

PROPERTY LOCATED AT: 7 Goddard Street, Lisbon Falls, ME 04252-1806

## 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 N/A

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: N/A 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? N/A~~

IF PRIVATE (Strike Section if Not Applicable):

INSTALLATION: Location: N/A  
 Installed by: N/A  
 Date of Installation: N/A  
 USE: Number of persons currently using system: N/A  
 Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown

Comments: None

Source of Section I information: Seller and previous owner's disclosure

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**SECTION II - WASTE WATER DISPOSAL**

TYPE OF SYSTEM: ☒ Public    ☐ Private    ☐ Quasi-Public N/A    ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... ☒ Yes ☐ No

~~If Yes, what results:~~ N/A

Have you experienced any problems such as line or other malfunctions? ..... ☒ Yes ☐ No

~~What steps were taken to remedy the problem?~~ N/A

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank    ☐ Holding Tank    ☐ Cesspool    ☐ Other: N/A

Tank Size: ☐ 500 Gallon    ☐ 1000 Gallon    ☐ Unknown    ☐ Other: N/A

Tank Type: ☐ Concrete    ☐ Metal    ☐ Unknown    ☐ Other: N/A

Location: N/A OR ☐ Unknown

Date installed: \_\_\_\_\_ Date last pumped: N/A Name of pumping company: N/A

Have you experienced any malfunctions? ..... ☐ Yes ☐ No

If Yes, give the date and describe the problem: N/A

N/A

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: ..... ☐ Yes ☐ No ☐ Unknown

If Yes, Location: N/A

Date of installation of leach field: N/A Installed by: N/A

Date of last servicing of leach field: N/A Company servicing leach field: N/A

Have you experienced any malfunctions? ..... ☐ Yes ☐ No

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

N/A

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: None

Source of Section II information: Seller and previous owner's disclosure

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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                                                              | <b>Radiant Boiler</b>                              | <b>Wood stove</b>             | <b>Wood stove</b>  | <b>N/A</b>         |
| Age of system(s) or source(s)                                                  | <b>2009</b>                                        | <b>2011</b>                   | <b>2014</b>        | <b>N/A</b>         |
| TYPE(S) of Fuel                                                                | <b>Propane</b>                                     | <b>Wood</b>                   | <b>Wood</b>        | <b>N/A</b>         |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | <b>2024: 1,300± gallons<br/>2023: 700± gallons</b> | <b>Used twice this season</b> | <b>Not used</b>    | <b>N/A<br/>N/A</b> |
| Name of company that services system(s) or source(s)                           | <b>Crowley Energy</b>                              | <b>Self</b>                   | <b>Self</b>        | <b>N/A</b>         |
| Date of most recent service call                                               | <b>02/15/2025</b>                                  | <b>After use</b>              | <b>None needed</b> | <b>N/A</b>         |
| Malfunctions per system(s) or source(s) within past 2 years                    | <b>gasket replaced</b>                             | <b>None known</b>             | <b>None known</b>  | <b>N/A</b>         |
| Other pertinent information                                                    | <b>Heat, hot water &amp; cook range</b>            | <b>None</b>                   | <b>None</b>        | <b>N/A<br/>N/A</b> |

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: 2014

Date chimney(s) last cleaned: None needed

Direct/Power Vent(s): ..... ☒ Yes ☐ No ☐ Unknown  
Has vent(s) been inspected? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, date: 2014

Comments: **Metal chimney used for wood stove only.**

Source of Section III information: **Seller and previous owner's disclosure**

### 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? N/A

~~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): 2009 Size of tank(s): 500 gallons

Location: **off front right corner of the house**

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C/B

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

Have you experienced any problems such as leakage: ..... ☐ Yes ☒ No ☐ Unknown

Comments: Tank is leased from Crowley Energy

Source of information: Seller and previous disclosure

**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: N/A ..... ☐ Yes ☐ No ☐ Unknown

Comments: None

Source of information: Seller and previous owner's disclosure

**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: No known radon tests performed

Source of information: Seller and previous owner's disclosure

**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: No known radon tests performed

Source of information: Seller and previous owner's disclosure

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

Comments: None known

Source of information: Seller and previous owner's disclosure

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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: N/A

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

If Yes, describe: N/A

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

Comments: The detached shop is likely built prior to 1978. Unknown if any lead paint could exist.

Source of information: Seller and previous owner's disclosure

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

LAND FILL: ..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown

Other: N/A

Source of information: Seller and previous owner's disclosure

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

**SECTION V - ACCESS TO THE PROPERTY**

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: 10'x52' easement for abutter to enter and park off 5 Goddard Street

Source of information: Seller and previous owner's disclosure

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?~~ N/A

~~Read Association Name (if known):~~ N/A

Source of information: Seller and previous owner's disclosure

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PROPERTY LOCATED AT: 7 Goddard Street, Lisbon Falls, ME 04252-1806**SECTION VI – FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... ☐ Yes ☒ No ☐ Unknown~~If Yes, explain:~~ N/AHave any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown~~If Yes, explain:~~ N/AHas any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ Unknown~~If Yes, explain:~~ N/AHas there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown~~If Yes, indicate the dates of each claim:~~ N/AHas there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... ☐ Yes ☒ No ☐ Unknown~~If Yes, indicate the date of each payment:~~ N/AIs the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ..... ☐ Yes ☒ No ☐ Unknown~~If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?~~N/ARelevant Panel Number: 23001C0456E Year: 2013 (Attach a copy)Comments: NoneSource of Section VI information: See attached map

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PROPERTY LOCATED AT: 7 Goddard Street, Lisbon Falls, ME 04252-1806**SECTION VII - GENERAL INFORMATION**

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 ☐ UnknownIf Yes, explain: **Homestead Exemption**Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance

including those that are imposed by the state or municipality? ..... ☐ Yes ☒ No ☐ Unknown~~If Yes, explain:~~ **N/A**Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **500 Gallon Propane Tank (Crowley Energy)**Year Principal Structure Built: **2009** What year did Seller acquire property? **2014**Roof: Year Shingles/Other Installed: **2009**Water, moisture or leakage: **None known**Comments: **None**

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ..... ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ..... ☐ Yes ☒ No ☐ UnknownComments: **None**Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ..... ☐ Yes ☒ NoComments: **None**Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ UnknownComments: **Generator hook-up**Has all or a portion of the property been surveyed? ..... ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ..... ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ UnknownModular ..... ☐ Yes ☒ No ☐ Unknown

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

..... ☐ Yes ☒ No ☐ UnknownComments: **None**KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **None known**Comments: **None**Source of Section VII information: **Seller and previous owner's disclosure**Buyer Initials \_\_\_\_\_ Page 7 of 8 Seller Initials **WJ**



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**SECTION VIII - ADDITIONAL INFORMATION**

**All utilities are underground including the propane tank (owned by Downeast Energy). Radiant heat in all areas except garage and basement floors.**

**See attached survey, tax map, deed, easement, Firmette map, assessor record, 2025 commitment.**

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.

Signed by:  
  
SELLER  
Christy J. Bell

Feb 20, 2025  
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



## LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Christy J. Bell

(hereinafter "Seller")

AND \_\_\_\_\_

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 7 Goddard Street, Lisbon Falls, ME 04252-1806

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

(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).

\_\_\_\_\_ N/A

\_\_\_\_\_ N/A

X 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).

\_\_\_\_\_ N/A

\_\_\_\_\_ N/A

X 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.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent \_\_\_\_\_ Date \_\_\_\_\_

Signed by:

Feb 20, 2025

Christy J. Bell  
Seller Christy J. Bell  
895D6A3E6A4741C...

Date

Seller \_\_\_\_\_

Date

Seller \_\_\_\_\_

Date

DocuSigned by:

Seller \_\_\_\_\_

Date

Feb 20, 2025

Tim Dunham  
Agent Tim Dunham 207-720-0660  
CESDD0A71FACE41C...

Date



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REALTOR®

Tim Dunham Realty, 643 Lewiston Rd Topsham ME 04086  
Timothy Dunham

2077200660



7 Goddard

## QUITCLAIM DEED WITH COVENANT

*KNOW ALL BY THESE PRESENTS*, that Atlantic Regional Federal Credit Union ("Grantor"), a Federal Credit Union with a Place of Business in Brunswick, Maine, in consideration of One Dollar (\$1.00) and other valuable consideration, paid by Christy J. Bell ("Grantee"), the receipt whereof we do hereby acknowledge, do hereby convey to Christy J. Bell, her successors and assigns, a certain lot or parcel of land with buildings thereon, situated in Lisbon Falls, Androscoggin County, Maine, known as 7 Goddard Street, Lisbon Falls, Maine, and being more particularly described as follows:

### PARCEL I

#### EXHIBIT A

A certain lot or parcel of land together with the buildings thereon, situated in the Town of Lisbon, County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at an iron rod on the southerly side of Goddard Street, which point marks the northwest corner of land of said Grantees and the northeast corner of land now or formerly of Laura and Dean Swindler; thence S 39° 53' 40" W along land now or formerly of Laura and Dean Swindler, land now or formerly of Spencer and Donna Stewart and land now or formerly of Walter Pohle, Jr., 215.60 feet to an axle found, which point marks the southwest corner of land of the Grantees herein; thence S 49° 53' 44" E along land now or formerly of Emery and John Stoklas 113.69 feet to a point; thence N 40° 24' 36" E a distance of 41.69 feet to a point; thence N 49° 21' 30" W a distance of 14.07 feet to a point; thence N 39° 53' 40" W a distance of 73.0 feet to a point; thence continuing on the same course along other land of the Grantees herein, 99.9 feet to an iron rod, which iron rod is on the southerly sideline of Goddard Street; thence N 49° 23' 45" W along the southerly line of Goddard Street, 100.0 feet to an iron rod, which iron rod marks the point of beginning.

This parcel is SUBJECT TO an easement over and across the existing driveway and parking area for travel by vehicles and for the parking of two vehicles for the benefit of land retained by the Grantees, which abuts this parcel on its easterly side. There shall be no interference with the Grantor's use of the driveway to access the parcel described above.

Being Lot 2 as shown on the subdivision plan for Clifford & Georgina Rogers, performed by Harty & Harty Professional Land Surveyors, dated April 25, 2005, and approved by the Lisbon Planning Board on May 26, 2005, and recorded in the Androscoggin County Registry of Deeds in Plan Book 44, Page 129.

Being a portion of the property described in the Warranty Deed from The Nelson Conley Post #66, The American Legion to Clifford H. Rogers, Jr. and Georgina Grant, dated September 30, 1999 and recorded in the Androscoggin County Registry of Deeds at Book 4325, Page 199.

**PARCEL II**

A certain lot or parcel of land lying southerly of land of Clifford H. Rogers, Jr. and Georgina Rogers described in a warranty deed from Clifford H. Rogers, Jr., dated June 27, 2000 and recorded in the Androscoggin County Registry of Deeds at Book 4472, Page 210, situated in the Town of Lisbon, County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at the southwest corner of the lot referenced above; thence South 39° 53' 40" West 73 feet to a point another land of Clifford H. Rogers, Jr. and Georgina Rogers; thence South 49° 21' 30" East 14.07 feet to a point and other land of Clifford H. Rogers and Georgina Rogers; thence North 40° 24' 36" East 72.99 feet to a point on the southerly line of the above described parcel; thence northwesterly along the southerly line of the above described parcel 14.73 feet to a point, which point is the point of beginning.

Reference is made to a plan prepared by Harty & Harty Professional Land Surveyors, revised April 25, 2005 and recorded in the Androscoggin County Registry of Deeds in Plan Book 44, Page 129.

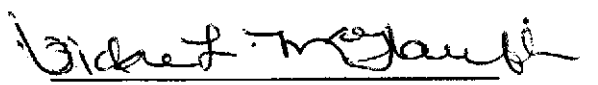
Being a portion of the premises conveyed to Clifford H. Rogers, Jr. and Georgina Rogers by warranty deed from the Nelson Conley Post #66, The American Legion, dated September 30, 1999 and recorded in the Androscoggin County Registry of Deeds at Book 4325, Page 199.

Meaning and intending to describe and convey the premises conveyed in a Warranty Deed in Lieu of Foreclosure from Clifford H. Rogers and Georgina Rogers to Grantor, dated September 17, 2013 and recorded in the Androscoggin County Registry of Deeds in Book 8785, Page 255 as supplemented by a Corrective Warranty Deed in Lieu of Foreclosure dated December 9, 2013 and recorded in the Androscoggin Registry of Deeds in Book 8835, Page 224.

IN WITNESS WHEREOF, the said Atlantic Regional Federal Credit Union has hereunto set its hand this 6<sup>th</sup> day of November, 2014.

Signed and Delivered  
in the Presence of:

  
Witness

  
Atlantic Regional Federal Credit Union  
By: Vickie L. McGowan  
Its: Collections Manager

STATE OF MAINE

Cumbrano, ssNov. 6, 2014

Then personally appeared the above-named Vickie McGlynn in his/her capacity as collections manager and acknowledged the foregoing instrument to be his/her free act and deed and the free act and deed of Atlantic Regional Federal Credit Union.

Before me,

Annemarie Weymouth  
Attorney/Notary Public

Print Name:

Annemarie Weymouth

ANNEMARIE WEYMOUTH  
Notary Public  
State of Maine  
My Comm. Exp. July 14, 2018

Maine Real Estate Transfer Tax Paid  
TINA M. CHOUINARD, REGISTER  
ANDROSCOGGIN COUNTY MAINE E-RECORDED

Initial  
CJB

**DEED RESTRICTION  
MODIFICATION AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS**, THAT I, Christy J. Bell of Lisbon Falls, County of Androscoggin and State of Maine, holder of a restriction set forth in Deed from Jocelyne Deraspe and Michael J. Bosserman to Steven W. Jagiela dated October 26, 2010, and recorded in Book 8044, Page 199, does hereby agree with **Steven W. Jagiela** of Glenside, County of Montgomery and State of Pennsylvania, to amend said restriction to read as follows:

**With respect to the premises more fully described as Parcel Two in Deed dated October 26, 2010, and recorded in Book 8044, Page 199: No unregistered or non-operational vehicles shall be left on the lot. Any personal property shall only be stored on the building side of the lot.**

Reference shall be made to a Deed from Atlantic Regional Federal Credit Union dated November 4, 2014, and recorded in the Androscoggin County Registry of Deeds in Book 9032, Page 197.

IN WITNESS WHEREOF, the party hereunto set her hand and seal this 14 day of August, 2017.

WITNESS:



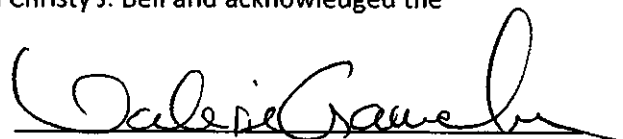
  
Christy J. Bell

**STATE OF MAINE**

**CUMBERLAND COUNTY, ss.**

August 14, 2017

Then personally appeared before me, the above-named Christy J. Bell and acknowledged the foregoing instrument to be her free act and deed.



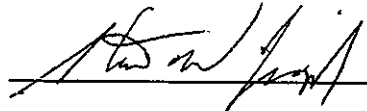
Notary Public/Attorney at Law



IN WITNESS WHEREOF, the party hereunto set his hand and seal this 24 day of August, 2017.

WITNESS:

\_\_\_\_\_

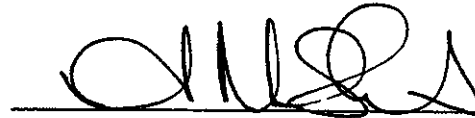


Steven W. Jagiela

STATE OF ~~PENNSYLVANIA~~ Maine  
Chumberland COUNTY, ss.

August 24, 2017

Then personally appeared before me, the above-named Steven W. Jagiela and acknowledged the foregoing instrument to be his free act and deed.



Notary Public/~~Attorney at Law~~

Ann-Marie Stead  
~~Notary Public - Maine~~  
My Commission Expires May 16, 2022

(Print Name)

# Town of Lisbon, Maine

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[Admin](#)

Last Updated 06/01/2021

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**Map/Lot** U05-090  
**Book** 9032  
**Page** 197  
**Account** 5527  
**Location** 7 GODDARD STREET  
**Owner** BELL, CHRISTY J  
 7 GODDARD ST  
 LISBON FALLS ME 04252

## Assessment

|                 |         |
|-----------------|---------|
| <b>Land</b>     | 38,300  |
| <b>Building</b> | 217,100 |
| <b>Exempt</b>   | 23,250  |
| <b>Taxable</b>  | 232,150 |



## Property Information

|                     |              |
|---------------------|--------------|
| <b>Type</b>         | Residential  |
| <b>Acreage</b>      | 0.51         |
| <b>Zone</b>         | VILLAGE      |
| <b>Neighborhood</b> | LISBON FALLS |
| <b>Street Type</b>  | Public Paved |
| <b>Topography</b>   | Level        |



### Land

| Description | Type               | Units | Value  |
|-------------|--------------------|-------|--------|
| HOMESITE    | Fractional Acreage | 0.51  | 38,284 |
|             |                    | 0.51  | 38,300 |

### Building

|            |                  |
|------------|------------------|
| Type       | Conventional     |
| Value      | 143,271          |
| Year Built | 2013             |
| Area       | 1736             |
| Rooms      | 12               |
| Bedrooms   | 4                |
| Full Baths | 2                |
| Type       | Open Frame Porch |
| Area       | 128              |
| Type       | 1S AD/GAR.....   |
| Area       | 700              |
| Type       | Open Frame Porch |
| Area       | 112              |
| Type       | Open Frame Porch |
| Area       | 48               |
| Type       | Frame Garage     |
| Area       | 840              |

### Sale History

| Previous Owner                         | Sale Date  | Sale Price |
|----------------------------------------|------------|------------|
| ATLANTIC REGIONAL FEDERAL CREDIT UNION | 11/10/2014 | 140,000    |
| ROGERS, CLIFFORD H. JR. &              | 10/1/2013  | 0          |

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**HARRIS**

# Town of Lisbon

## TAX COMMITMENT BOOK

Real Estate For Fiscal 2025

Tax Year 07/01/2024 To 06/30/2025

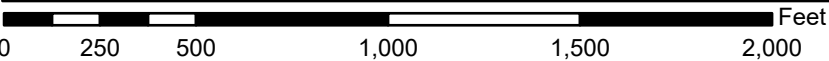
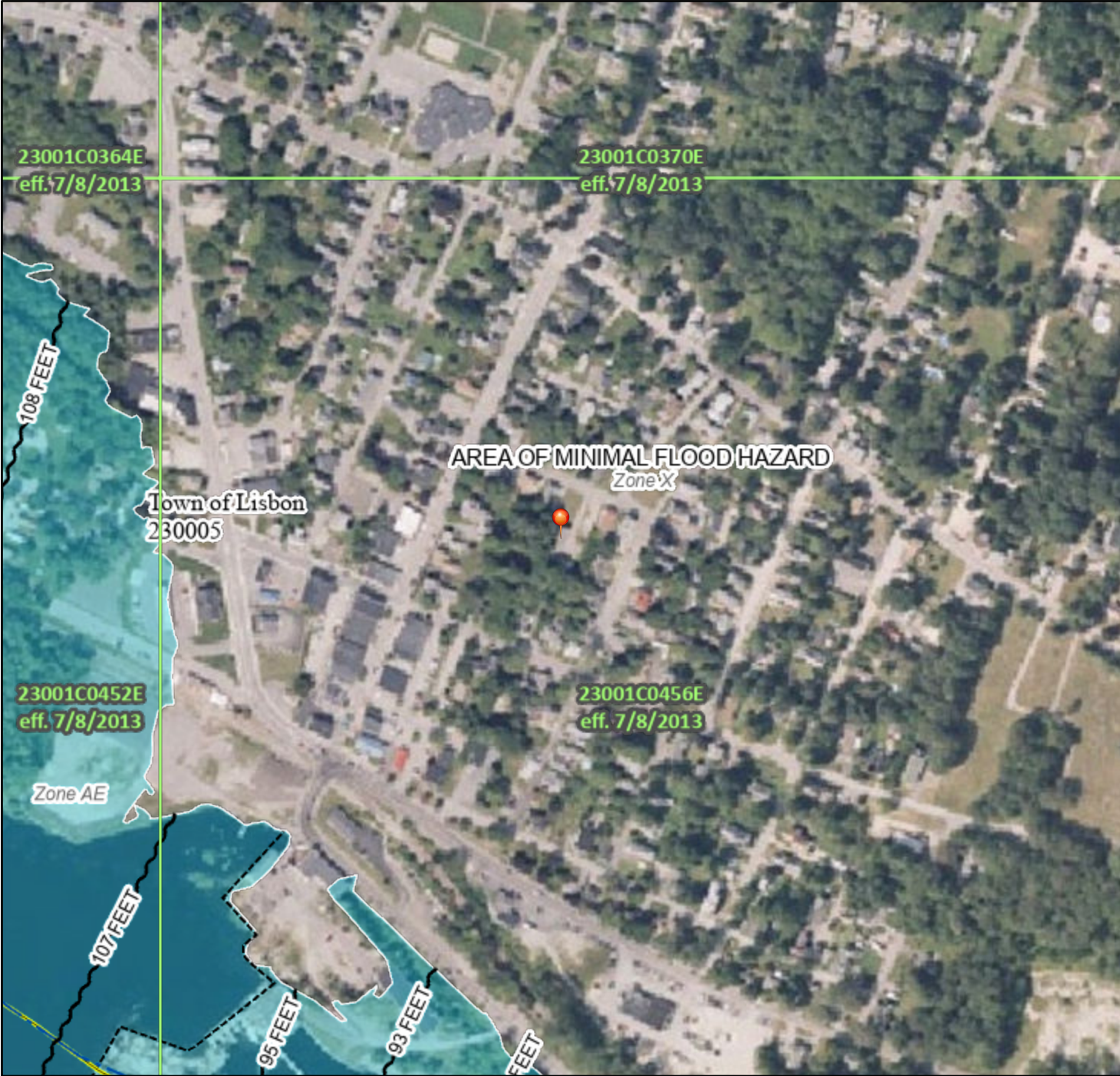
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| Property/Owner                                                                                                                                                                                                                                   | Class | Customer | Values                                                                                                                                                                  | Charges                                                             | Tax                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------|
| <b>U05-090</b><br><b>BELL, CHRISTY J</b><br><b>7 GODDARD ST</b><br><b>, ME 04252</b><br><br><b>Location:</b><br><b>7 GODDARD STREET</b><br><b>Bill No.</b> <b>Book/Page</b> <b>Deed Date</b><br><b>20251778</b>                                  | RE    | 62244    | <b>Land</b> 58,000<br><b>Building</b> 390,100<br><b>Total Value</b> 448,100<br><b>Deferment</b> 0<br><b>Exemption</b> 25,000<br><b>Net Value</b> 423,100<br><b>Alt</b>  | <b>RE TAXES</b><br><br><b>INSTALLMENT 1</b><br><b>INSTALLMENT 2</b> | <b>5,754.16</b><br><br><b>2,877.08</b><br><b>2,877.08</b> |
| <b>U01-033</b><br><b>BELL, EDWARD &amp;</b><br><b>TALBOT, DONALD G</b><br><b>P.O. BOX 12</b><br><b>, ME 04252</b><br><br><b>Location:</b><br><b>34 MAPLE STREET</b><br><b>Bill No.</b> <b>Book/Page</b> <b>Deed Date</b><br><b>20251308</b>      | RE    | 62651    | <b>Land</b> 50,100<br><b>Building</b> 203,400<br><b>Total Value</b> 253,500<br><b>Deferment</b> 0<br><b>Exemption</b> 0<br><b>Net Value</b> 253,500<br><b>Alt</b>       | <b>RE TAXES</b><br><br><b>INSTALLMENT 1</b><br><b>INSTALLMENT 2</b> | <b>3,447.60</b><br><br><b>1,723.80</b><br><b>1,723.80</b> |
| <b>R04-027-A</b><br><b>BELL, HARVEY I. &amp;</b><br><b>ELAINE E.</b><br><b>38 BOWDOINHAM RD</b><br><b>, ME 04252</b><br><br><b>Location:</b><br><b>38 BOWDOINHAM ROA</b><br><b>Bill No.</b> <b>Book/Page</b> <b>Deed Date</b><br><b>20250276</b> | RE    | 62203    | <b>Land</b> 48,800<br><b>Building</b> 313,800<br><b>Total Value</b> 362,600<br><b>Deferment</b> 0<br><b>Exemption</b> 25,000<br><b>Net Value</b> 337,600<br><b>Alt</b>  | <b>RE TAXES</b><br><br><b>INSTALLMENT 1</b><br><b>INSTALLMENT 2</b> | <b>4,591.36</b><br><br><b>2,295.68</b><br><b>2,295.68</b> |
| <b>R08-006-N</b><br><b>BELLAS, THOMAS A</b><br><b>86 FERRY ROAD</b><br><b>, ME 04250</b><br><br><b>Location:</b><br><b>HUDON ROAD OFF</b><br><b>Bill No.</b> <b>Book/Page</b> <b>Deed Date</b><br><b>20250703</b>                                | RE    | 62654    | <b>Land</b> 24,200<br><b>Building</b> 0<br><b>Total Value</b> 24,200<br><b>Deferment</b> 0<br><b>Exemption</b> 0<br><b>Net Value</b> 24,200<br><b>Alt</b>               | <b>RE TAXES</b><br><br><b>INSTALLMENT 1</b><br><b>INSTALLMENT 2</b> | <b>329.12</b><br><br><b>164.56</b><br><b>164.56</b>       |
| <b>R08-006</b><br><b>BELLAS, THOMAS A. &amp;</b><br><b>JUDITH A.</b><br><b>86 FERRY RD</b><br><b>, ME 04250</b><br><br><b>Location:</b><br><b>86 FERRY ROAD</b><br><b>Bill No.</b> <b>Book/Page</b> <b>Deed Date</b><br><b>20250690</b>          | RE    | 62655    | <b>Land</b> 118,600<br><b>Building</b> 182,400<br><b>Total Value</b> 301,000<br><b>Deferment</b> 0<br><b>Exemption</b> 25,000<br><b>Net Value</b> 276,000<br><b>Alt</b> | <b>RE TAXES</b><br><br><b>INSTALLMENT 1</b><br><b>INSTALLMENT 2</b> | <b>3,753.60</b><br><br><b>1,876.80</b><br><b>1,876.80</b> |

# National Flood Hazard Layer FIRMMette



70°3'50"W 44°0'4"N



1:6,000

70°3'13"W 43°59'38"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

|                             |  |                                                                                                                                                                   |
|-----------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99                                                                                                              |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR                                                                                                                         |
|                             |  | Regulatory Floodway                                                                                                                                               |
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard Zone X                                                                                                            |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X                                                                                                      |
|                             |  | Area with Flood Risk due to Levee Zone D                                                                                                                          |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X                                                                                                                     |
|                             |  | Effective LOMRs                                                                                                                                                   |
|                             |  | Area of Undetermined Flood Hazard Zone D                                                                                                                          |
| GENERAL STRUCTURES          |  | Channel, Culvert, or Storm Sewer                                                                                                                                  |
|                             |  | Levee, Dike, or Floodwall                                                                                                                                         |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                 |
|                             |  | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                 |
|                             |  | Coastal Transect                                                                                                                                                  |
|                             |  | Base Flood Elevation Line (BFE)                                                                                                                                   |
|                             |  | Limit of Study                                                                                                                                                    |
|                             |  | Jurisdiction Boundary                                                                                                                                             |
|                             |  | Coastal Transect Baseline                                                                                                                                         |
| MAP PANELS                  |  | Digital Data Available                                                                                                                                            |
|                             |  | No Digital Data Available                                                                                                                                         |
|                             |  | Unmapped                                                                                                                                                          |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/20/2025 at 2:58 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





**G<sup>6</sup>ODD<sup>8</sup>ARD**

# STREET

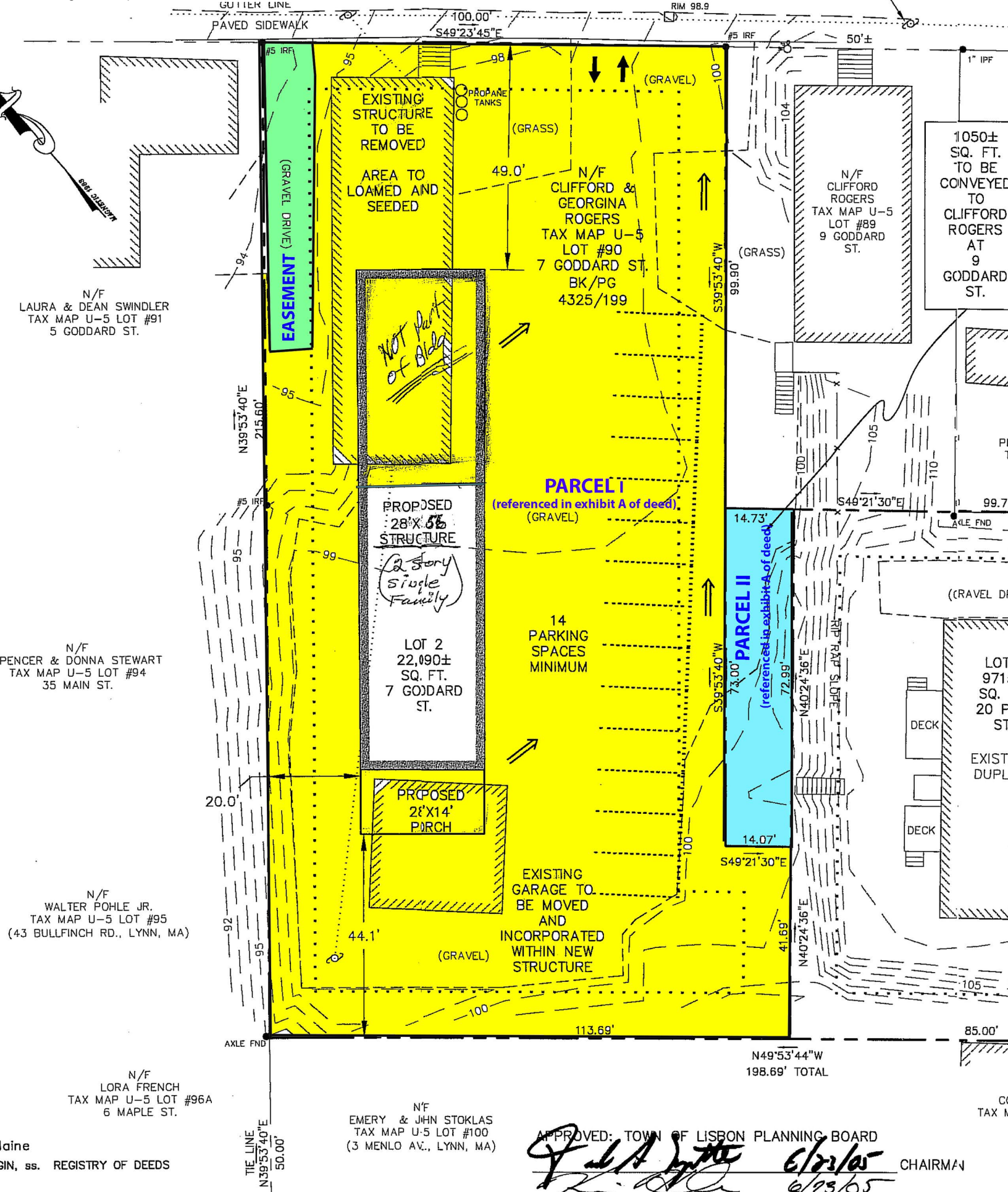
STREET<sup>12</sup>

MAPLE > CR

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Σ**

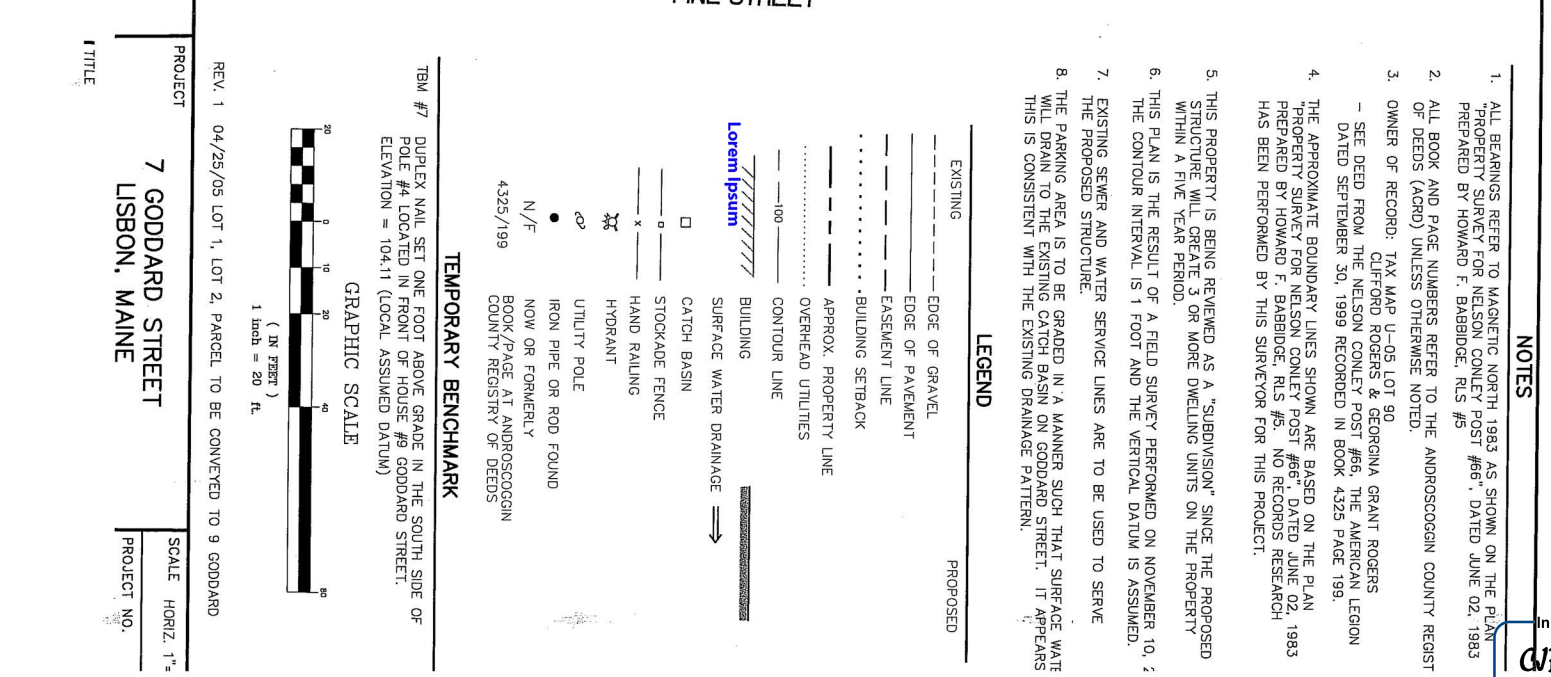
**WZL®**

Initial  
CJB



APPROVED: TOWN OF LISBON PLANNING BOARD  
*[Signature]* 6/23/05 CHAIRMAN  
*[Signature]* 6/23/05  
*[Signature]* 6/23/05  
*[Signature]* 6/23/05





Initial  
CWB