

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 N/A ☐ 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:*****

***** Installed by: *****

Date of Installation:

*** Usage: ***
 *** Number of persons currently using system: ***

Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown

Comments: Town water services 53 & 51 Commercial St (carriage house) on 1 meter

Source of Section I information: **Seller and previous disclosure and public records**

Buyer Initials Page 1 of 8 Seller Initials

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: _____

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☐ Concrete ☒ Metal ☐ Unknown ☐ Other: _____

Location: _____ OR ☐ Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: _____

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

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

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

Do you have records of the design indicating the # of bedrooms the system was designed for? ☐ Yes ☒ No

If Yes, are they available? ☐ Yes ☒ No

Is System located in a Shoreland Zone? ☐ Yes ☐ No ☒ Unknown

Comments: None

Source of Section II information: Seller and previous disclosure and public records

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Hot Water boiler	Electric heat	Electric heat	Rinnai
Age of system(s) or source(s)	1980±	Original	Unknown	20+ years
TYPE(S) of Fuel	Oil	Electric	Electric	Propane
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1450± gallons Dead River	Part of CMP bill	Part of CMP bill	Not used
Name of company that services system(s) or source(s)	Dead River	NONE	NONE	NONE
Date of most recent service call		NONE	NONE	NONE
Malfunctions per system(s) or source(s) within past 2 years	None known	None known	None known	None known
Other pertinent information	None	Blower in front addition	3rd floor apartment	Carriage house

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: Unknown

Date chimney(s) last cleaned: Unknown

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

If Yes, date: Unknown

Comments: **None**

Source of Section III information: **Seller and previous 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? ☐ Yes ☐ No ☐ Unknown
 If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ Unknown
 Are tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown
 Age of tank(s): Size of tank(s):
 Location:

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What materials are, or were, stored in the tank(s)?
 Have you experienced any problems such as leakage? ☐ Yes ☐ No ☐ Unknown

Comments: No known underground storage tanks

Source of information: Seller and previous disclosures

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 known

Source of information: Seller and previous 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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PROPERTY LOCATED AT: 53 Commercial St, Boothbay Harbor, ME 04538-1826

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: Some cracking, peeling or flaking paint is found in various areas.

Source of information: Seller and previous 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 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: Sewer easement

Source of information: Deed 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

Road Association Name (if known): N/A

Source of information: Seller and previous owner's disclosure.

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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/A

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Has 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/A

Has 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/A

Is 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/A

Relevant Panel Number: 23015C0432D Year: 7/16/2015 (Attach a copy)

Comments: None

Source of Section VI information: Seller and FIRMette map

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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 ☐ Unknown

If Yes, explain: N/A

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: None known

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: None

Year Principal Structure Built: Late 1800's What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 1999 & 2006

Water, moisture or leakage: none known/observed - main building roof is old & due for replacement

Comments: Carriage house is more recent but unknown age.

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: Basement does get wet.

Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? ☐ Yes ☒ No

Comments: None

Electrical: ☐ Fuses ☒ Circuit Breaker ☒ Other: some knob & tube ☐ Unknown

Comments: None

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ☐ Yes ☐ No ☒ Unknown

Comments: None known

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Some windows need repair, front double door has one side

difficult to open. Roofing may need replacement.

Comments: None

Source of Section VII information: Seller and previous disclosure.

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SECTION VIII - ADDITIONAL INFORMATION

See attached 2025 tax bill, 2022 deed, assessor online record, tax map, survey, floorplans, financials

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.

SELLER
Stephen R. Hackman, Trustee

DATE

SELLER
Julia B. Lang, Trustee

DATE

SELLER
Stephen R. Hackman RET

DATE

SELLER
Julia B. Lang Revocable Trust 4/3/2013

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 Stephen R. Hackman, Trustee, Julia B. Lang, Trustee, Stephen R. Hackman RET, Julia B. Lang
Revocable Trust 4/3/2013 (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 53 Commercial St, Boothbay Harbor, ME 04538-1826

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

☒ 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

☒ 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

____ Seller **Stephen R. Hackman, Trustee** _____ Date

____ Seller **Julia B. Lang, Trustee** _____ Date

____ Seller **Stephen R. Hackman RET** _____ Date

____ Seller **Julia B. Lang Revocable Trust 4/3/2013** _____ Date

____ Agent **Tim Dunham 207-720-0660** _____ Date



REALTOR®

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

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(207) 720-0660



53 Commercial



Floor 3



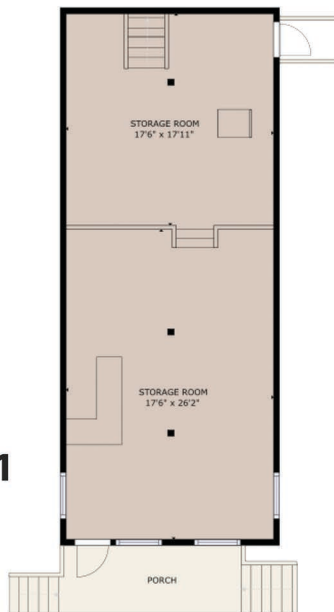
Floor 4



Floor 2



Floor 1



GROSS INTERNAL AREA
 FLOOR 1: 778 sq ft, FLOOR 2: 1645 sq ft, FLOOR 3: 1487 sq ft, FLOOR 4: 494 sq ft
 EXCLUDED AREA; DECK: 486 sq ft
 TOTAL: 4404 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PLAN AND DEED REFERENCES: Lincoln County
Registry of Deeds, Wiscasset, Maine.

Source: 1768/321

Reference: 257/149, 263/35, 458/37,
449/15 & 978/188

Plans: (1) Proposed Conveyance to
Robert L. Bowden, Boothbay Harbor,
Maine, December 6, 1966,
Richard H. Shelly, Surveyor

Now or formerly
Vernon C. and Doris M. Brewer
Book 458, Page 278

Plans: (2) Division of "No-Man's Land",
Boothbay Harbor, Maine, April 17, 1978,
Richard H. Shelly, Surveyor
(3) Sketch of Survey for Jean E. Duffy,
Boothbay Harbor, Maine, August 8, 1979,
Lemuel L. Brown, Surveyor, File No. 478

(4) Leighton & Associates Plan File No. 2-839
(5) Property of: Albert & Ann Wainwright
Boothbay Harbor, Maine, May 18, 1966,
Richard H. Shelly, Surveyor
(6) B.E.S.I. Plan File No. 2-496
(7) B.E.S.I. Plan File No. 2-522
(8) Leighton & Associates Plan File No. 4-103
(9) Leighton & Associates Plan File No. 4-340

Now or formerly
M. Scott Sears and Linda H. Sears
Book 910, Page 234 & Book 955, Page 40
See plan references #5, #6 and #7

Now or formerly
Parker H. and Madellyn L. Vincent
Book 864, Page 207
See plan references #1 and #3

(0.27 ACRES)
See plan references #2 and #4

3/4" Iron pipe,
8" above ground

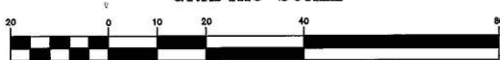
5/8" Rebar, 1' tall,
capped #2241

Now or formerly
Wayne Thompson and Sara Thompson
Book 1901, Page 71

State of Maine

Lincoln, ss, Registry of Deeds
Received April 13, 1995
at 11:44 A.M. P.M. and
recorded in Plan Book 55, Page 37B.
ATTEST: Christine Chickering, Register

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Legend

- ----- Iron pipe (found)
- ----- Iron rod (found)
- ✱ ----- Reinforcing rod (set), capped,
"T.H. LEIGHTON, PLS 2006"
- ----- Drill hole (found)
- ----- Utility pole
- ◇ ----- Parking meter
- Stone wall

STANDARD BOUNDARY SURVEY
"CAPTAIN SAWYER'S PLACE"
PROPERTY OF:
KIM REED UPHAM
87 COMMERCIAL STREET
BOOTHBAY HARBOR, MAINE

This survey and plan conform to the Maine Board of
Registration for Land Surveyors Standards, Category I,
Condition II, except that no survey report
has been prepared.

Terry H. Leighton

Terry H. Leighton
Professional Land Surveyor #2006



LEIGHTON & ASSOCIATES
Land Surveying Services
P. O. Box 176
Boothbay, Maine

DRAWN BY: T.H.L.	DATE: February 13, 1995
CHECKED BY: D.R.F.	DRAWING NO.: 4 - 500
JOB NO.: 4 - 500	SHEET 1 OF 1

**STANDARD BOUNDARY SURVEY
PROPERTY CONVEYANCES
CLARENCE L. BREWER
to/from
STEPHEN RUBICAM
McKOWN STREET
BOOTHBAY HARBOR, MAINE**

PLAN AND DEED REFERENCES: Lincoln County
Registry of Deeds, Wiscasset, Maine.

Reference: (As noted)

Plans: (1) Plan Book 55, Page 37B
(2) Plan Book 59, Page 49
(3) "Proposed conveyance to
Robert L. Bowden,
Richard H. Shelly, Surveyor
December 6, 1966" (Unrecorded)

Now or formerly
M. Scott Sears and Linda H. Sears
Book 910, Page 234 & Book 955, Page 40
See: Plan reference #2

Now or formerly
Kim Reed Upham
Book 1768, Page 321
See: Plan reference #1

Now or formerly
Richard V. Brewer,
Vernon C. Brewer, Jr.,
& Sonja J. Graffam
Book 1687, Page 310
See: L&A File #4-735

Now or formerly
Parker H. and Madelyn Vincent
Book 864, Page 207
See: Plan reference #3

Now or formerly
William R. and Martha E. Campbell
Book 1189, Page 245

Formerly
Harry N. Robinson

Now or formerly
Clarence L. Brewer
Book 1138, Page 157

360.37 SQ.FT.
BREWER to
RUBICAM

Watergates
wv

Hydrant
wv

Stone stairs

Triple maple

Sign

Gravel drive

Deck

Clothes lines

Concrete paver walk

Rail fence

Gravel drive

House

Sewer rights
(506/68; 508/25)
not located

R/W as travelled (464/469 & 1138/157)
S 10°20'03" E 90.08'
N 10°20'03" W 90.12'

Now or formerly
Stephen Rubicam
Book 1317, Page 307

N 74°46'44" E
7.99'

N 74°46'44" E
4.01'

428.44 SQ.FT.
RUBICAM to
BREWER

Legend

- --- IP - Iron pipe (found)
- --- IB - Iron bolt, iron rod, or reinforcing rod (found)
- ☆ --- RRS - Reinforcing rod (set), capped, "T.H. LEIGHTON, PLS 2006"
- ⊙ --- Point of tangency, point of curvature
- ⊙ --- Utility pole
- ⊙ --- Stone wall

State of Maine

Lincoln County Registry of Deeds
Received November 5, 2001
at 8:20 A.M. and
recorded in Plan Book 69, Page 65.
ATTEST: *[Signature]* Register

COMMERCIAL STREET

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

This survey and plan conform to the Maine Board of
Registration for Land Surveyors Standards, Category I,
Condition II, except that no survey report
has been prepared.

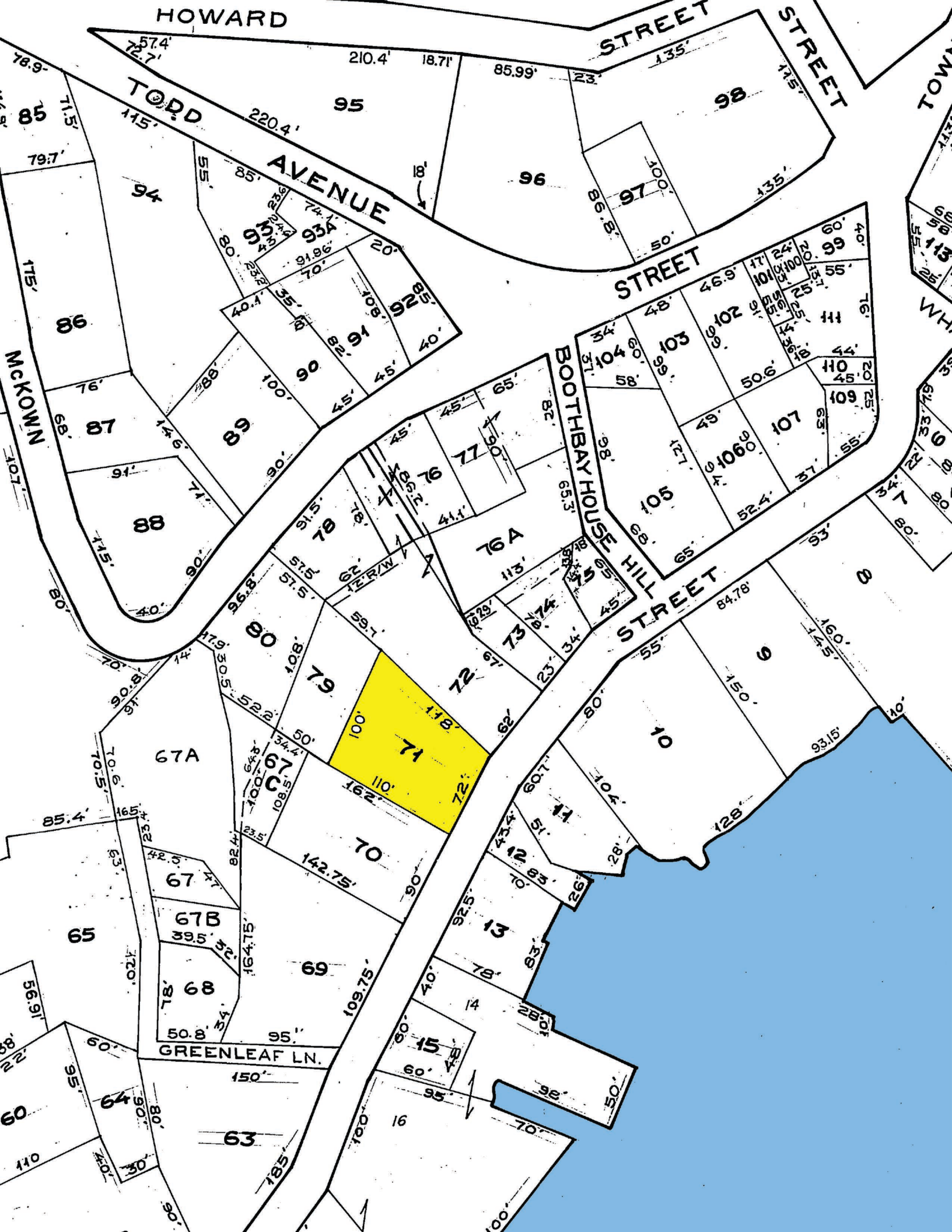
Terry H. Leighton

Terry H. Leighton
Professional Land Surveyor #2006

SEAL

LEIGHTON & ASSOCIATES
Land Surveying - Civil Engineering
P. O. Box 176
Boothbay, Maine

DRAWN BY: T.H.L.	DATE: October 18, 2001
CHECKED BY: R.E.F.	DRAWING NO.: 4 - 738B
JOB NO.: 4 - 738B	SHEET 1 OF 1



Instr # 83715

Rebecca S. Wotton Lincoln County Registry of Deeds

DLN 1002240180678
**QUITCLAIM DEED
WITH COVENANT**

KNOW ALL MEN BY THESE PRESENTS, that We, **VALERIE ANN SNOW VINCENT** of Boothbay Harbor, County of Lincoln, State of Maine, **ANNE DURAND** of Arlington, County of Fairfax, Commonwealth of Virginia, **JENNIFER F. MERTON**, a/k/a **JENNIFER G. MERTON**, of East Longmeadow, County of Hampden, Commonwealth of Massachusetts, **THEODORE D. HUFFMIRE** of Monterey, County of Monterey, State of California, and **SARA LYN ALEXAKOS** of Carmel, County of Monterey, State of California, for consideration paid, hereby grant to **STEVEN R. HACKMAN, TRUSTEE OF THE STEVEN R. HACKMAN REVOCABLE TRUST OF 2021**, mailing address 610 Kendall Drive, Marco Island, Florida 34146, and **JULIA B. LANG, TRUSTEE OF THE JULIA B. LANG REVOCABLE TRUST OF 2013**, mailing address 402 Forest Hills Blvd., Naples, Florida 34113, with Quitclaim covenants, a certain lot or parcel of land with the buildings thereon, located on Commercial Street, Boothbay Harbor, County of Lincoln, State of Maine, and described in Schedule A attached hereto and incorporated herein by reference.

WITNESS my hand and seal this 12 day of December, 2021.

Signed, Sealed and Delivered
In The Presence of:

**MAINE REAL ESTATE
TRANSFER TAX PAID**

Jill Tupper
Witness

Valerie Snow Vincent
VALERIE ANN SNOW VINCENT

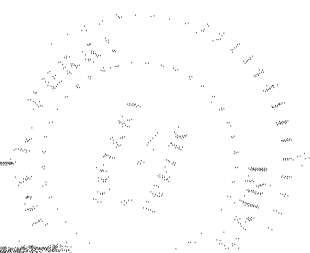
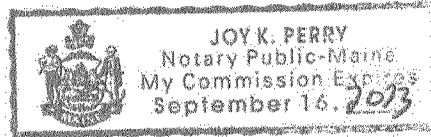
STATE OF MAINE
COUNTY OF LINCOLN, ss

12/21/, 2021

Then personally appeared the above named VALERIE ANN SNOW VINCENT and
acknowledged the foregoing instrument to be her free act and deed.

Before me,

Joy K. Perry
Notary Public



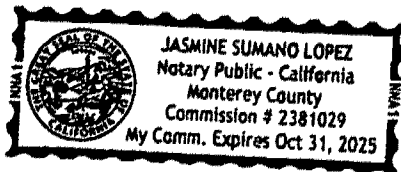
Andrew Traphagan
Witness

Theodore D. Huffmire
THEODORE D. HUFFMIRE

STATE OF CALIFORNIA
COUNTY OF MONTEREY, ss

December 16, 2021

Then personally appeared the above named **THEODORE D. HUFFMIRE** and acknowledged the foregoing instrument to be his free act and deed.



Before me,

Jasmine Sumano Lopez
Notary Public

[Signature]
Witness

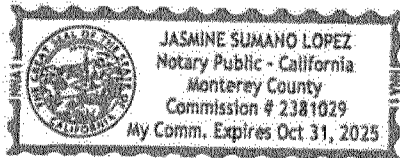
Sara Lyn Alexakos
SARA LYN ALEXAKOS

STATE OF CALIFORNIA
COUNTY OF MONTEREY, ss

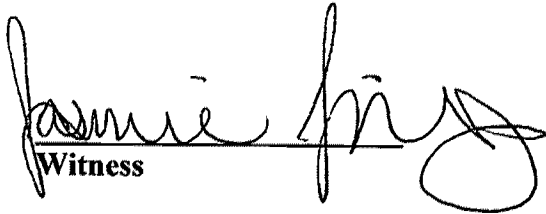
December 16, 2021

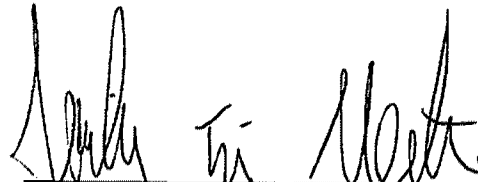
Then personally appeared the above named SARA LYN ALEXAKOS and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Jasmine Sumano Lopez
Notary Public


Witness

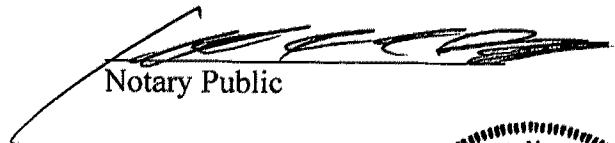

JENNIFER F. MERTON

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPDEN, ss

December 23, 2021

Then personally appeared the above named **JENNIFER F. MERTON** and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public



[Signature]
Witness

Anne Durand by Jill K. Tupper
ANNE DURAND, by Jill K. Tupper
Under POA

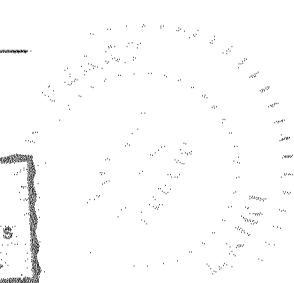
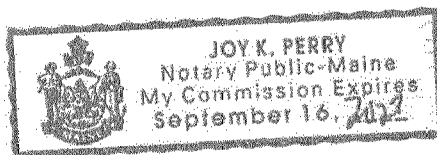
STATE OF MAINE
COUNTY OF LINCOLN, ss

Jan 3, 2022

Then personally appeared the above **JILL K TUPPER** in her capacity as Power of Attorney for **ANNE DURAND** and acknowledged the foregoing instrument to be her free act and deed in said capacity.

Before me,

[Signature]
Notary Public



Schedule A

A certain lot or parcel of land with the buildings thereon situated in the Town of Boothbay Harbor, County of Lincoln and State of Maine, bounded and described as follows, to wit:

BEGINNING at the northeast corner of land formerly of N.C. McFarland on the northwest side of Commercial Street; thence northwest by last named land One Hundred Twenty-eight and two-tenths (128.2) feet to a galvanized pipe set in ledge; thence northeast by land now or formerly of Vernon Brewer One Hundred and two-tenths (100.2) feet to a similar pipe set in ledge and surrounded by cement; thence by land formerly of Luther Barlow One Hundred Nine and nine-tenths (109.9) feet to a broken off old iron bolt on last named land; thence same direction Seven and nine-tenths (7.9) feet to the nearest edge of the cement sidewalk; thence southwest by Commercial Street about Seventy-two (72) feet to point of beginning.

EXCEPTING HOWEVER, such rights of sewerage granted by John D. McEachern and Emma M. McEachern to Vernon Brewer, December 29, 1944, Book 457, Page 154, Lincoln County Registry of Deeds.

Being the same premises described in the following deeds, all recorded in the said Registry:

Book 2520, Page 245, dated Nov. 24, 1999

Book 2546, Page 91, dated Feb. 17, 2000

Book 2656, Page 28, dated March 20, 2001

Book 2853, Page 261, dated May 9, 2002

Book 3211, Page 105, dated Dec. 19, 2003

Book 3301, Page 286, dated June 3, 2004

Book 3325, Page 84, dated July 12, 2004

Book 3686, Page 82, dated March 22, 2006

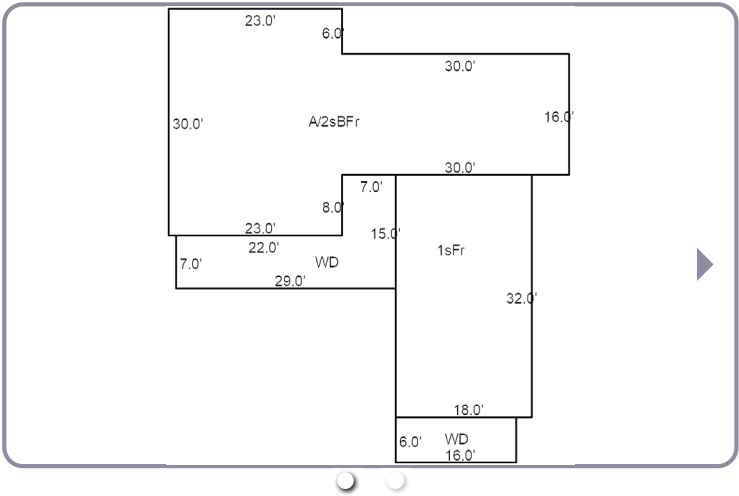
Book 3686, Page 85, dated March 22, 2006

Boothbay Harbor, Maine

53 COMMERCIAL STREET

HACKMAN STEPHEN R REV TRUST

610 KENDALL DR
MARCO ISLAND, FL 34146
United States of America



Map/Lot: 015-071
Book / Page: 150-
Account: 810
Last Updated: 09/04/2025

Assessment

Land	\$479,600
Building	\$238,200
Exempt	\$0
Taxable	\$717,800

Sales

Date	01/21/2022
Price	\$557,000
Book	5838
Page	150
Selling Party	VINCENT VALERIE ANN SNOW; ANNE F DURAND, JENNIFER
Sale Type	LAND & BUILDINGS

Property

Building

← Return to search

← Previous

Next >

Zone	Residential
Secondary Zone	/Commercial
Topography 1	ROLLING
Utilities 1	ALL PUBLIC
Street	PAVED

Land

Code	HOUSELOT(FRCT)
Units	0.23
Type	Fractional Acreage
Influence	100%
Value	\$479,583

Residence	
Area	1170 sqft
Attic	FLOOR & STAIRS
Bath Style	TYPICAL BATH(S)
Building Units	1
Condition	BELOW AVERAGE
Cool Type	NONE
Economic Code	NONE
Economic Percent Good	100%
Construction Grade	B
Factor	100
Foundation	BRICK &/OR STONE
Functional Percent Good	100%
Heat Type	HOT WATER BB
Insulation	FULL
Kitchen Style	TYPICAL
Layout	TYPICAL
Number of Bedrooms	5
Number of Full Baths	2
Number of Half Baths	1
Other Units	1
Percent Heated	100%
Roof Surface	ASPHALT SHINGLES
Stories	TWO STORY
Value	\$206,635

Residence	
Type	CONVENTIONAL
Area	484 sqft
Attic	NONE
Bath Style	TYPICAL BATH(S)
Building Units	1
Condition	BELOW AVERAGE
Cool Type	NONE
Economic Code	NONE

Residence

Construction Grade	C
Factor	100
Foundation	CONCRETE
Functional Percent Good	50%
Heat Type	FLOOR/WALL UNIT
Insulation	FULL
Kitchen Style	TYPICAL
Layout	TYPICAL
Number of Bedrooms	1
Number of Full Baths	1
Percent Heated	100%
Roof Surface	ASPHALT SHINGLES
Stories	TWO STORY
Value	\$31,982

Additional Assessments

DECK

Units	259
Value	\$2427

ONE STORY FRAME

Year Built	1977
Units	576
Grade	D
Factor	100
Condition	SAME AS DWELLING
Functional Percent Good	100%
Value	\$28335

DECK

Year Built	2005
Units	96
Grade	C
Factor	100
Condition	SAME AS DWELLING
Functional Percent Good	100%

DECK

Units	80
Value	\$330

Tax Details As Of 09/04/2025

2008

Rate	12.20
Land Value	\$438,000
Building Value	\$202,600
Exemption Value	\$0
Taxable Value	\$640,600
Original Tax Amount	\$7,815.32
Outstanding Tax Balance	\$0.00

2009

Rate	11.80
Land Value	\$438,000
Building Value	\$202,600
Exemption Value	\$0
Taxable Value	\$640,600
Original Tax Amount	\$7,559.08
Outstanding Tax Balance	\$0.00

2010

Rate	11.40
Land Value	\$438,000
Building Value	\$202,600
Exemption Value	\$0
Taxable Value	\$640,600
Original Tax Amount	\$7,302.84
Outstanding Tax Balance	\$0.00

2011

Rate	10.50
Land Value	\$438,000
Building Value	\$202,600

2011

Taxable Value	\$640,600
Original Tax Amount	\$6,726.30
Outstanding Tax Balance	\$0.00

2012

Rate	10.50
Land Value	\$438,000
Building Value	\$202,600
Exemption Value	\$0
Taxable Value	\$640,600
Original Tax Amount	\$6,726.30
Outstanding Tax Balance	\$0.00

2013

Rate	10.95
Land Value	\$438,000
Building Value	\$202,600
Exemption Value	\$0
Taxable Value	\$640,600
Original Tax Amount	\$7,014.57
Outstanding Tax Balance	\$0.00

2014

Rate	10.90
Land Value	\$438,000
Building Value	\$202,600
Exemption Value	\$0
Taxable Value	\$640,600
Original Tax Amount	\$6,982.54
Outstanding Tax Balance	\$0.00

2015

Rate	11.20
Land Value	\$438,000
Building Value	\$202,600
Exemption Value	\$0

2015

Outstanding Tax Balance	\$0.00
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2016

Rate	11.20
Land Value	\$438,000
Building Value	\$202,600
Exemption Value	\$0
Taxable Value	\$640,600
Original Tax Amount	\$3,587.36
Outstanding Tax Balance	\$0.00

2017

Rate	11.40
Land Value	\$438,000
Building Value	\$202,600
Exemption Value	\$0
Taxable Value	\$640,600
Original Tax Amount	\$3,651.42
Outstanding Tax Balance	\$0.00

2018

Rate	11.60
Land Value	\$438,000
Building Value	\$202,600
Exemption Value	\$0
Taxable Value	\$640,600
Original Tax Amount	\$3,715.48
Outstanding Tax Balance	\$0.00

2019

Rate	11.95
Land Value	\$438,000
Building Value	\$202,600
Exemption Value	\$0
Taxable Value	\$640,600
Original Tax Amount	\$3,827.58

2020

Rate	12.40
Land Value	\$438,000
Building Value	\$202,600
Exemption Value	\$0
Taxable Value	\$640,600
Original Tax Amount	\$7,943.44
Outstanding Tax Balance	\$0.00

2021

Rate	12.85
Land Value	\$438,000
Building Value	\$202,600
Exemption Value	\$0
Taxable Value	\$640,600
Original Tax Amount	\$8,231.71
Outstanding Tax Balance	\$0.00

2022

Rate	8.35
Land Value	\$479,600
Building Value	\$270,500
Exemption Value	\$0
Taxable Value	\$750,100
Original Tax Amount	\$6,263.34
Outstanding Tax Balance	\$0.00

2023

Rate	8.95
Land Value	\$479,600
Building Value	\$270,500
Exemption Value	\$0
Taxable Value	\$750,100
Original Tax Amount	\$6,713.40
Outstanding Tax Balance	\$0.00

2024

2024

Building Value	\$270,500
Exemption Value	\$0
Taxable Value	\$750,100
Original Tax Amount	\$7,088.45
Outstanding Tax Balance	\$0.00

2025

Rate	9.95
Land Value	\$479,600
Building Value	\$270,500
Exemption Value	\$0
Taxable Value	\$750,100
Original Tax Amount	\$7,463.50
Outstanding Tax Balance	\$7,463.50

TOWN OF BOOTHBAY HARBOR
ATTN: TAX COLLECTOR
11 HOWARD ST
BOOTHBAY HARBOR, ME 04538-1819



2025 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$479,600.00
BUILDING VALUE	\$270,500.00
TOTAL: LAND & BLDG	\$750,100.00
PERSONAL PROPERTY	\$0.00
MACHINERY & EQUIPMENT	\$0.00
FURNITURE & FIXTURES	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$750,100.00
TOTAL TAX	\$7,463.50
LESS PAID TO DATE	\$0.00
TOTAL DUE	\$7,463.50

For the fiscal year July 1, 2025 to June 30, 2026

OFFICE HOURS

Mon. - Fri. 8:30 AM - 4:30 PM

**THIS IS THE ONLY BILL
YOU WILL RECEIVE**

S378532 P0 - 1of1

1027 HACKMAN STEPHEN R REV TRUST
610 KENDALL DR
MARCO ISLAND, FL 34145-1942

ACCOUNT: 000810 RE
MIL RATE: \$9.95
LOCATION: 53 COMMERCIAL STREET
BOOK/PAGE: B5838P150 01/21/2022 B3325P84

ACREAGE: 0.23
MAP/LOT: 015-071

FIRST HALF DUE: \$3,731.75
SECOND HALF DUE: \$3,731.75

TAXPAYER'S NOTICE

Under State law, all real estate and personal property subject to taxation shall be fixed as of April 1. For this tax bill, that date was April 1, 2025. If you have sold your real estate since April 1, 2025, please forward this bill to the new property owner. FAILURE OF THE NEW PROPERTY OWNER TO PAY THE BILL MAY RESULT IN A LIEN BEING PLACED AGAINST YOUR NAME.

If you have an escrow account, please forward a copy of your bill to your mortgage holder prior to the due date.

INFORMATION

If you would like a receipt, send a self-addressed, stamped envelope with your payment.

This bill covers the period July 1, 2025 - June 30, 2026.

Without State Revenue Sharing & State Aid to Education and Homestead Exemption Reimbursement, your tax bill would have been 8.55% higher.

As of June 30, 2025, the Town of Boothbay Harbor has outstanding bonded indebtedness in the amount \$1,649,864.

For inquiries regarding assessments or tax payments, contact the Town Office at (207) 633-3671.

CURRENT BILLING DISTRIBUTION

MUNICIPAL	\$3,492.92	46.80%
SCHOOL	\$2,828.67	37.90%
COUNTY	<u>\$1,141.92</u>	<u>15.30%</u>
TOTAL	\$7,463.50	100.00%

REMITTANCE INSTRUCTIONS



Taxes may be paid by mail, phone or online at
<https://boothbayharborme.governmentwindow.com>

Please make check or money order payable to
TOWN OF BOOTHBAY HARBOR and mail to:

TOWN OF BOOTHBAY HARBOR

ATTN: TAX COLLECTOR

11 HOWARD ST

BOOTHBAY HARBOR, ME 04538-1819

Credit cards are accepted. An additional fee in the amount of 2.5% of the total transaction will be charged to the customer for this service.

2025 REAL ESTATE TAX BILL

TOWN OF BOOTHBAY HARBOR, ATTN: TAX COLLECTOR, BOOTHBAY HARBOR, ME 04538-1819

ACCOUNT: 000810 RE
NAME: HACKMAN STEPHEN R REV TRUST
MAP/LOT: 015-071
LOCATION: 53 COMMERCIAL STREET
ACREAGE: 0.23



INTEREST BEGINS ON 03/19/2026

DUE DATE	AMOUNT DUE	AMOUNT PAID
03/18/2026	\$3,731.75	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

TOWN OF BOOTHBAY HARBOR, ATTN: TAX COLLECTOR, BOOTHBAY HARBOR, ME 04538-1819

2025 REAL ESTATE TAX BILL

ACCOUNT: 000810 RE
NAME: HACKMAN STEPHEN R REV TRUST
MAP/LOT: 015-071
LOCATION: 53 COMMERCIAL STREET
ACREAGE: 0.23



INTEREST BEGINS ON 09/18/2025

DUE DATE	AMOUNT DUE	AMOUNT PAID
09/17/2025	\$3,731.75	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT