned or occupied by Colon Durrell; thence southeasterly on line of said Durrell land to the road above mentioned; thence southwesterly on the road to the point of beginning.

Meaning and intending to convey all and the same premises conveyed by Patricia Dalton, formerly known as Patricia Peterson, to Michael H. Graham and Richard Hodgkins by deed dated July 8, 1993 and recorded in the Franklin County Registry of Deeds in Book 1376, Page 173.

MAINE REAL ESTATE  
TRANSFER TAX PAID

WITNESS our hands and seals this 7<sup>th</sup> day of October, 1994.

Donna E. Carden  
Witness

Michael H. Graham  
Michael H. Graham

Donna E. Carden  
Witness

Richard Hodgkins  
Richard Hodgkins

STATE OF MAINE Franklin ss. October 7, 1994

Then personally appeared the above-named Michael H. Graham and Richard Hodgkins and acknowledged the foregoing instrument to be their free act and deed.

Donna E. Carden  
Notary Public

dec101:94-453deed

DONNA E. CARDEN  
NOTARY PUBLIC  
MY COMMISSION EXPIRES MAY 1, 2001

Franklin County  
Received: October 12, 1994  
Time: 8 H30M AM  
Attest:  
Register Susan A Black