

PROPERTY LOCATED AT: **28 Marlboro Ave, Augusta, ME 04330-6627**

## 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

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: ..... 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: (Strike Section if Not Applicable):

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

Comments: **None**

Source of Section I information: **Seller**

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PROPERTY LOCATED AT: 28 Marlboro Ave, Augusta, ME 04330-6627**SECTION II - WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☒ Public ☐ Private ☐ Quasi Public ☐ 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/AHave 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: \_\_\_\_\_☐ Overboard Discharge (38 MKS Section 413(3) and (3-A))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 ☐ NoIf Yes, are they available? ..... ☐ Yes ☒ NoIs System located in a Shoreland Zone? ..... ☐ Yes ☐ No ☐ UnknownComments: NoneSource of Section II information: Seller

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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                                                              | Baseboard Boiler  |          |          |          |
| Age of system(s) or source(s)                                                  | 2025              |          |          |          |
| TYPE(S) of Fuel                                                                | Oil               |          |          |          |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) |                   |          |          |          |
| Name of company that services system(s) or source(s)                           | JACC 207-458-4014 |          |          |          |
| Date of most recent service call                                               | Installed 2025    |          |          |          |
| Malfunctions per system(s) or source(s) within past 2 years                    | None              |          |          |          |
| Other pertinent information                                                    | PurePro Trio      |          |          |          |

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: 2015

Date chimney(s) last cleaned: None needed

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown

~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~

~~If Yes, date: \_\_\_\_\_~~

Comments: None

Source of Section III information: Seller

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? \_\_\_\_\_~~

~~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: None

Source of information: Seller

**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: ..... ☐ Yes ☐ No ☒ Unknown~~

Comments: None

Source of information: Seller

**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: None

Source of information: Seller

**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: None

Source of information: Seller

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

Comments: None

Source of information: Seller

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PROPERTY LOCATED AT: 28 Marlboro Ave, Augusta, ME 04330-6627**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:~~ \_\_\_\_\_Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No~~If Yes, describe:~~ \_\_\_\_\_Are you aware of any cracking, peeling or flaking paint? ..... ☐ Yes ☒ NoComments: NoneSource of information: Seller**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ..... ☐ Yes ☒ No ☐ UnknownLAND FILL: ..... ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ..... ☐ Yes ☒ No ☐ Unknown~~Other:~~ \_\_\_\_\_Source of information: Seller**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:~~ \_\_\_\_\_Source of information: Seller and public recordIs 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?~~ \_\_\_\_\_~~Read Association Name (if known):~~ \_\_\_\_\_Source of information: Seller

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PROPERTY LOCATED AT: 28 Marlboro Ave, Augusta, ME 04330-6627**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: 23011C0517D Year: 6/16/2011 (Attach a copy)Comments: NoneSource of Section VI information: FIRMette Map

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PROPERTY LOCATED AT: **28 Marlboro Ave, Augusta, ME 04330-6627****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 with \$14,000 reduction to assessed value.**Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ UnknownIf 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: **None**Year Principal Structure Built: **1966** What year did Seller acquire property? **1966**Roof: Year Shingles/Other Installed: **1995±**Water, moisture or leakage: **None**Comments: **Part of the roofing was replaced more recently.**

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: **One time there was a heavy rain and some water came in the basement window.**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: **N/A** ☐ UnknownComments: **100AMP circuit breaker main panel with a fuse subpanel.**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**

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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

SECTION VIII - ADDITIONAL INFORMATION

**-See attached survey, tax map, FIRMette map, zoning map, deeds, 2026 tax bill, assessor card, floorplans**

**-See also the 3D MatterPort that includes the EXTERIOR as well as the interior of the home and basement:**

**<https://my.matterport.com/show/?m=CJui1sq6JL9>**

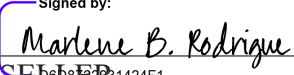
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☒ Yes ☐ No

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: \_\_\_\_\_ May 27, 2026

 \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

**Marlene B. Rodrigue**

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 Marlene B. Rodrigue

(hereinafter "Seller")

AND \_\_\_\_\_

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 28 Marlboro Ave, Augusta, ME 04330-6627

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 \_\_\_\_\_

Seller **Marlene B. Rodrigue** \_\_\_\_\_ Date \_\_\_\_\_

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

Seller \_\_\_\_\_ Date \_\_\_\_\_

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

Seller \_\_\_\_\_ Date \_\_\_\_\_

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

Seller \_\_\_\_\_ Date \_\_\_\_\_

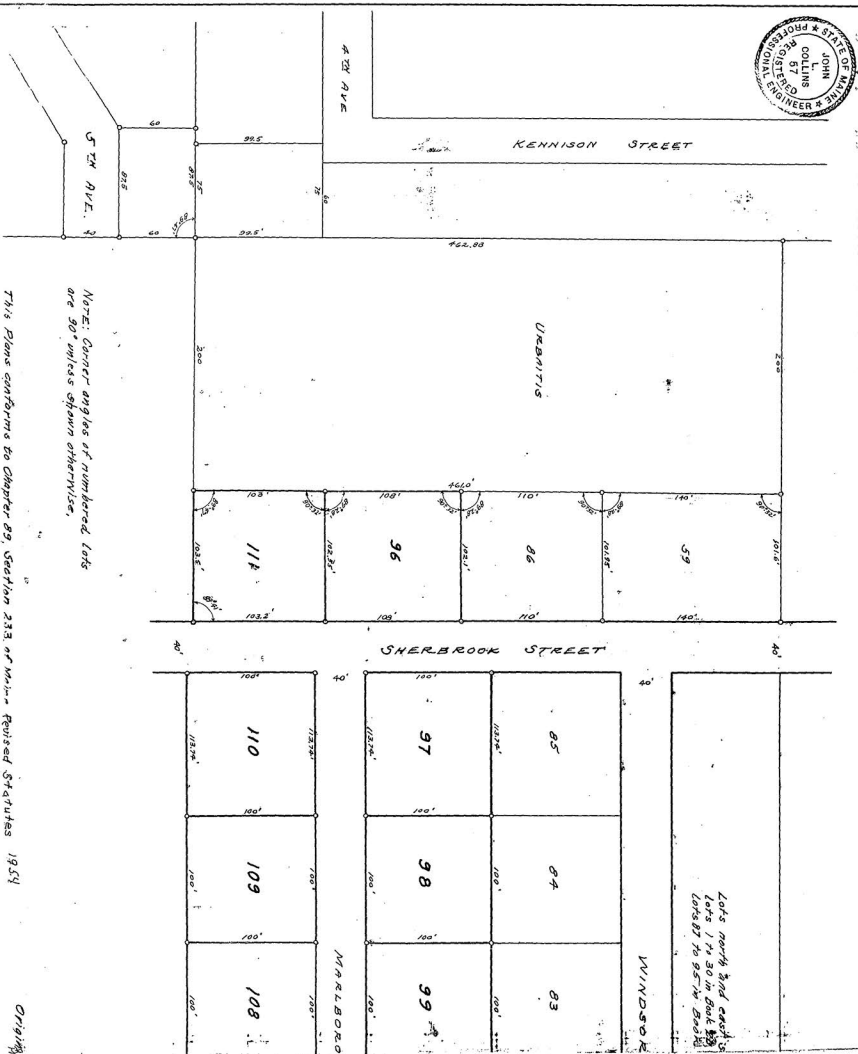
Agent \_\_\_\_\_ Date \_\_\_\_\_

Agent **Tim Dunham** \_\_\_\_\_ Date \_\_\_\_\_



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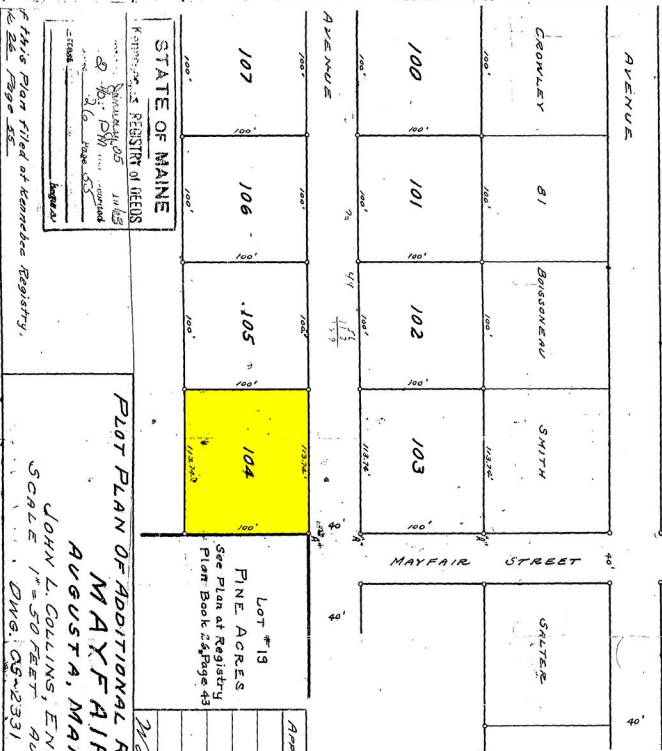


Note: Corner angles of numbered lots are 30° unless shown otherwise.

This Plan conforms to Chapter 89, Section 233, of Maine Revised Statutes 1954

Original

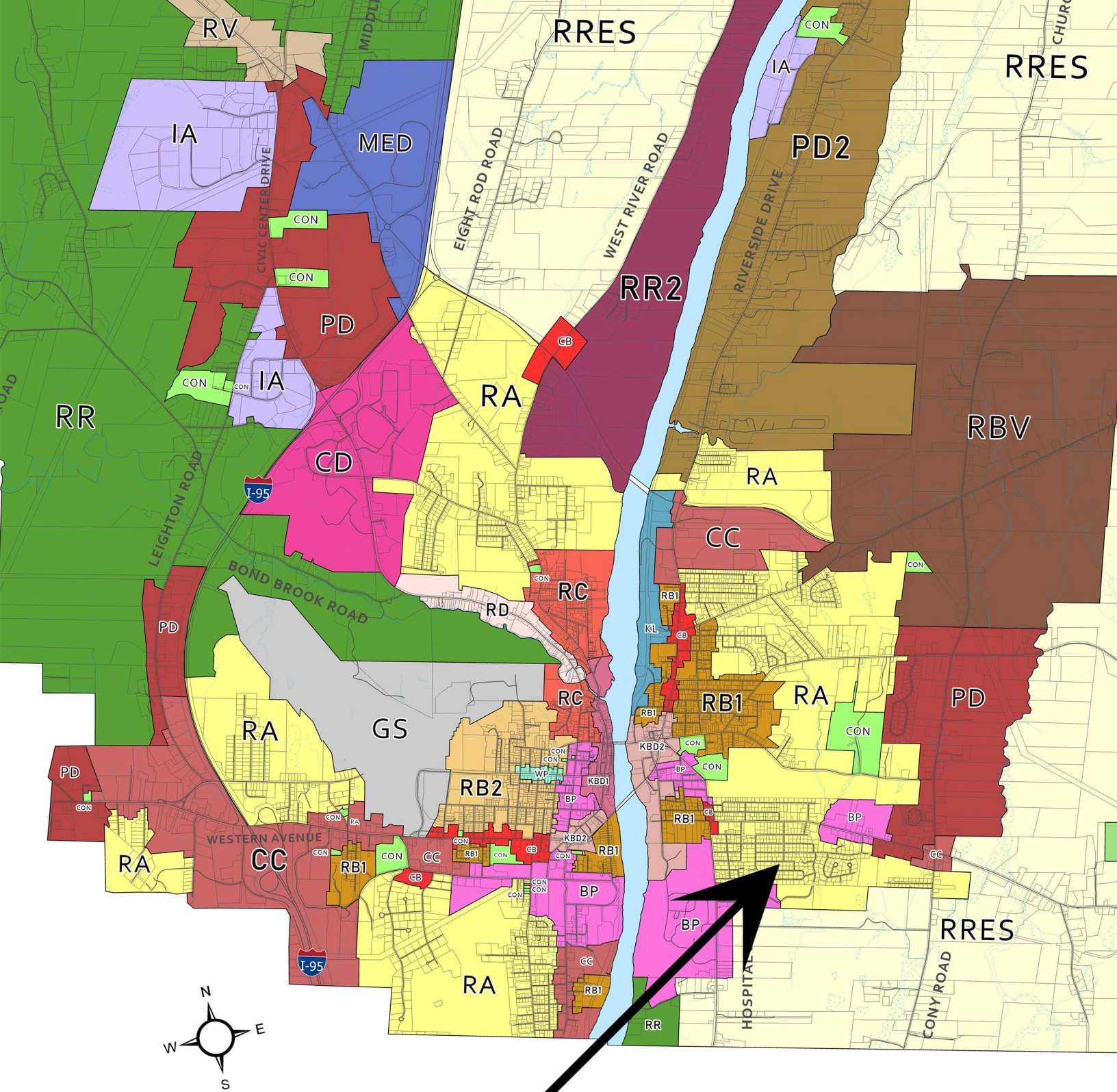
17.04 Acre, filed at Registry as follows:  
5.1205 Acre in Book 22, Page 123.15;  
1.9195 Acre in Book 22, Page 123.15.



STATE OF MAINE  
RECORDS REGISTRY OF DEEDS  
8-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-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- BP - Institution/Business/Professional
- CB - Local Business
- CC - Regional Business
- CD - Civic Center
- CON - Contract or Conditional
- GS - Government Services
- IA - Industrial
- KBD1 - Kennebec Business 1
- KBD2 - Kennebec Business 2

- KL - Kennebec Lockes
- MED - Medical
- PD - Planned Development
- PD2 - Planned Development 2
- RA - Low Density Residential
- RB1 - Medium Density Residential
- RB2 - Medium Density Residential
- RBV - Riggs Brook Village
- RC - High Density Residential

- RD - Resource Development
- RPDS - Rural Ponds
- RR - Rural River
- RR2 - Rural River 2
- RRES - Rural Residential
- RV - Rural Village
- WP - Westside Professional

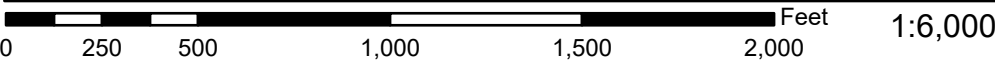
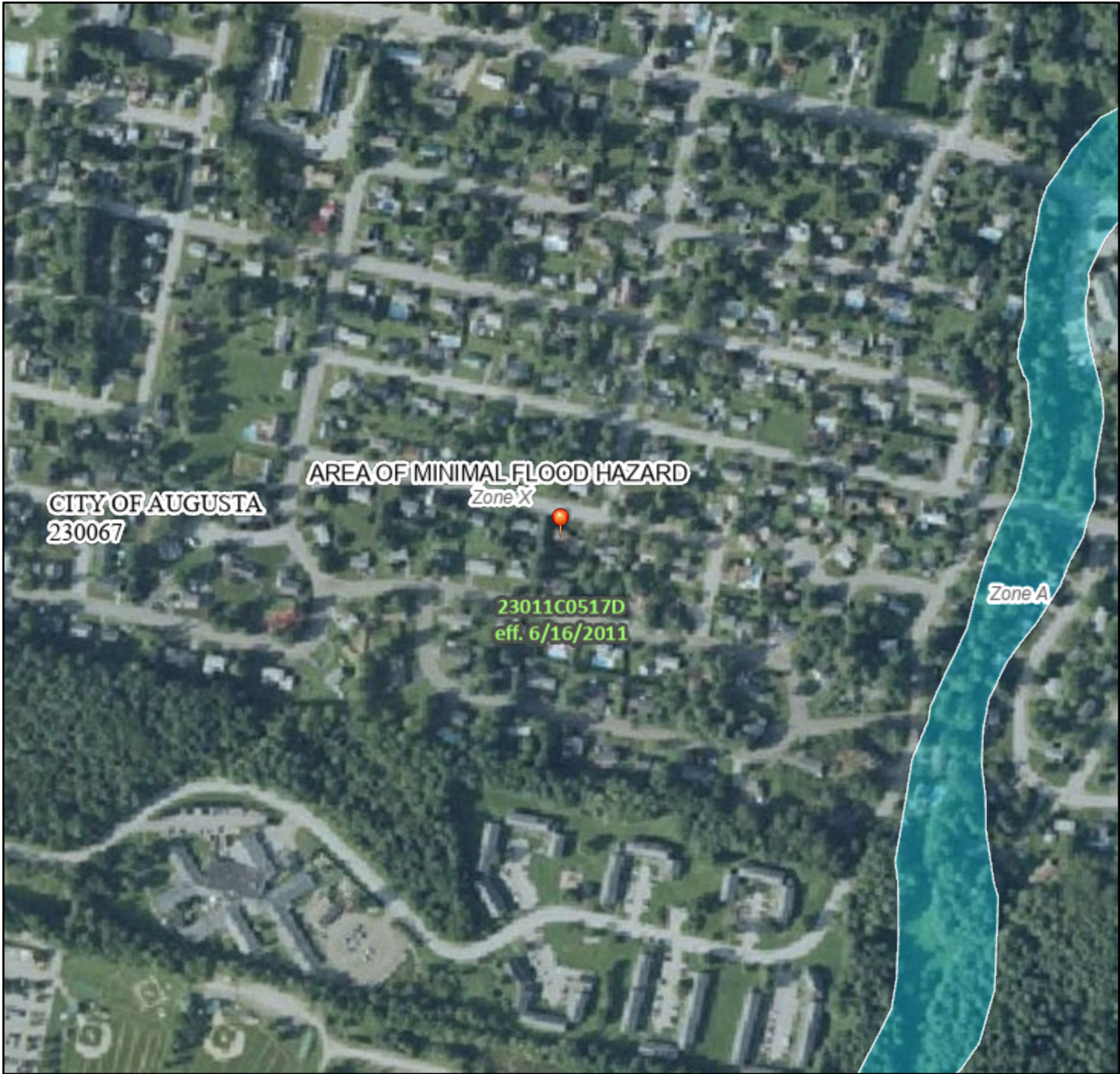
0 0.25 0.5 1 1.5 2 Miles



# National Flood Hazard Layer FIRMMette



69°45'49"W 44°18'33"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 **5/25/2026 at 4:14 PM** 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.

28 MARLBORO AVENUE

|                    |                    |       |                            |
|--------------------|--------------------|-------|----------------------------|
| Location           | 28 MARLBORO AVENUE | Mblu  | 58/ 79/ / /                |
| Acct#              | 91550              | Owner | RODRIGUE MARLENE B TRUSTEE |
| Total Market Value | \$150,400          | PID   | 9074                       |
| Building Count     | 1                  |       |                            |

Current Value

| Assessment     |              |          |           |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land     | Total     |
| 2026           | \$110,500    | \$39,900 | \$150,400 |

Owner of Record

|          |                                      |             |            |
|----------|--------------------------------------|-------------|------------|
| Owner    | RODRIGUE MARLENE B TRUSTEE           | Sale Price  | \$0        |
| Co-Owner | PAUL RODRIGUE LIV TRUST              | Certificate |            |
| Address  | 28 MARLBORO AVE<br>AUGUSTA, ME 04330 | Book & Page | 7743/270   |
|          |                                      | Sale Date   | 12/02/2022 |
|          |                                      | Instrument  | 1D         |

Ownership History

| Ownership History          |            |             |             |            |            |
|----------------------------|------------|-------------|-------------|------------|------------|
| Owner                      | Sale Price | Certificate | Book & Page | Instrument | Sale Date  |
| RODRIGUE MARLENE B TRUSTEE | \$0        |             | 7743/270    | 1D         | 12/02/2022 |
| RODRIGUE PAUL & MARLENE B  | \$0        |             | 7743/0270   | 1A         | 11/24/2003 |
| RODRIGUE PAUL & MARLENE    | \$0        |             | 1418/0856   |            | 06/06/1966 |

Building Information

Building 1 : Section 1

Year Built: 1966  
Living Area: 1,758

| Building Attributes |             |
|---------------------|-------------|
| Field               | Description |
| Style:              | Ranch       |
| Model               | Residential |

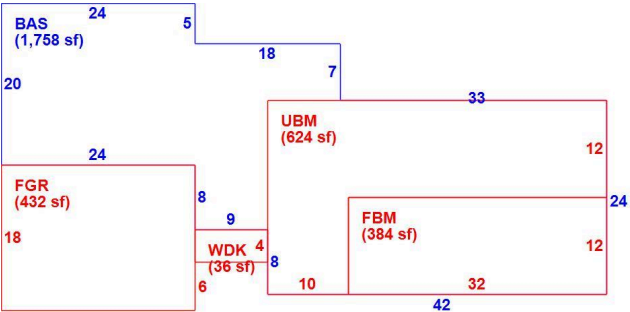
|                    |                |
|--------------------|----------------|
| Grade:             | Average        |
| Stories:           | 1 Story        |
| Occupancy          | 1              |
| Exterior Wall 1    | Wood Shingle   |
| Exterior Wall 2    |                |
| Roof Structure:    | Gable/Hip      |
| Roof Cover         | Asph/F GlS/Cmp |
| Interior Wall 1    | Drywall/Sheet  |
| Interior Wall 2    |                |
| Interior Flr 1     | Hardwood       |
| Interior Flr 2     |                |
| Heat Fuel          | Oil            |
| Heat Type:         | Hot Water      |
| AC Type:           | None           |
| Total Bedrooms:    | 3 Bedrooms     |
| Total Bthrms:      | 1              |
| Total Half Baths:  | 0              |
| Total Xtra Fixtrs: |                |
| Total Rooms:       |                |
| Bath Style:        |                |
| Kitchen Style:     |                |

### Building Photo



(<https://images.vgsi.com/photos/AugustaMEPhotos/\00\00\90\63.jpg>)

### Building Layout



([ParcelSketch.ashx?pid=9074&bid=8305](#))

| Building Sub-Areas (sq ft) |                      |            | Legend      |
|----------------------------|----------------------|------------|-------------|
| Code                       | Description          | Gross Area | Living Area |
| BAS                        | First Floor          | 1,758      | 1,758       |
| FBM                        | Basement, Finished   | 384        | 0           |
| FGR                        | Garage, Finished     | 432        | 0           |
| UBM                        | Basement, Unfinished | 624        | 0           |
| WDK                        | Deck, Wood           | 36         | 0           |
|                            |                      | 3,234      | 1,758       |

### Extra Features

| Extra Features             | Legend |
|----------------------------|--------|
| No Data for Extra Features |        |

### Land

| Land Use    |               |
|-------------|---------------|
| Use Code    | 1010          |
| Description | SINGLE FAMILY |

| Land Line Valuation |      |
|---------------------|------|
| Size (Acres)        | 0.26 |
| Frontage            | 113  |



Neighborhood50

Alt Land ApprNo

Category

Depth100

Total Market Land\$39,900

Outbuildings

| Outbuildings             | Legend |
|--------------------------|--------|
| No Data for Outbuildings |        |

Valuation History

| Assessment     |              |          |           |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land     | Total     |
| 2025           | \$110,500    | \$39,900 | \$150,400 |
| 2024           | \$110,500    | \$39,900 | \$150,400 |
| 2023           | \$110,500    | \$39,900 | \$150,400 |

Valuation History

| Exemptions     |      |             |          |
|----------------|------|-------------|----------|
| Exemption Year | Code | Description | Amount   |
| 2003           | 12   | HOMESTEAD   | \$14,000 |

BK 7743PG270

**QUITCLAIM DEED WITHOUT COVENANTS**  
(Maine Statutory Short Form Deed, with Modifications)

**NO TRANSFER  
TAX PAID**

**042325**

PAUL RODRIGUE and MARLENE B. RODRIGUE, of Augusta, Kennebec County, Maine,  
being married, for consideration paid, grants to:

MARLENE B. RODRIGUE and PAUL RODRIGUE, Trustees, or their successors in trust,  
under the MARLENE B. RODRIGUE LIVING TRUST, dated November 24, 2003, and any  
amendments thereto.

PAUL RODRIGUE and MARLENE B. RODRIGUE, Trustees, or their successors in trust,  
under the PAUL RODRIGUE LIVING TRUST, dated November 24, 2003, and any  
amendments thereto

whose mailing address 28 Marlboro Avenue, Augusta, Maine 04330, the following described land in  
Augusta Kennebec County, Maine:

All of the property conveyed to grantors by deed of Roger N. Beaudoin and Laurette M.  
Beaudoin dated May 31, 1966 and recorded in the Kennebec County Registry of Deeds in  
Deed Book 1418 at Page 856.

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trust and for the uses  
and purposes herein and in the trust agreement set forth. The conveyance to Grantee, as Trustee, is with  
full power and authority to Grantee(s), as Trustee(s), to sell, contract to sell and grant options to purchase  
the said property and any right, title or interest therein on any part thereof for any other real or personal  
property upon any terms; to convey the property by deed or other conveyance to any grantee, with or  
without consideration; to mortgage, pledge, or otherwise encumber the property or any part thereof; to  
lease, grant options to lease and renew, extend, amend and otherwise modify leases on property or any  
part thereof from time to time, for any rental and upon any other terms and conditions; to release, convey  
or assign any other right, title or interest whatsoever in the property or any part thereof. No party dealing  
with the Trustee in relation to the said property in any manner whatsoever and (without limiting the  
foregoing) no party to whom the said property or any part thereof or any interest therein shall be  
conveyed, contracted to be sold, leased or mortgaged by the Trustee, shall be obliged to see the  
application of any purchase money, rent or money borrowed or otherwise advanced on the property or to  
inquire into the authority, necessity or expediency of any act of the Trustee

**This Deed prepared without a title search.**

Witness our hands and seals this 24 day of November, 2003

Marlene B. Rodrigue  
Marlene B. Rodrigue

Paul Rodrigue  
Paul Rodrigue

State of Maine  
County of Cumberland, ss.

Then personally appeared the above named Marlene B. Rodrigue and Paul Rodrigue, and  
acknowledged the foregoing instrument to be their free act and deed.

Before me,

RECEIVED KENNEBEC SS.

2003 NOV 24 PM 1:31

Jane E. Quinn  
Attorney at Law/Notary Public

Printed Name: JANE E. QUINN

ATTEST: Brenda E. Rodrigue  
REGISTER OF DEEDS

Paul Rodrigue

03180

# Know all Men by these Presents

That We, Roger N. Beaudoin and Laurette M. Beaudoin both of Augusta in the County of Kennebec and State of Maine

in consideration of One Dollar and other valuable considerations

paid by Paul Rodrigue and Marlene Rodrigue both of said Augusta

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Paul Rodrigue and Marlene Rodrigue

as joint tenants, and not as tenants in common, to them and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them forever,

a certain lot or parcel of land with the buildings thereon, situated in said Augusta, and being lot numbered One Hundred and Four (104) as delineated on Plot Plan of Additional Residence Lots, Mayfair, Augusta, Maine, made by John L. Collins, C.E. dated August 20, 1962 and on file in Kennebec Registry of Deeds in Plan Book 26, Page 55.

As a further part of the consideration the grantees agree for themselves, their heirs and assigns to the following restrictions upon said lots: Said premises shall be used for residential purposes only, either with or without a family garage, and for one family use. In the event the grantees herein shall desire to sell the premises herein conveyed, before selling to any other person, they shall notify Stanley E. Sproul in writing by registered mail and the said Stanley E. Sproul shall have the exclusive option to buy the premises at the same price for a period of five days from the date of mailing such notice; this restriction shall be binding upon the grantees, their heirs and assigns until January 1, 1975 or until the decease of said Stanley E. Sproul whichever shall first occur. This restriction shall not apply to bona fide mortgages of the premises. Any building built upon said premises shall be constructed at least fifteen feet away from the lot lines of said lots.

Being the same premises conveyed to us by Mayfair, a Maine corporation located at Augusta, by deed dated May 29, 1964 and recorded in Kennebec Registry of Deeds in Book 1350, Page 473.

To Have and To Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Paul Rodrigue and Marlene Rodrigue.....

as joint tenants, and not as tenants in common, to them and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, and their use and behoof forever.

And we do covenant with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances; except for 1966 real estate taxes to be pro-rated between grantors and grantees;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we

and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns and the survivor of them, and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said Roger N. Beaudoin and Laurette M. Beaudoin,

husband and wife,

wife of the said

joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 31<sup>st</sup> day of May in the year of our Lord one thousand nine hundred and sixty-six

Signed, Sealed and Delivered

in presence of

General Beland to LMB.

Quintal Beland to RMB.

Roger N. Beaudoin

Laurette M. Beaudoin

I hereby consent to the herein conveyance:

Stanley E. Sproul

Stanley E. Sproul

State of Maine,  
Kennebec

} ss.

May 31 1966

Personally appeared the above named Roger N. Beaudoin

and acknowledged the above instrument to be his free act and deed.

Before me,

KENNEBEC SS:  
RECEIVED 6/6/66 9 H. 30 M. A.M.  
AND RECORDED FROM ORIGINAL

Quintal Beland  
Justice of the Peace.





**CITY OF AUGUSTA**  
16 CONY ST  
AUGUSTA, ME 04330



**FY2026 REAL ESTATE TAX BILL**  
For Fiscal Year July 1, 2025 - June 30, 2026

[www.augustamaine.gov](http://www.augustamaine.gov)

**OFFICE HOURS**

Monday - Friday: 7:45 AM to 4:30 PM  
Tel: (207) 626-2310

S1 P1 - 1of1



6606

RODRIGUE MARLENE B TRUSTEE  
PAUL RODRIGUE LIV TRUST  
28 MARLBORO AVE  
AUGUSTA, ME 04330

**BILL NUMBER:** 7089  
**CUSTOMER OWNER ACCT NO:** 000049425  
**LOCATION:** 28 MARLBORO AVENUE  
**MAP/LOT/PLOT ID:** 0058+-0079+-0000  
**MIL RATE:** 24.40

**THIS IS THE ONLY BILL  
YOU WILL RECEIVE.  
PLEASE NOTE THE TWO  
PAYMENT DATES**

| Current Billing Information |                   |
|-----------------------------|-------------------|
| Land Value                  | \$39,900.00       |
| Building Value              | \$110,500.00      |
| Total Assessment            | \$150,400.00      |
| Exemption                   | \$14,000.00       |
| Taxable Valuation           | \$136,400.00      |
| <b>TOTAL TAX</b>            | <b>\$3,328.16</b> |

**First Payment 09/18/2025 \$1,664.08**  
**Second Payment 03/19/2026 \$1,664.08**

**TAXPAYER'S NOTICE**

Notice is hereby given that your tax is due July 1, 2025 through June 30, 2026 and is payable in two (2) installments.

**The first installment is due on 09/18/2025, and the second installment due on 03/19/2026.**

**Taxes paid after the due dates will be charged interest at a rate of 7.5%.**

As per state statute, the ownership and taxable valuation of all real and personal property subject to taxation shall be fixed as of April 1st of each year. Please contact the tax collectors office at 207-626-2310 for billing questions.

IF YOU HAVE TRANSFERRED OWNERSHIP OF YOUR PROPERTY, PLEASE FORWARD THIS TAX BILL TO THE NEW OWNER. THE OWNER OF RECORD AS OF APRIL 1, 2025 IS LIABLE FOR THE TAXES ASSESSED FOR THE ENTIRE YEAR.

Please contact the Assessors Office at 207-626-2320 regarding valuations, assessments, changes in ownership or mailing address.

As a result of the money our Municipality receives from the State Legislature through the State Municipal Revenue Sharing Program, Homestead Exemption Reimbursement and State Aid to Education, your property tax bill has already been reduced by 36.09%. The outstanding bonded indebtedness on 06/30/2025 was \$78,946,169.84.

**PAYMENT METHODS ACCEPTED:** Online at [www.augustamaine.gov](http://www.augustamaine.gov), Personal Check, Money Order, Treasurer's Check, Cash, Credit or Debit Card (Convenience Fee of \$3.50 Minimum up to 2.5% of the Total)

| CURRENT BILLING DISTRIBUTION |                | REMITTANCE INSTRUCTIONS                                                                                                                                                                                           |                                                                                                               |
|------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| MUNICIPAL                    | 47%            | To avoid standing in line, taxes may be paid by mail. Please make check/money order payable to <b>CITY OF AUGUSTA</b> and mail to:<br><br><b>CITY OF AUGUSTA</b><br><b>16 CONY ST</b><br><b>AUGUSTA, ME 04330</b> | PLEASE INCLUDE YOUR PHONE NUMBER ON THE CHECK. SEND A SELF-ADDRESSED, STAMPED ENVELOPE IF REQUESTING RECEIPT. |
| SCHOOL                       | 45%            |                                                                                                                                                                                                                   |                                                                                                               |
| COUNTY                       | <u>8%</u>      |                                                                                                                                                                                                                   |                                                                                                               |
| <b>TOTAL</b>                 | <b>100.00%</b> |                                                                                                                                                                                                                   |                                                                                                               |

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT  
CITY OF AUGUSTA, 16 CONY ST, AUGUSTA, ME 04330

**FY2026 REAL ESTATE TAX BILL**

**BILL NUMBER:** 7089 RE  
**NAME:** RODRIGUE MARLENE B TRUSTEE  
**LOCATION:** 28 MARLBORO AVENUE  
**MAP/LOT:** 0058+-0079+-0000

**INTEREST BEGINS ON 03/20/2026**

| DUE DATE   | AMOUNT DUE | AMOUNT PAID |
|------------|------------|-------------|
| 03/19/2026 | \$1,664.08 |             |

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT  
CITY OF AUGUSTA, 16 CONY ST, AUGUSTA, ME 04330

**FY2026 REAL ESTATE TAX BILL**

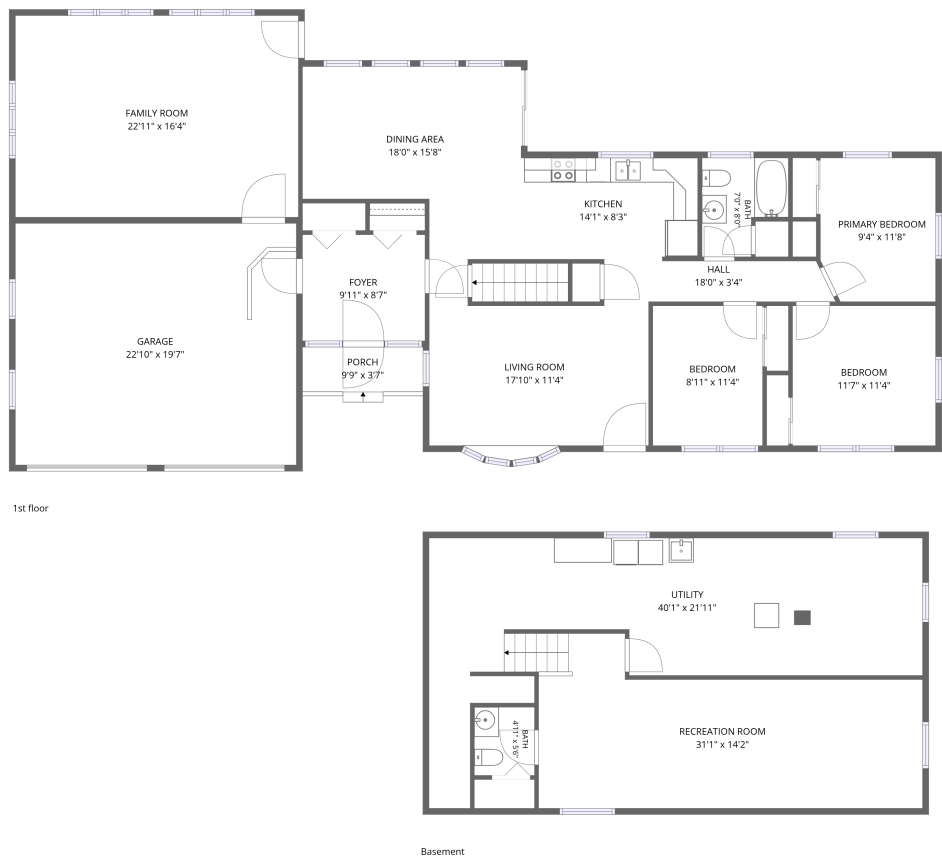
**BILL NUMBER:** 7089 RE  
**NAME:** RODRIGUE MARLENE B TRUSTEE  
**LOCATION:** 28 MARLBORO AVENUE  
**MAP/LOT:** 0058+-0079+-0000

**INTEREST BEGINS ON 09/19/2025**

| DUE DATE   | AMOUNT DUE | AMOUNT PAID |
|------------|------------|-------------|
| 09/18/2025 | \$1,664.08 |             |

Home data report

28 Marlboro Avenue, Augusta, Kennebec County, Maine, United States, 04330



**Total Area: 2052 sq. ft**

Basement: 422 sq. ft, 1st Floor: 1630 sq. ft

Excluded: Utility 457 sq. ft, Garage 447 sq. ft, Porch 35 sq. ft, Walls: 200 sq. ft

Property summary

 **2** Floors

 **3** Bedrooms

 **1** Bathrooms

Home data report

**28 Marlboro Avenue, Augusta, Kennebec County, Maine, United States, 04330**



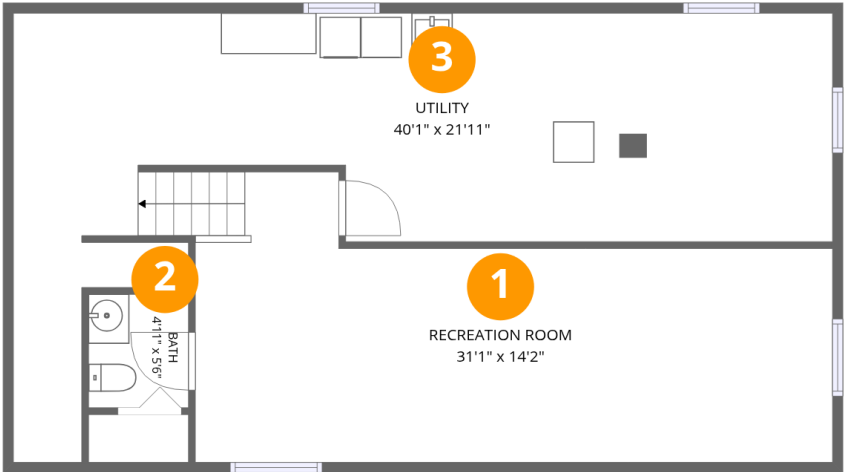
**1**  
Half baths



**1**  
Garages

Home data report

28 Marlboro Avenue, Augusta, Kennebec County, Maine, United States, 04330



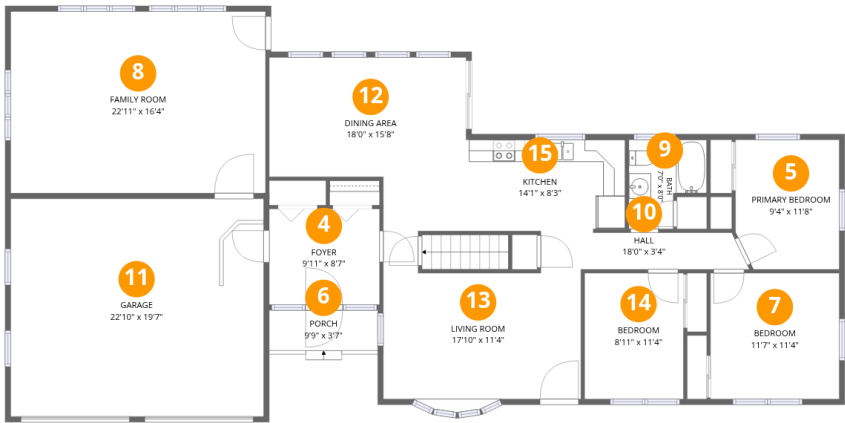
Room dimensions

Floor 1 Below grade Total:422sqft Excluded: 457sqft

| # |                 | Dimensions     | sqft       | Counted as living area |
|---|-----------------|----------------|------------|------------------------|
| 1 | Recreation Room | 31'1" x 14'2"  | 360 sq. ft | Yes                    |
| 2 | Bath            | 4'11" x 5'6"   | 27 sq. ft  | Yes                    |
| 3 | Utility         | 40'1" x 21'11" | 456 sq. ft | No                     |

Home data report

28 Marlboro Avenue, Augusta, Kennebec County, Maine, United States, 04330



Room dimensions

Floor 2

Total:1630sqft   Excluded: 482sqft

| #  |                 | Dimensions     | sqft       | Counted as living area |
|----|-----------------|----------------|------------|------------------------|
| 4  | Foyer           | 9'11" x 8'7"   | 86 sq. ft  | Yes                    |
| 5  | Primary Bedroom | 9'4" x 11'8"   | 106 sq. ft | Yes                    |
| 6  | Porch           | 9'9" x 3'7"    | 35 sq. ft  | No                     |
| 7  | Bedroom         | 11'7" x 11'4"  | 132 sq. ft | Yes                    |
| 8  | Family Room     | 22'11" x 16'4" | 376 sq. ft | Yes                    |
| 9  | Bath            | 7'0" x 8'0"    | 47 sq. ft  | Yes                    |
| 10 | Hall            | 18'0" x 3'4"   | 60 sq. ft  | Yes                    |
| 11 | Garage          | 22'10" x 19'7" | 447 sq. ft | No                     |
| 12 | Dining Area     | 18'0" x 15'8"  | 231 sq. ft | Yes                    |
| 13 | Living Room     | 17'10" x 11'4" | 261 sq. ft | Yes                    |
| 14 | Bedroom         | 8'11" x 11'4"  | 101 sq. ft | Yes                    |



Home data report

28 Marlboro Avenue, Augusta, Kennebec County, Maine, United States, 04330

| #  |         | Dimensions   | sqft       | Counted as living area |
|----|---------|--------------|------------|------------------------|
| 15 | Kitchen | 14'1" x 8'3" | 117 sq. ft | Yes                    |

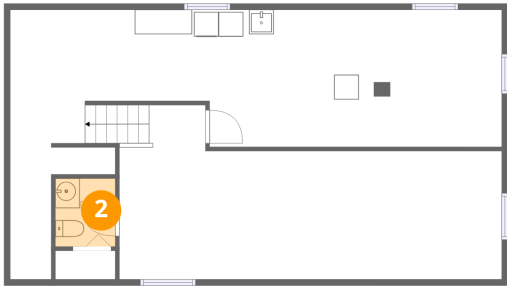
1 Floor 1 - Recreation Room



Dimensions: 31'1" x 14'2"  
Area: 360 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

2 Floor 1 - Bath



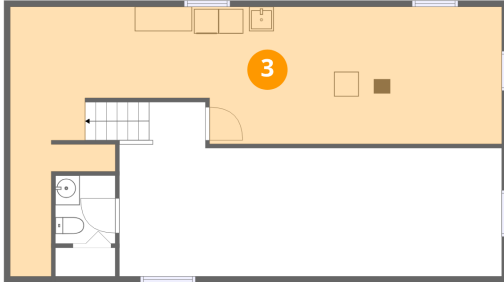
Dimensions: 4'11" x 5'6"  
Area: 27 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

## Home data report

28 Marlboro Avenue, Augusta, Kennebec County, Maine, United States, 04330

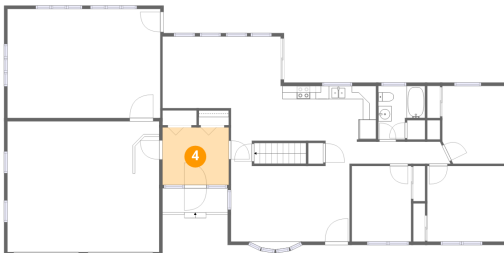
### 3 Floor 1 - Utility



Dimensions: 40'1" x 21'11"  
Area: 456 sq. ft  
Counted as living area: No

Heated: Yes  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

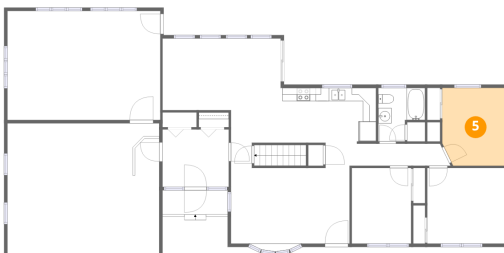
### 4 Floor 2 - Foyer



Dimensions: 9'11" x 8'7"  
Area: 86 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

### 5 Floor 2 - Primary Bedroom

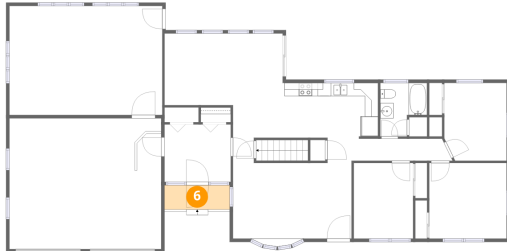


Dimensions: 9'4" x 11'8"  
Area: 106 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

28 Marlboro Avenue, Augusta, Kennebec County, Maine, United States, 04330

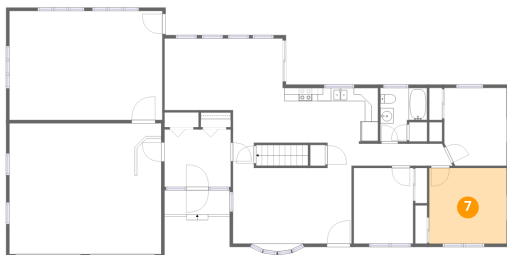
## 6 Floor 2 - Porch



Dimensions: 9'9" x 3'7"  
Area: 35 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: No  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

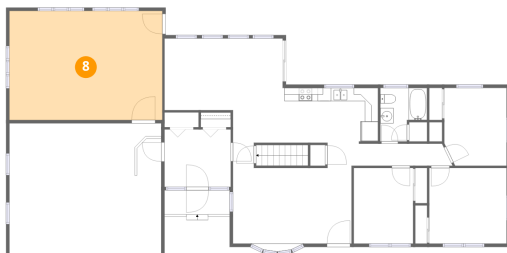
## 7 Floor 2 - Bedroom



Dimensions: 11'7" x 11'4"  
Area: 132 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 8 Floor 2 - Family Room



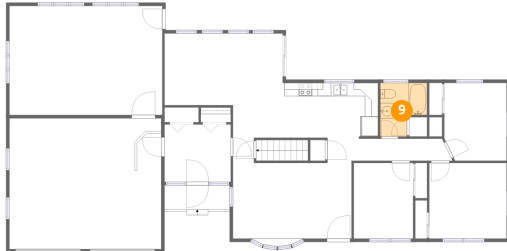
Dimensions: 22'11" x 16'4"  
Area: 376 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## Home data report

28 Marlboro Avenue, Augusta, Kennebec County, Maine, United States, 04330

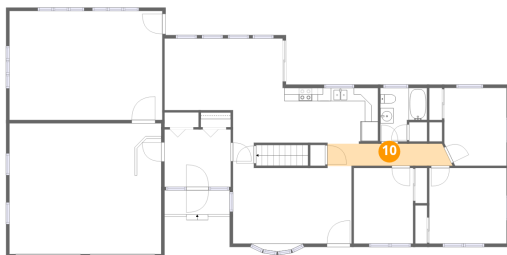
### 9 Floor 2 - Bath



Dimensions: 7'0" x 8'0"  
Area: 47 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

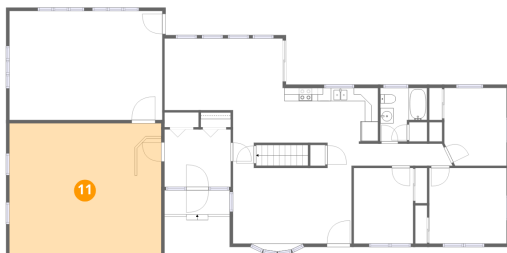
### 10 Floor 2 - Hall



Dimensions: 18'0" x 3'4"  
Area: 60 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

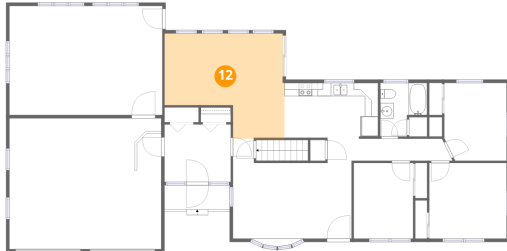
### 11 Floor 2 - Garage



Dimensions: 22'10" x 19'7"  
Area: 447 sq. ft  
Counted as living area: No

Heated: No  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

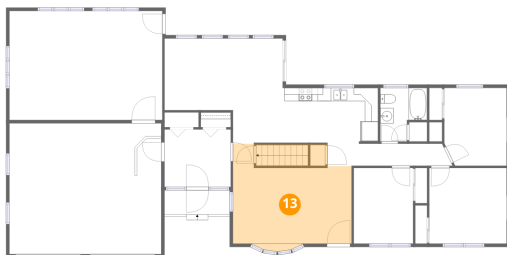
## 12 Floor 2 - Dining Area



Dimensions: 18'0" x 15'8"  
Area: 231 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

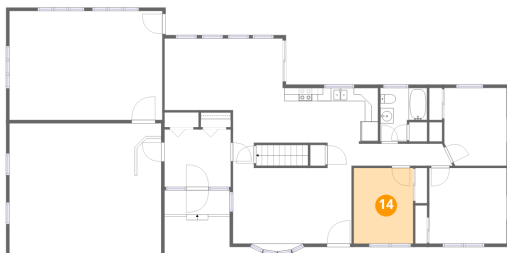
## 13 Floor 2 - Living Room



Dimensions: 17'10" x 11'4"  
Area: 261 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 14 Floor 2 - Bedroom



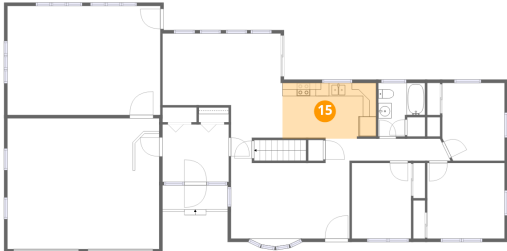
Dimensions: 8'11" x 11'4"  
Area: 101 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No



28 Marlboro Avenue, Augusta, Kennebec County, Maine, United States, 04330

**15** Floor 2 - Kitchen



Dimensions: 14'1" x 8'3"  
Area: 117 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No