

Residential Client Synopsis

162 Marvel Street, Farmington, Maine 04938-6006

MLS#: **1360192**
 Status: **Active**

Nbrhd/Assoc:
 County: **Franklin**

Assoc. Fee:
 Seasonal: **No**
 Entrance Fee:

List Price: **\$129,000**
 Original Price: **\$129,000**



General Information

SubType: **Single Family**
 Rooms: **5**
 Beds: **3** Baths: **1/0**
 Style: **Ranch**
 Color:
 Year Built: **1972**
 Surveyed:
 Road Frontage+/-:
 Fireplaces Total: **0**

Sqft Fin Abv Grd+/-: **960**
 Sqft Fin Blw Grd+/-: **0**
 Sqft Fin Total+/-: **960**
 Source of Sqft: **Public Record**
 Sqft Other Source:
 Leased Land: **No**
 Lot Size+/-: **1.08 acres**
 Source of Lot Size: **Public Record**
 Zoning: **RB**

Water Information

Waterfront: **No**
 Wtr Frontage Amt+/-:
 Waterfront Owned+/-:
 Waterfront Shared+/-:
 Water Views: **No**

Tax/Deed/Community Information

Book/Page/Deed: **2154/53/All**
 Map/Block/Lot: **30//2**
 Full Tax Amt/Yr: **\$1,595/2017**
 School District:

Interior Information

Room Type	Lvl	Dimensions	Room Features
Bedroom	1		
Bedroom	1		
Master Bedroom	1		
Living	1		
Kitchen	1		

Appliances: **Dishwasher, Dryer, Range-Electric, Refrigerator, Washer**

Property Features

Site: **Level, Open, Rolling/Sloping, Wooded**
 Driveway: **Paved**
 Parking: **1-4 Spaces**
 Location: **Near Town, Neighborhood**
 Restrictions:
 Rec. Water:
 Roads: **Paved, Public**
 Transportation:
 Electric: **Circuit Breakers**
 Gas: **No Gas**
 Waste Wtr Disp: **Public**
 Water: **Public**

Construction: **Wood Frame**
 Basement Info: **Daylight, Full, Unfinished, Walk-Out**
 Foundation Materials: **Poured Concrete**
 Exterior: **Vinyl Siding**
 Roof: **Pitched, Shingle**
 Heat System: **Baseboard, Hot Water**
 Heat Fuel: **Oil**
 Water Heater: **Off Heating System**
 Cooling: **No Cooling**
 Floors: **Tile, Vinyl, Wood**
 Veh. Storage: **No Vehicle Storage**
 Amenities: **1st Floor Bedroom, Bathtub, Laundry-1st Floor, Laundry-Hookup, One-floor Living, Shed**

Equipment: **Internet Access Available**
 Basement Entry: **Interior, Walk Out**
 Access. Amenities:
 View:

Remarks

Remarks: **Ranch style home updated in the last 8 years. Spacious kitchen with dining area, living room with hardwood floors, full bath, 3 bedrooms with basement laundry or 2 bedrooms with upstairs laundry, full daylight basement which could be finished for more living space and large 1 acre lot close to downtown Farmington, area shopping and hospital. Move right in and relax!**

Listing/Agent/Office Information

Pending Date: List Date: **07/09/18** Termination Date: Buyer Agency Fee: **3%**
 Withdrawn Date: Sub Agency Fee:
 List Office: **Harris Real Estate** Trans Broker Fee: **3%**



Prepared By: Kim Reynolds. Generated on 07/09/2018 4:37:36 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.

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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Christian Nickerson (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 162 Marvel St, Farmington,

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.

<u>Christian Nickerson</u>	<u>7-9-18</u>	_____	_____
Seller Christian Nickerson	Date	Buyer	Date
_____	_____	_____	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____
Agent Adrian Harris	Date	Agent	Date



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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.

162 Marvel St

PROPERTY LOCATED AT: Farmington,

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: N/A
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: _____

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:

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:

TANK: Septic Tank Holding Tank Cesspool Other: _____
Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: _____ OR Unknown Date of Installation: _____
Date Last Pumped: _____ Name of Company Pumping Tank: _____

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: N/A

Date of installation of leach field: _____ Installed by: _____

Date of Last Servicing of leach field: _____ Name of Company Servicing leach field: _____

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? _____

Is System located in a Shoreland Zone? _____ Yes No Unknown

Is System located in a Coastal Shoreland Zone? _____ Yes No Unknown

COMMENTS: _____

Source of SECTION II information: _____

2018 Page 1 of 3 - SPD Seller(s) Initials LN Buyer(s) Initials _____

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

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	B3HW	Woodstove		
Age of system(s)/source(s)	2002? - unknown	Unknown		
Name of company that services system(s)/source(s)	Corner stone	N/A		
Date of most recent service call	2017 Fall	not used		
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	Unknown			
Malfunction per system(s)/ 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, lined: Yes No Unknown Last Cleaned: _____
 Is more than one heat source vented through one flue? Yes No Unknown Had a chimney fire: Yes No Unknown
 Has chimney been inspected? Yes No Unknown; If Yes, when: 2017 Direct/Power Vent: Yes No Unknown

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 - 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 Unknown

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:

Source of information: _____

B. ASBESTOS - Current or previously existing:

• as insulation on the heating system pipes or duct work? Yes No Unknown 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. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (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 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:

Source of information: _____

PROPERTY LOCATED AT 162 Marvel St, Farmington,

F. 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 way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

IF YES: Explain: _____

Is access by means of a non-public way? Yes No Unknown If YES, who is responsible for maintenance? _____

What is your source of information: _____

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: Homestead Forest Management and Harvest Plan available? Yes No Unknown

- Is this house currently covered by a flood insurance policy? (not a determination of flood zone) Yes No Unknown
- Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: _____
- Year Principal Structure Built: 1972 What year did Seller acquire property? 2002
- Roof: Year Shingles/Other Installed: 2015
- Water, moisture or leakage: none

Comments: _____

Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____

- Water, moisture or leakage since you owned the property: Yes No Unknown Comments: Spring rains
- 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

• Has all or a portion of the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

• Manufactured Housing: 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: _____

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

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.

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.

Christian Nickerson
SELLER
Christian Nickerson

7.9.18
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



**QUITCLAIM DEED
WITHOUT COVENANT**

UNITED STATES OF AMERICA, USDA, RURAL DEVELOPMENT acting through the **RURAL HOUSING SERVICE f/k/a the FARMERS HOME ADMINISTRATION**, Mortgagee and Plaintiff, pursuant to a civil action to foreclose a mortgage under 14 M.R.S.A. §6321 et seq., brought in the Maine District Court, District Twelve, Division of Franklin at Farmington, Docket No. FAR-RE-00-54 against **Lisa M. Sweetser**, Defendant, in execution of a Judgment of Foreclosure and Order of Sale dated April 9, 2001, for consideration paid, **RELEASES to CHRISTIAN C. NICKERSON** of Farmington, County of Franklin and State of Maine, whose mailing address is P. O. Box 507, Farmington ME 04938, the land in Farmington, County of Franklin and State of Maine.

All those premises acquired by the Grantor herein and ordered to be sold by virtue of a Judgment of Foreclosure and Order of Sale dated April 9, 2001 and recorded in the Franklin County Registry of Deeds in Book 2094 Page 327 and being the same premises conveyed to the Grantor herein by Mortgage Deed of Lisa M. Sweetser dated October 25, 1995 recorded in the Franklin County Registry of Deeds in Book 1555 Page 205, said mortgage having been foreclosed by civil action in the Twelfth District Court, Division of Franklin at Farmington, entitled United States of America, USDA, Rural Development acting through the Rural Housing Service f/k/a the Farmers Home Administration, Plaintiff, vs. Lisa M. Sweetser, Defendant, Docket No. FAR-RE-00-54, this sale and transfer being pursuant to said Court's Judgment of Foreclosure and Order of Sale entered April 9, 2001.

Also conveying any interest the Grantor herein may have by virtue of a mortgage deed from Donald F. Paine and Cora E. Paine a/k/a Cora A. Paine dated June 11, 1971 and recorded in the Franklin County Registry of Deeds in Book 0413 Page 415.

IN WITNESS WHEREOF the UNITED STATES OF AMERICA, USDA, RURAL DEVELOPMENT, acting through the RURAL HOUSING SERVICE f/k/a the FARMERS HOME ADMINISTRATION, has caused this instrument to be signed by MICHAEL W. AUBE, its duly authorized (Acting) State Director, this 29th day of May, 2002.

UNITED STATES OF AMERICA, USDA,
RURAL DEVELOPMENT acting through
the RURAL HOUSING SERVICE f/k/a the
FARMERS HOME ADMINISTRATION

By: 
Name: MICHAEL W. AUBE
Title: (Acting) State Director

Maine Real Estate
Transfer Tax Paid

POOR ORIGINAL

STATE OF MAINE
PENOBSCOT, SS.

May 29, 2002

Personally appeared the above named MICHAEL W. AUBE in his/her said capacity and acknowledged the foregoing instrument to be his/her free act and deed and the free act and deed of the United States of America, USDA, Rural Development, acting through the Rural Housing Service f/k/a the Farmers Home Administration.

Before me,

Lele S Hardy
Notary Public
My Commission Expires: 5/27/08

SEAL

LELO S. HARDY
Type or print name

FRANKLIN COUNTY
Susan O. Black
Register of Deeds

45B
401m