

PROPERTY LOCATED AT: 1085 Main Street, Bowdoin, ME 04287-7300

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 y

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: 2002 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? Sulfur & manganese at safe levels

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Southeast corner of back yard
 Installed by: Unknown
 Date of Installation: Unknown

USE: Number of persons currently using system: 0 (vacant)
 Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: Jet pump replaced 2025, pressure tank replaced 2026

Source of Section I information: Seller and previous disclosure

Buyer Initials _____

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PJW TW

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SECTION II - WASTE WATER DISPOSAL

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

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

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

If Yes, what results: N/A

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

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

IF PRIVATE (Strike Section if Not Applicable):

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

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

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

Location: Behind house OR ☐ Unknown

Date installed: _____ Date last pumped: 04/19/2023 Name of pumping company: Dan Staley

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: 2023: replaced septic pump in pump station and repaired a baffles in the septic tank. Pumped in 2023 with only 1 year of use since it was pumped.

Date of last servicing of tank: 2023 Name of company servicing tank: Tyler Bragdon

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Meadow Road side of the garage (see HHE200)

Date of installation of leach field: 04/20/2023 Installed by: Tyler Bragdon

Date of last servicing of leach field: 04/20/2023 Company servicing leach field: Tyler Bragdon

Have you experienced any malfunctions? ☐ Yes ☒ No

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

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

If Yes, are they available? ☒ Yes ☐ No

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

Comments: 4 Bedroom design (15'x60') for 360 gallons per day for 8 adults.

Source of Section II information: Seller and attached HHE200

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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	HW Boiler			
Age of system(s) or source(s)	2018			
TYPE(S) of Fuel	Propane			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Knight Angel Heating			
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	None known			
Other pertinent information	Navien			

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: N/A

Date chimney(s) last cleaned: Unknown

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

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

If Yes, date: 2018 install

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? ☐ 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: 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: Attic floors have sporadic asbestos sealed by fiberglass ☒ 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: No known radon tests performed

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: No known radon tests performed

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: 1085 Main Street, Bowdoin, ME 04287-7300

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 ☐ No

Comments: Cracking, peeling and flaking paint is found in some areas.

Source of information: Seller

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

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: old easement for neighbor to access spring, no knowledge of use

Source of information: Seller and deed

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

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PROPERTY LOCATED AT: **1085 Main Street, Bowdoin, ME 04287-7300****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 ☐ UnknownIf Yes, explain: N/AHave any flood events affected a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ UnknownIf 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 ☐ UnknownIf 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 ☐ UnknownIf yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
N/ARelevant Panel Number: 23023C0090F Year: 7/16/2015 (Attach a copy)Comments: NoneSource of Section VI information: Seller and FIRMette map

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PROPERTY LOCATED AT: 1085 Main Street, Bowdoin, ME 04287-7300**SECTION VII - GENERAL INFORMATION**

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

..... ☐ Yes ☒ No ☐ UnknownIf Yes, explain: Homestead Exemption is available to most primary owner occupants after 1st year.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 ☐ UnknownIf Yes, explain: N/AEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: 3x Propane Tanks (owned by Dead River)Year Principal Structure Built: 1860± What year did Seller acquire property? 2002Roof: Year Shingles/Other Installed: 2000Water, moisture or leakage: 2014 & 2019 high winds caused shingles to blow off - REPAIREDComments: None

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ UnknownPrior water, moisture or leakage? ☒ Yes ☐ No ☐ UnknownComments: Basement gets dampMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☐ NoComments: NoneElectrical: ☒ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: SELLER: "All wiring upgraded to prior to 2000" (fuse subpanel for jet pump)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: NoneKNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: 1860's home with many updates and improvements and somedeferred maintenance.Comments: NoneSource of Section VII information: Seller

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SECTION VIII - ADDITIONAL INFORMATION

-During the winter of 2019 the entire downstairs and upstairs walls were insulated.

-Replacement Anderson Silverline windows were installed around 2004.

-Almost all plumbing is copper pipe, with some pex pipe.

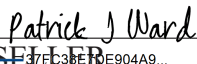
-See attached: tax map, FIRMette map, partial survey with sketch from deed description, deed, HHE200, 2025 tax bill, floorplans

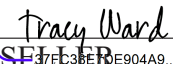
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☒ Yes ☐ No

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.

DocuSigned by:

 Jun 20, 2026
 SELLER
 Patrick J. Ward

Signed by:

 Jun 20, 2026
 SELLER
 Tracy A. Ward

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 **Patrick J. Ward, Tracy A. Ward**

(hereinafter "Seller")

AND _____
(hereinafter "Buyer")

FOR PROPERTY LOCATED AT **1085 Main Street, Bowdoin, ME 04287-7300**

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

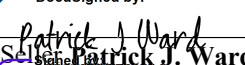
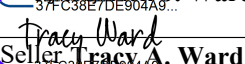
_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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	 Signed by: Patrick J. Ward 37FC38E7DE904A9...	Jun 20, 2026
Buyer	Date	 Signed by: Tracy A. Ward 37FC38E7DE904A9...	Jun 20, 2026
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	 Signed by: Timothy Dunham A2BCAC6A9B0049...	Jun 19, 2026



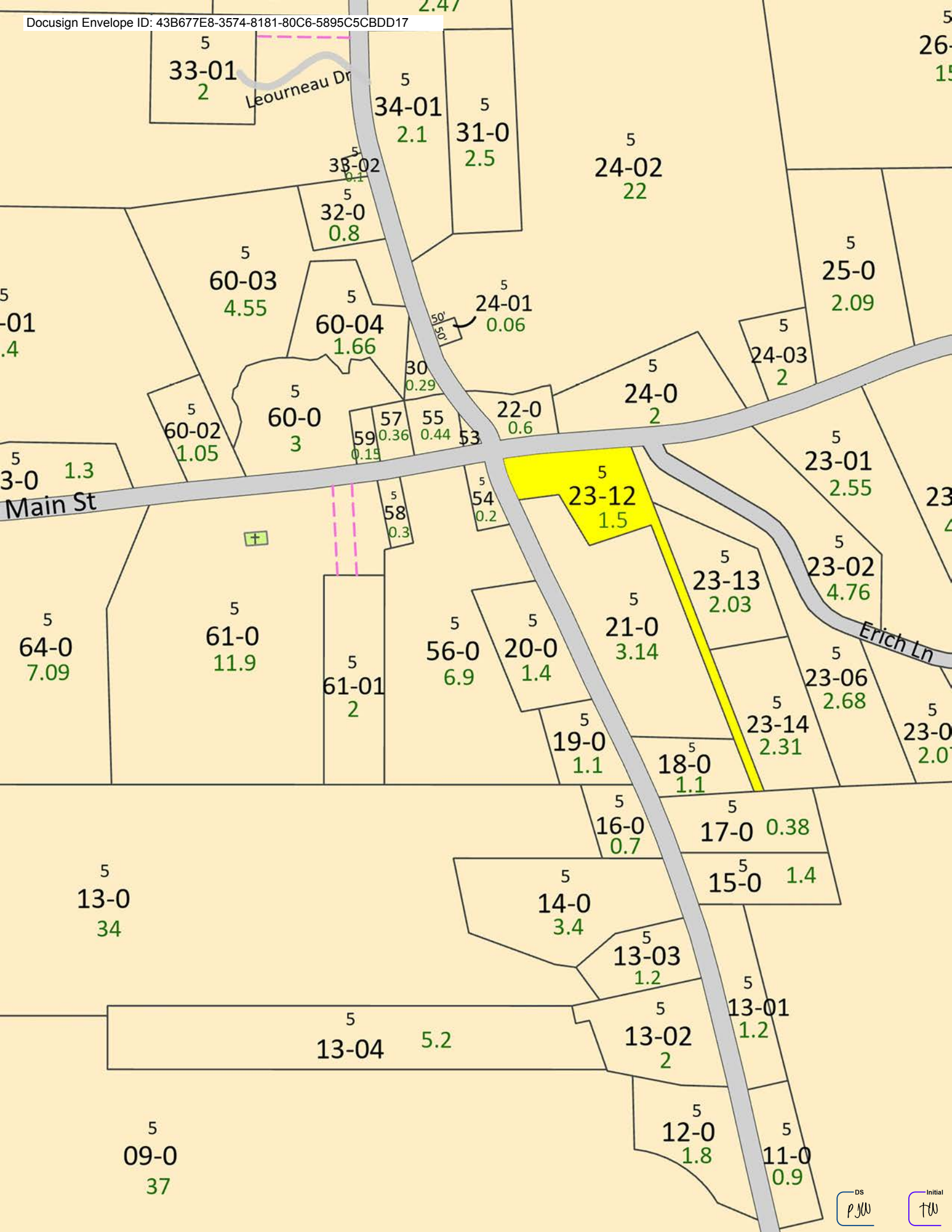
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Tim Dunham Realty - Topsham, 643 Lewiston Rd Topsham ME 04086
Timothy Dunham

(207) 720-0660



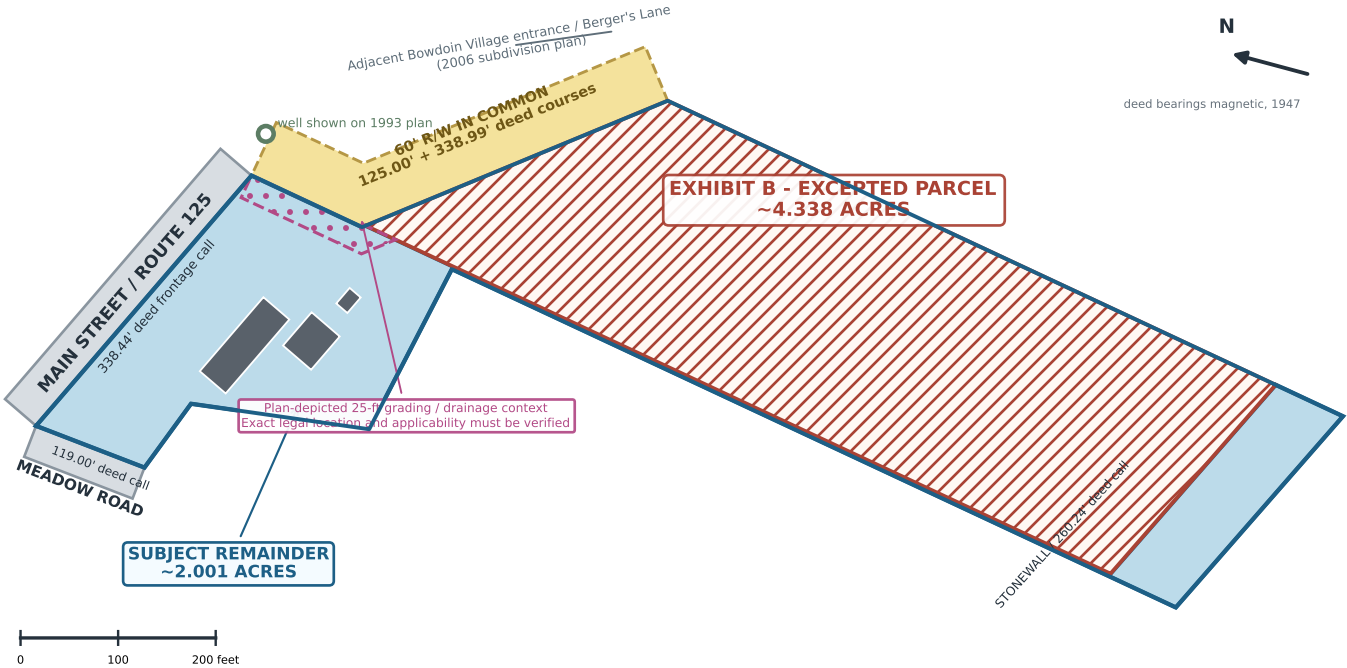
1085 Main Road,



DEED & RECORDED-PLAN CONTEXT SKETCH

1085 Main Street - Bowdoin, Sagadahoc County, Maine

CONCEPTUAL ONLY - NOT A BOUNDARY SURVEY, TITLE OPINION, OR GUARANTEE OF LOT LINES



LEGEND

Deed remainder / subject

Exhibit B exception

60-ft R/W in common

Plan-depicted easement context

1993 RECORDED SURVEY

Plan Book 30, Page 25 shows the original 6.34-acre survey, building footprints, well, culverts, road edges, monuments, stonewall, top of bank and the 60-foot right-of-way.

2006 SUBDIVISION CONTEXT

The Bowdoin Village subdivision plan identifies the Ward parcel by Book 2055, Page 333 and shows the adjoining entrance / Berger's Lane plus a plan-depicted 25-foot grading and drainage easement near the boundary.

RIGHTS / EASEMENTS TO VERIFY

The deed grants a 60-foot right-of-way in common and is subject to well rights referenced in Book 130, Page 167 and Book 158, Page 161. Confirm the location, benefit and burden through title work.

TAX MAP CONTEXT

Town Tax Map 5 places the property at the Main Street / Meadow Road corner. Prior records use Map 5, Lot 23-12 and/or 23A. Assessing lines and acreage are approximate.

DEED MATH

Exhibit A computes to about 6.339 acres; Exhibit B to about 4.338 acres; the deed remainder to about 2.001 acres. Blue shows the calculated remainder, including narrow residual strips.

BEARING DISCREPANCY / VERIFY

Exhibit B prints N 36 degrees 49 minutes 35 seconds W for the 257.12-foot course; that call does not close. This sketch uses N 63 degrees 49 minutes 35 seconds W as a drafting inference because it matches the reciprocal call and stated acreage. Verify all boundaries, ROWs, easements, well rights, acreage and tax-lot references with title work and a licensed surveyor.

Sources: Deed Book 2055, Pages 333-335; Plan Book 30, Page 25 (1993); Final Plan of Bowdoin Village Subdivision (2006); Town of Bowdoin Tax Map 5.

MLS / MARKETING EXHIBIT ONLY - Recorded instruments, title work and a licensed survey control.

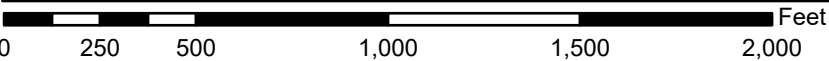
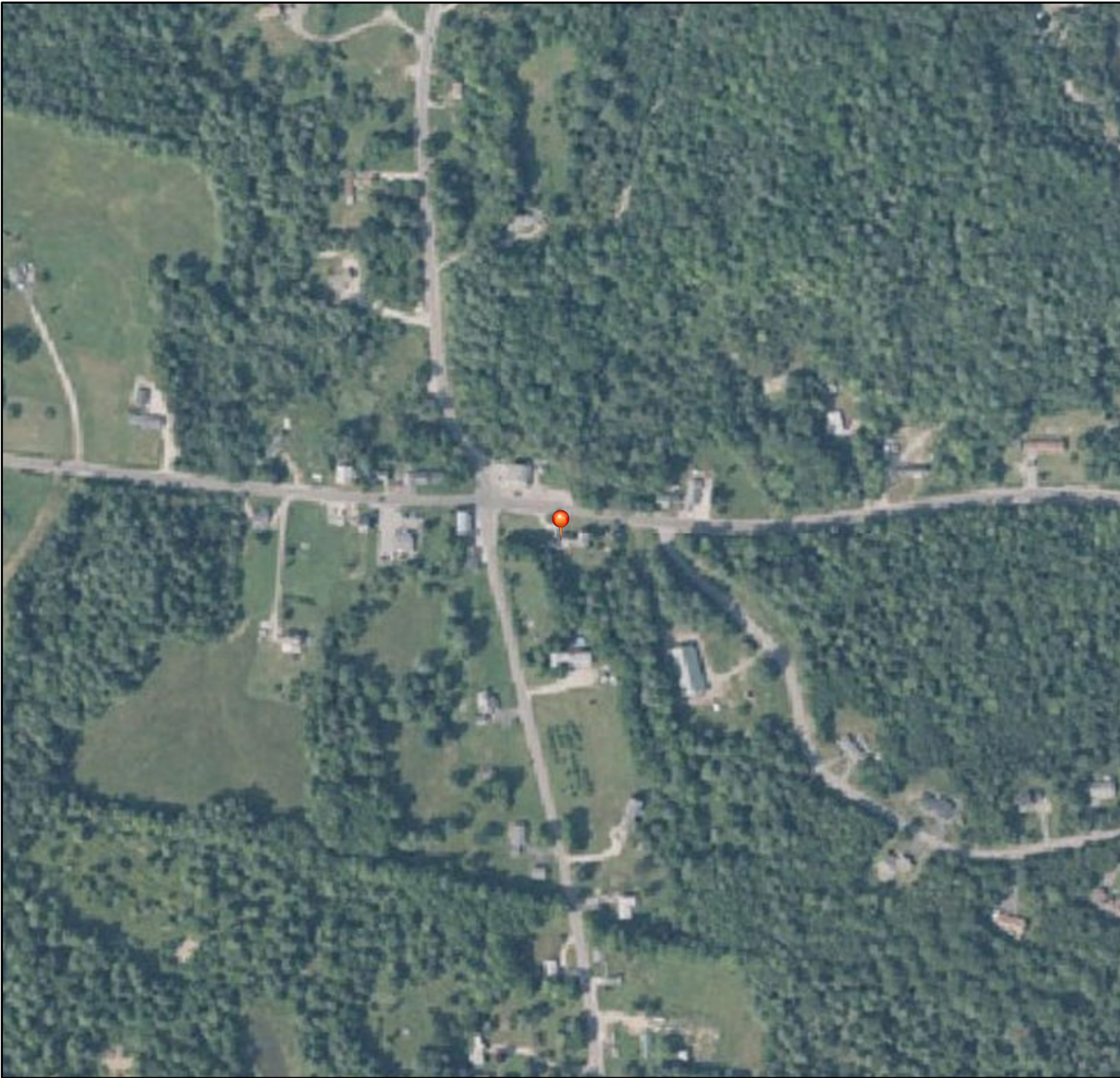
DS
PJM

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National Flood Hazard Layer FIRMette



69°58'36"W 44°2'23"N



1:6,000

69°57'58"W 44°1'57"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) 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		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile 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 6/19/2026 at 2:52 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

PW Initial TW



TOWN OF BOWDOIN

**ATTN: TAX COLLECTOR
23 CORNISH DR
BOWDOIN, ME 04287-7559**



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

2025 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$88,000.00
BUILDING VALUE	\$354,700.00
ASSESSMENT	\$442,700.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
TAXABLE	\$442,700.00
RATE PER \$1000	10.65
TOTAL TAX	\$4,714.76
TOTAL DUE ➔	\$4,714.76

S375800 P0 - 1of1

1785 WARD, PATRICK J
WARD, TRACY A
1085 MAIN ST
BOWDOIN, ME 04287

BOOK/PAGE: B2055P333 09/18/2002

ACREAGE: 1.50
MAP/LOT: 05-23-12
LOCATION: 1085 MAIN ST

First Half Due 07/25/2025 \$2,357.38
Second Half Due 12/05/2025 \$2,357.38

TAXPAYER'S NOTICE

Without State Aid for Education, Homestead Exemption Reimbursement & State-Municipal Revenue Sharing, your tax bill would have been 10.6% higher.

Interest at 7.5% per annum will be charged on taxes not paid by 7/28/2025 & 12/8/2025.
If Taxes are paid in full within thirty (30) days of 7/28/2025, no interest will be charged.

This bill is for the current tax year January 1, 2025 through December 31, 2025.

It is recommended that taxes are paid by mail. Please provide contact info with payment and enclose a self-addressed stamped envelope if a receipt is desired.

CURRENT BILLING DISTRIBUTION

County	10.000%
Municipal	28.000%
School	62.000%

REMITTANCE INSTRUCTIONS

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

**TOWN OF BOWDOIN
ATTN: TAX COLLECTOR
23 CORNISH DR
BOWDOIN, ME 04287-7559**

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

2025 REAL ESTATE TAX BILL
ACCOUNT: 000479 RE
NAME: WARD, PATRICK J
MAP/LOT: 05-23-12
LOCATION: 1085 MAIN ST
ACREAGE: 1.50



12/05/2025 \$2,357.38

DUE DATE	AMOUNT DUE	AMOUNT PAID
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PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

2025 REAL ESTATE TAX BILL
ACCOUNT: 000479 RE
NAME: WARD, PATRICK J
MAP/LOT: 05-23-12
LOCATION: 1085 MAIN ST
ACREAGE: 1.50



07/25/2025 \$2,357.38

DUE DATE	AMOUNT DUE	AMOUNT PAID
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PJU

Initial

TW

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION		Maine Dept. Health & Human Services Div. of Environmental Health, 11 SHS (207) 287-5572 Fax (207) 287-4172	
PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	Bowdoin	Town/City	Bowdoin
Street or Road	1085 MAIN ST - RTE 125	Permit #	2078
Subdivision, Lot #		Date Permit Issued	4/24/23
		Fee: \$	150.00
		Double Fee Charged ()	
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature	
Name (last, first, MI)	WARD PATRICK	L.P.I. # 1170	
Mailing Address of	1085 MAIN ST	☐ Owner ☐ Town ☐ State	
Owner/Applicant	BOWDOIN, ME 04287	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Daytime Tel. #	319-7669	Municipal Tax Map #	5
		Lot #	23-12
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED	
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) date approved 4/20/23 (2nd) date approved 4/21/23	
PERMIT INFORMATION			
TYPE OF APPLICATION		THIS APPLICATION REQUIRES	
☐ 1. First Time System ☒ 2. Replacement System Type replaced: BED Year installed: 1990?		☒ 1. No Rule Variance ☐ 2. First Time System Variance ☐ a. Local Plumbing Inspector Approval ☐ b. State & Local Plumbing Inspector Approval ☐ 3. Replacement System Variance ☐ a. Local Plumbing Inspector Approval ☐ b. State & Local Plumbing Inspector Approval ☐ 4. Minimum Lot Size Variance ☐ 5. Seasonal Conversion Permit	
SIZE OF PROPERTY		DISPOSAL SYSTEM TO SERVE	
2 ☐ SQ. FT. ☒ ACRES		☐ 1. Single Family Dwelling Unit, No. of Bedrooms: 4 ☐ 2. Multiple Family Dwelling, No. of Units: _____ ☐ 3. Other: _____ (specify)	
SHORELAND ZONING		TYPE OF WATER SUPPLY	
☐ Yes ☒ No		☒ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private ☐ 4. Public ☐ 5. Other	
DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK		DISPOSAL FIELD TYPE & SIZE	
☐ 1. Concrete ☐ a. Regular ☐ b. Low Profile ☐ 2. Plastic EXISTING ☐ 3. Other: _____ CAPACITY: _____ GAL		☐ 1. Stone Bed ☐ 2. Stone Trench ☒ 3. Proprietary Device ☐ a. cluster array ☐ c. Linear ☐ b. regular load ☐ d. H-20 load ☐ 4. Other: _____ SIZE: 1260 sq. ft. in. ft.	
SOIL DATA & DESIGN CLASS		DISPOSAL FIELD SIZING	
PROFILE CONDITION 9.1 D at Observation Hole # 1 Depth 9" of Most Limiting Soil Factor		☐ 1. Medium—2.6 sq. ft. / gpd ☐ 2. Medium—Large 3.3 sq. ft. / gpd ☐ 3. Large—4.1 sq. ft. / gpd ☒ 4. Extra Large—5.0 sq. ft. / gpd	
GARBAGE DISPOSAL UNIT		EFFLUENT/EJECTOR PUMP	
☒ 1. No ☐ 2. Yes ☐ 3. Maybe If Yes or Maybe, specify one below: ☐ a. multi-compartment tank ☐ b. _____ tanks in series ☐ c. increase in tank capacity ☐ d. Filter on Tank Outlet		☐ Not Required ☐ May Be Required ☒ Required EXISTING Specify only for engineered systems: DOSE: _____ gallons	
DESIGN FLOW		LATITUDE AND LONGITUDE	
360 gallons per day BASED ON: ☐ 1. Table 4A (dwelling unit(s)) ☐ 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities		at center of disposal area Lat. 44 d 02 m 10 s Lon. 69 d 58 m 18 s If g.p.s., state margin of error: 20	
SITE EVALUATOR STATEMENT			
I certify that on 8/16/22 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).			
Site Evaluator Signature _____ GEORGE S PATON Site Evaluator Name Printed		SE # 1180 522-0485 Telephone Number	
		Date 8/18/22 gspaton49@yahoo.com E-mail Address	
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.			

(*) By signing this form the Owner and Applicant agree to the conditions on the back of this page.

OWNER/SITE EVALUATOR AGREEMENT

By receiving and accepting this application for a plumbing permit the Owner is agreeing to become bound by the terms as outlined hereinafter. If said Owner does not agree to these terms he/she shall return all original documents to said site evaluator and will be fully refunded of all fees paid to date. If this application is being processed by an appointed representative of the Owner (applicant), it is the responsibility of said applicant to fully inform the Owner of the terms of this agreement.

This application is provided without warranty of any kind either expressed or implied. The proposed sewage disposal system design is based on the current guidelines of the Maine State Plumbing Code for Subsurface Sewage Disposal, information supplied by the Owner and the site conditions observed at the time of the site evaluation. The Owner or his/her appointed representative has supplied information regarding well locations, property lines, local zoning, lot size, and facility size and type with which this application has been based. The Owner agrees to hold harmless said evaluator for any liabilities that result from inaccuracies of this information.

The Owner has reviewed the site plan (Page 2) and guarantees all wells within 125 ft of the proposed disposal area are as shown, and all property lines are as indicated or further than 50 ft from the proposed leaching area. For residential designs the maximum house occupancies are two people per the number of bedrooms indicated.

This design is based on current Plumbing Code guidelines only. It is the responsibility of the Owner to inform the evaluator if more stringent regulations apply for this site. The Owner assumes all liability which may result from a failure to supply said information. The Owner is advised to have qualified personnel perform a "Wetland Delineation" assessment to see what if any effects current D.E.P. regulations may have on the installation of this system and what if any permitting is required due to the proximity of wetlands.

The Owner understands that this form is an application for a plumbing permit only. This application in no way, in and of itself, grants, indicates or assumes final approval for the installation of this septic system or the potential development of the property in question. The Owner shall process this application and obtain all applicable permits and approvals from local, state and federal agencies, board, and departments prior to making any such assumptions. The Owner shall maintain all such permits until such times as installation occurs.

The Owner assumes full responsibility for the proper installation of the system understanding that this application is in no way to be construed as a guarantee of the system's performance. The Owner is responsible for selecting a contractor to install the system that has a minimum of 5 years experience in the installation of septic systems. Said contractor shall be fully aware of all of the construction requirements of the Maine State Plumbing code and strictly adhere to those requirements.

* * *

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

BOWDOIN

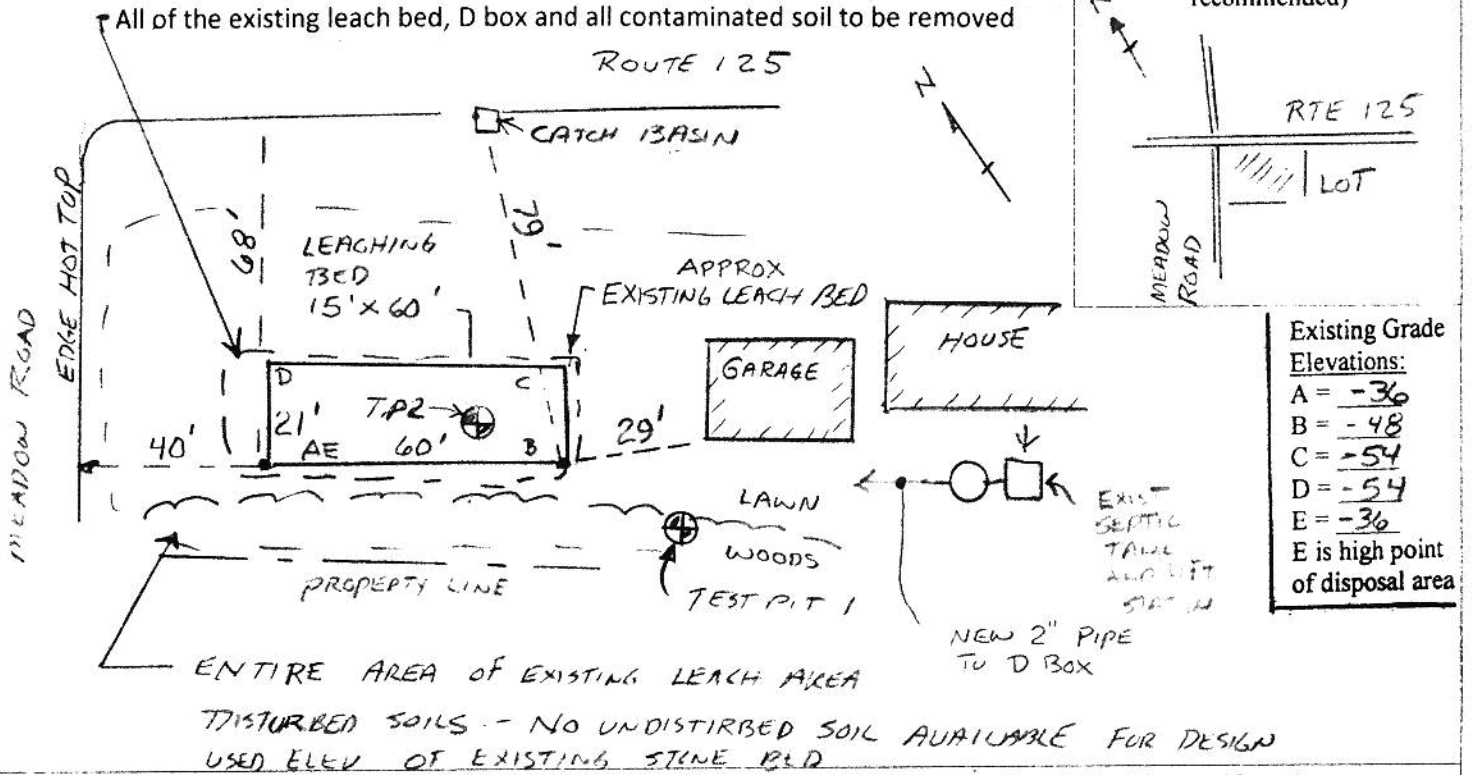
RTE 125

PATRICK WARD

SITE PLAN

Scale 1" = 40 ft. or as shown

SITE LOCATION PLAN
(map from Maine Atlas recommended)



Existing Grade Elevations:
A = -36
B = -48
C = -54
D = -54
E = -36
E is high point of disposal area

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP1 ☒ Test Pit ☐ Boring
2" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0	FRANKLE	BROWN	
SILT LOAM	FIRMING	OLIVE GRAY	
TO			
SILT CLAY LOAM	FIRM TO V. FIRM	GRAY	COMMON
20			
30			
40			
50			

Soil Classification	Slope	Limiting Factor	☒ Ground Water
9 D	3%	9	☒ Restrictive Layer
Profile Condition			☐ Bedrock
			☐ Pit Depth

Observation Hole TP2 ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
FINE SAND (FILL)	LOOSE	PALE YELLOW BROWN	
10			
20			
CRUSHED STONE	FIRMING		
30			
40			
50			

Soil Classification	Slope	Limiting Factor	☐ Ground Water
Profile Condition			☐ Restrictive Layer
			☐ Bedrock
			☐ Pit Depth

[Signature]
Site Evaluator Signature

#180

SE #

2/18/22

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, STS 11
(207) 287-5689 FAX (207) 287-3165

Town, City, Plantation

Bowdoin

Street, Road, Subdivision

RTE 125

Owner or Applicant Name

PATRICK WARD

GENERAL NOTES

The Contractor will comply with all aspects of the "State Plumbing Code" and "Subsurface Wastewater Disposal Rules" including but not limited to the following:

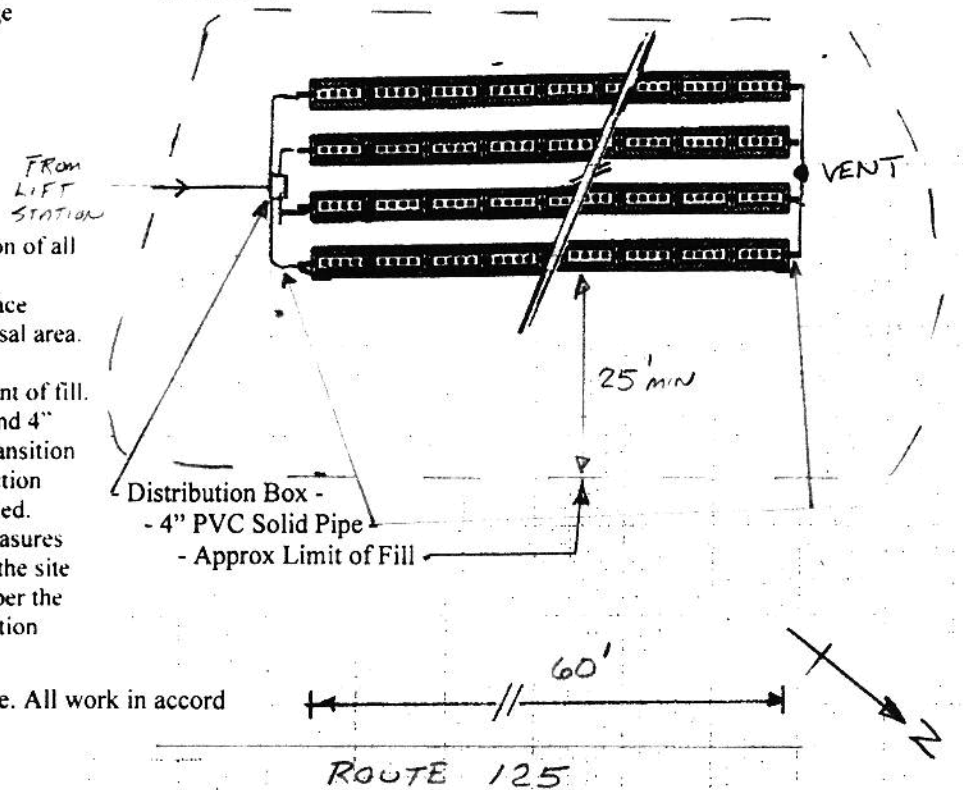
1. Setbacks per Table 7B back of this page
2. Fill Gradations per Tables 11A
3. Stone Gradation per Table 11B
4. Suitably vent all pumped systems.
5. All lift stations installed watertight & sized to meet field conditions.
6. Install disposal area during dry and unfrozen conditions only.
7. Provide sufficient fill cover or insulation of all pipes as req'd to keep from freezing
8. Site to be finish graded to provide surface drainage around and away from the disposal area.
9. Remove all organic matter from under disposal area and scarify prior to placement of fill. If backfill is coarser than original soil blend 4" of backfill into original soil forming a "transition layer" under entire disposal area. Compaction of soils under disposal area must be avoided.
10. Contractor shall take all necessary measures to prevent erosion and sediments beyond the site limits or into protected natural resources per the most current Maine Erosion & Sedimentation Controls (BMP's).

Contractor to review Infiltrators Website. All work in accord With their standards and specifications

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 20 ft.

- 4 Rows of High Capacity Infiltrators
- 15 Per Row
- 60 Total Req'd
- 21' x 60' Outside Dimensions of Infiltrators



BACKFILL REQUIREMENTS

Depth of Backfill (upslope) 6"
Depth of Backfill (downslope) 18"
DEPTHS AT CROSS-SECTION (shown below)

CONSTRUCTION ELEVATIONS

Finished Grade Elevation -32"
Top of Distribution Pipe or Proprietary Device -44"
Bottom of Disposal Field -60"

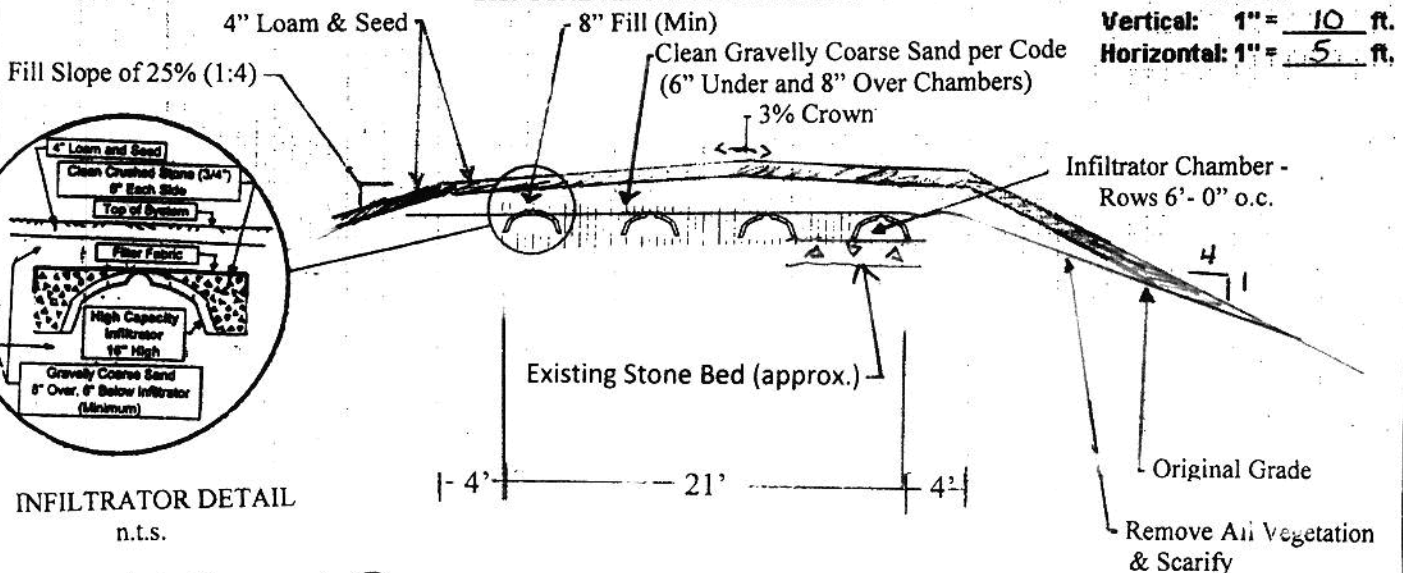
ELEVATION REFERENCE POINT

Location & Description: NAIL IN SIDING
48" ABOVE BOTTOM
Reference Elevation is: 0.0" or:

DISPOSAL FIELD CROSS-SECTION

Scales:

Vertical: 1" = 10 ft.
Horizontal: 1" = 5 ft.



Site Evaluator Signature

#180

SE #

3/18/22
Date

TABLE 7B
Setback distances for first-time systems

Site features vs. disposal system components of various sizes	Disposal Fields (total design flow)			Treatment Tanks (total design flow)		
	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd
Wells with water usage of 2000 or more gpd or public water system wells	300 feet	300 feet	300 feet	150 feet	150 feet	150 feet
Potable Water Supply	100 feet [a]	200 feet	300 feet	50 feet	100 feet	100 feet
Water supply line	10 feet	18 feet	25 feet	10 feet	10 feet	10 feet
Water body/course, major [f]	100 feet [c]	200 feet [c]	300 feet [c]	100 feet [d]	100 feet [d]	100 feet [d]
Water body/course, minor	50 feet [c]	100 feet [e]	150 feet	50 feet [d]	50 feet [d]	50 feet [d]
Drainage ditches	25 feet	50 feet	75 feet	25 feet	25 feet	25 feet
Edge of fill extension-- Coastal wetlands, wetlands of special significance, significant vernal pools	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Slopes greater than 3:1	10 feet [f]	18 feet [f]	25 feet [f]	N/A	N/A	N/A
No full basement [e.g. slab]	15 feet	28 feet	40 feet	8 feet	14 feet	20 feet
Full basement [below grade foundation, frost walls, columns]	20 feet [g]	30 feet	40 feet	8 feet	14 feet	20 feet
Property lines	10 feet [b]	18 feet [b]	20 feet [b]	10 feet	15 feet	20 feet
Burial sites or graveyard boundaries, measured from the toe of the fill extension	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Stormwater infiltration systems	100 feet	200 feet	300 feet	100 feet	100 feet	100 feet
Wetponds, retention ponds, and detention basins (excavated below grade); Soil filters, underdrained swales, underdrained outlets, and similar structures	50 feet	100 feet	150 feet	50 feet	50 feet	50 feet
Stormwater detention basins (basin bottom at or above predevelopment grade)	25 feet	50 feet	75 feet	25 feet	25 feet	25 feet

The disposal field stone may be loaded onto the disposal field site, using a back-hoe, front-end loader, or dump truck. This operation must be carried out from the sides of the disposal field, rather than by driving onto the prepared area of the disposal field. In the case of large disposal fields, tracked equipment may be operated within the disposal field. This equipment must not exert a ground pressure in excess of eight pounds per square inch. The disposal field stone must be pushed in front of the vehicle, such that a minimum of one foot of stone is maintained beneath the vehicle track and the original soil surface.

TABLE 11B
Maximum Percent passing by weight

Sieve Size	Nominal Stone Size	
	1 ½ inches	¾ inches
2 inches	100	100
1 ½ inches	95 - 100	100
¾ inches	0 - 40	90 - 100
½ inches	0 - 20	0 - 55
3/8 inches	0 - 8	0 - 25
#4	0 - 5	0 - 10
#200	0 - 2	0 - 2

TABLE 11A
Backfill Textural Gradation

Sieve Size	Percent Passing by Weight
3 inches	100
#4	75-100
#10	50-100
#60	10-50
#100	2-20
#200	2-8
Clay Fraction	0-2

WARRANTY DEED

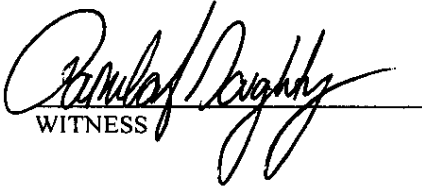
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09-18-2002 @ 12:12p

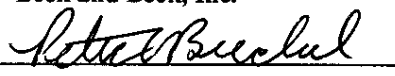
KNOW ALL MEN BY THESE PRESENTS, That Beck and Beck, Inc. a Corporation organized and existing under the laws of the State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Patrick J. Ward and Tracy A. Ward Bowdoin, County of Sagadahoc, State of Maine, the receipt whereof it does hereby acknowledge, does hereby *give grant, bargain, sell and convey* unto the said Patrick J. Ward and Tracy A. Ward, their heirs and assigns, as joint tenants and not as tenants in common, with warranty covenants, a certain lot or parcel of land located in Bowdoin, County of Sagadahoc, State of Maine, described as follows:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND INCORPORATED HEREIN

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Patrick J. Ward and Tracy A. Ward, their heirs and assigns, to them and their use and behoof forever.

IN WITNESS WHEREOF, I the said Peter Beeckel, the President of Beck and Beck, Inc., have hereunto set my hand and seal this 13th day of September in the year of our Lord two thousand and two.


WITNESS

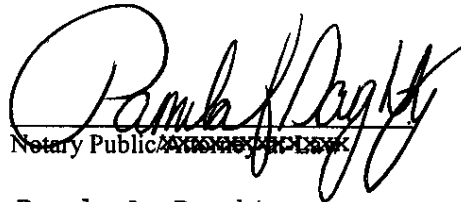
Beck and Beck, Inc.
By: 
Peter Beeckel
Its President

STATE OF MAINE
CUMBERLAND, ss.

September 13th, 2002

Personally appeared the above named Peter Beeckel the President of Beck and Beck, Inc. and acknowledged the above instrument to be his/her free act and deed in his/her said capacity and the free act and deed of Beck and Beck, Inc.

Before me,


Notary Public/Attorney at Law

Printed Name:

Pamela A. Doughty

My Commission Expires:

April 7, 2009

TRANSFER TAX PAID

EXHIBIT A

(1085 Main Street, Bowdoin, Sagadahoc County, Maine)

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

Beginning at Bowdoin Center at the intersection of the easterly right of way line of the Meadow Road, and the southerly right of way line of Route 125; thence South 64° 17' East, 338.44 feet along said southerly right of way line of Route 125 to an iron rod set; thence South 10° 02' 39" West, 125.00 feet to an iron rod set; thence South 37° 28' 26" East, 338.99 feet to an iron rod set at a point that is 250.00 feet from the easterly line of Llewelyn Freeman as described in Book 388, Page 983; thence South 10° 02' 39" West, 763.87 feet staying exactly 250.00 feet from said easterly line of L. Freeman to an iron rod set in a stonewall; thence North 63° 50' West, 260.24 feet along said wall to the southeast corner of land of Gary and Nancy Freeman as described in Book 393, Page 1007; thence North 10° 02' 39" East, 2.0 feet by said land of Gary and Nancy Freeman to an iron stake found; thence North 10° 02' 39" East, 816.90 feet by said land of Gary and Nancy Freeman and land of said Llewelyn Freeman to an iron rod set; thence North 77° 40' 49" West 184.63 feet by land of said Llewelyn Freeman to an iron pipe found at a stump; thence North 6° 51' 47" West, 184.43 feet by land of said Llewelyn Freeman to an iron stake found at the top of the bank; thence North 68° 53' 42" West, 80.96 feet by land of said Llewelyn Freeman along the top of said bank to an iron rod set on said easterly right of way line of Meadow Road; thence North 6° 03' East, 119.00 feet along said easterly right of way line to the point of beginning, containing 6.34 acres.

Bearings are magnetic, 1947, and are referenced to a State Highway Commission Plan titled S-12-13, sheet 2 of 3.

This conveyance is subject to well rights as described in Book 130, Page 167 and Book 158, Page 161.

Reference is further made to a Survey and Plan by Larry Slaughter, PLS #1133, of PO Box 1311, Lewiston, Maine 04243-1311.

Granting also a 60 foot wide right of way in common over land being retained by Samuel L. Boucher. Said right of way is in common with Samuel L. Boucher, his heirs and assigns, and extends from said southerly right of way line of Route 125 bounding the 125.00 foot and 338.99 foot courses of the parcel herein conveyed. Said right of way is for purposes of ingress and egress, and the installation of all utilities. The Grantor herein, his heirs and assigns, hereby covenants and agrees with the Grantee herein, her heirs and assigns, to share the costs, replacement, maintenance, repair and upkeep of so much of said right of way as is used in common.

Excepting the premises described on the attached Exhibit B.

*** **

EXHIBIT B

A certain parcel of land with buildings and improvements thereon, situated in the Town of Bowdoin, Sagadahoc ss, Maine; bounded and described as follows:

Commencing at Bowdoin Center at the intersection of the easterly right-of-way line of the Meadow Road and the southerly right-of-way line of the Meadow Road and the southerly right-of-way line of Route 125;

Thence S 64° 17' E, 338.44' along said southerly right-of-way line of Route 125 to a #5 rebar found;

Thence S 10° 02' 39" W, 125.00', to a #5 rebar found at angle point in a 60' right-of-way;

Thence S 37° 28' 26" E, 4.07' along said 60' right-of-way to the point of beginning of the parcel herein being conveyed;

Thence S 37° 28' 26" E, 334.92' to an iron rod found at a point that is 250.00' from the easterly line of land now or formerly of Liewelyn Freeman as described in Book 388, Page 983;

Thence S 10° 02' 39" W, 687.73' staying exactly 250.00' from said easterly line of L. Freeman to a point;

Thence N 36° 49' 35" W, 257.12' to a point that is S 63° 49' 35" E, 3.00' from land of Gary and Nancy Freeman as described in Book 393, Page 1007;

Thence N 10° 02' 39" E to the point of beginning, containing 4.338 acres.

Bearings are magnetic, 1947 and are referenced to a State Highway Commission Plan titled S-12-13, sheet 2 of 3.

This conveyance is also subject to well rights as described in Book 130, Page 167 and Book 158, Page 161.

Reference is made to a drawing of the entire Christophory parcel recorded in Plan Book 30, Page 25.

Granting also, a 60.00' wide right-of-way in common with others over land retained by Sam Boucher. Said right-of-way extends from said southerly right-of-way line Route 125 bounding the 125.00' and 338.99' courses on a drawing recorded in Plan Book 30, Page 25.

Meaning and intending to describe the same premises as conveyed by Quit-Claim Deed from Androscoggin Savings Bank to Beck and Beck, Inc. dated December 15, 1998 and recorded in the Sagadahoc County Registry of Deeds at Book 1646, Page 165.

*** **

SAGADAHOC COUNTY

Barbara J. Thott

Register of Deeds

Home data report

1085 Main Street, Bowdoin Center, Bowdoin, Sagadahoc County,
Maine, United States, 04287



Total Area: 2981 sq. ft

Basement: 0 sq. ft, 1st Floor: 1497 sq. ft, 2nd Floor: 1484 sq. ft

Excluded: Basement 755 sq. ft, Garage 508 sq. ft, Deck 395 sq. ft, Embedded window 8 sq. ft, Attic 507 sq. ft, Open to below 3 sq. ft, Walls: 348 sq. ft

Property summary

 **3** Floors

 **5** Bedrooms

 **2** Bathrooms

Home data report

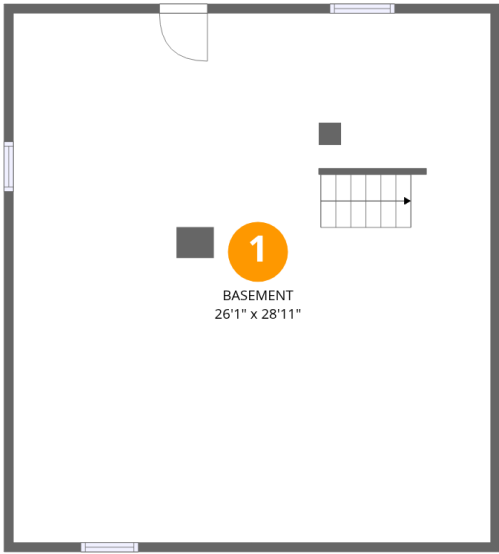
1085 Main Street, Bowdoin Center, Bowdoin, Sagadahoc County,
Maine, United States, 04287

 **1**
Half baths

 **1**
Garages

Home data report

1085 Main Street, Bowdoin Center, Bowdoin, Sagadahoc County,
Maine, United States, 04287



Room dimensions

Floor 1 Below grade Total:0sqft Excluded: 755sqft

#		Dimensions	sqft	Counted as living area
1	Basement	26'1" x 28'11"	755 sq. ft	No

Home data report

1085 Main Street, Bowdoin Center, Bowdoin, Sagadahoc County,
Maine, United States, 04287



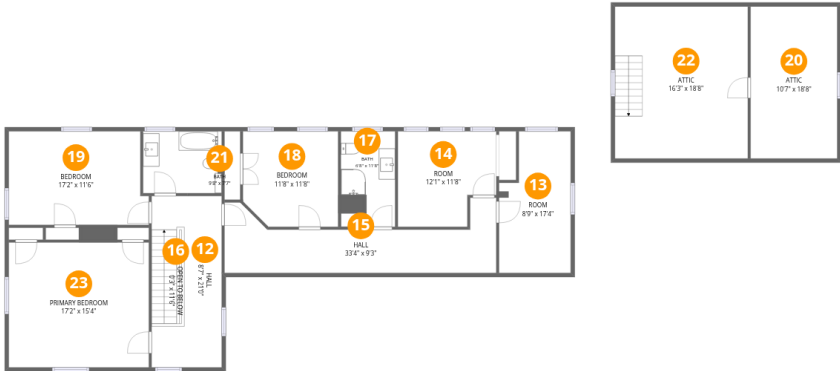
Room dimensions

Floor 2 Total:1497sqft Excluded: 911sqft

#		Dimensions	sqft	Counted as living area
2	Deck	27'2" x 19'8"	402 sq. ft	No
3	Garage	27'3" x 18'8"	508 sq. ft	No
4	Kitchen	19'1" x 17'4"	306 sq. ft	Yes
5	Pantry	7'7" x 6'0"	45 sq. ft	Yes
6	Bedroom	12'3" x 8'6"	100 sq. ft	Yes
7	Bath	7'7" x 11'1"	84 sq. ft	Yes
8	Bedroom	13'6" x 11'8"	158 sq. ft	Yes
9	Dining Area	16'8" x 17'4"	284 sq. ft	Yes
10	Living Room	17'2" x 16'11"	290 sq. ft	Yes
11	Foyer	8'7" x 16'11"	143 sq. ft	Yes

Home data report

1085 Main Street, Bowdoin Center, Bowdoin, Sagadahoc County,
Maine, United States, 04287



Room dimensions

Floor 3 Total:1484sqft Excluded: 510sqft

#		Dimensions	sqft	Counted as living area
12	Hall	8'7" x 21'0"	168 sq. ft	Yes
13	Room	8'9" x 17'4"	137 sq. ft	Yes
14	Room	12'1" x 11'8"	127 sq. ft	Yes
15	Hall	33'4" x 9'3"	201 sq. ft	Yes
16	Open To Below	0'3" x 11'6"	3 sq. ft	No
17	Bath	6'8" x 11'8"	71 sq. ft	Yes
18	Bedroom	11'8" x 11'8"	132 sq. ft	Yes
19	Bedroom	17'2" x 11'6"	189 sq. ft	Yes
20	Attic	10'7" x 18'8"	198 sq. ft	No
21	Bath	9'8" x 7'7"	73 sq. ft	Yes
22	Attic	16'3" x 18'8"	303 sq. ft	No

Home data report

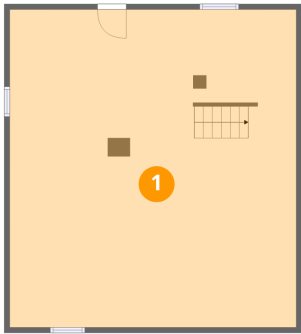
1085 Main Street, Bowdoin Center, Bowdoin, Sagadahoc County,
Maine, United States, 04287

#		Dimensions	sqft	Counted as living area
23	Primary Bedroom	17'2" x 15'4"	263 sq. ft	Yes

Home data report

1085 Main Street, Bowdoin Center, Bowdoin, Sagadahoc County,
Maine, United States, 04287

1 Floor 1 - Basement



Dimensions: 26'1" x 28'11"
Area: 755 sq. ft
Counted as living area: No

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

2 Floor 2 - Deck



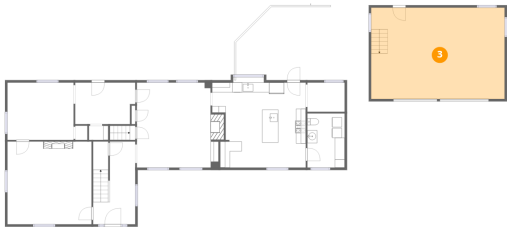
Dimensions: 27'2" x 19'8"
Area: 402 sq. ft
Counted as living area: No

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

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3 Floor 2 - Garage



Dimensions: 27'3" x 18'8"
Area: 508 sq. ft
Counted as living area: No

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

4 Floor 2 - Kitchen



Dimensions: 19'1" x 17'4"
Area: 306 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 - Pantry



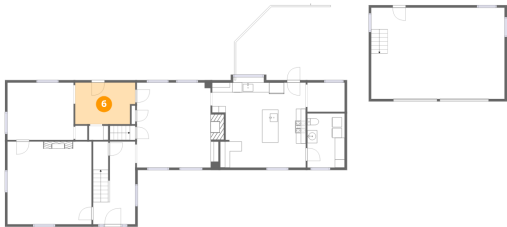
Dimensions: 7'7" x 6'0"
Area: 45 sq. ft
Counted as living area: Yes

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

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6 Floor 2 - Bedroom



Dimensions: 12'3" x 8'6"
Area: 100 sq. ft
Counted as living area: Yes

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

7 Floor 2 - Bath



Dimensions: 7'7" x 11'1"
Area: 84 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 - Bedroom



Dimensions: 13'6" x 11'8"
Area: 158 sq. ft
Counted as living area: Yes

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

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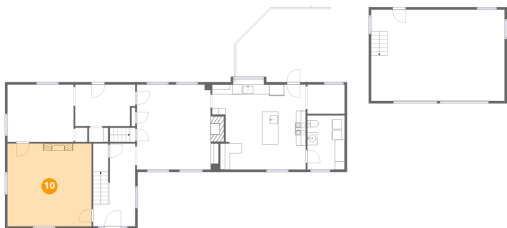
9 Floor 2 - Dining Area



Dimensions: 16'8" x 17'4"
Area: 284 sq. ft
Counted as living area: Yes

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

10 Floor 2 - Living Room



Dimensions: 17'2" x 16'11"
Area: 290 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 - Foyer



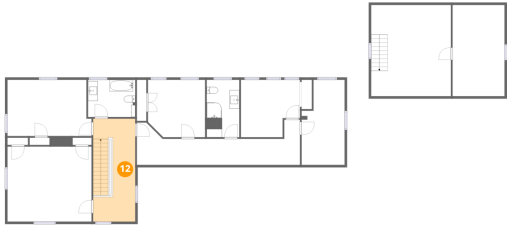
Dimensions: 8'7" x 16'11"
Area: 143 sq. ft
Counted as living area: Yes

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

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12 Floor 3 - Hall



Dimensions: 8'7" x 21'0"
Area: 168 sq. ft
Counted as living area: Yes

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

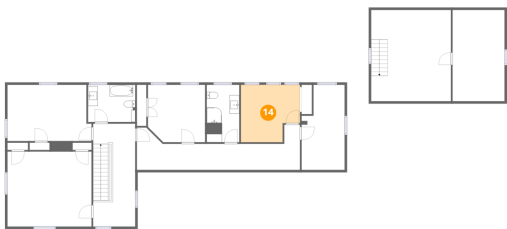
13 Floor 3 - Room



Dimensions: 8'9" x 17'4"
Area: 137 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 3 - Room



Dimensions: 12'1" x 11'8"
Area: 127 sq. ft
Counted as living area: Yes

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

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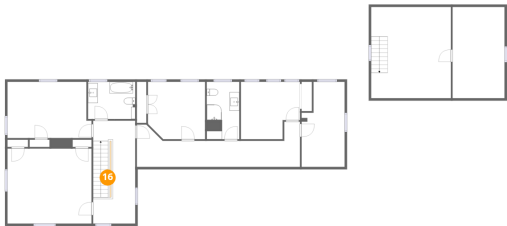
15 Floor 3 - Hall



Dimensions: 33'4" x 9'3"
Area: 201 sq. ft
Counted as living area: Yes

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

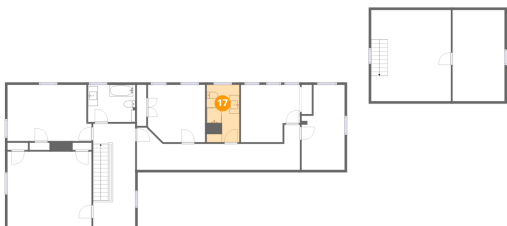
16 Floor 3 - Open To Below



Dimensions: 0'3" x 11'6"
Area: 3 sq. ft
Counted as living area: No

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

17 Floor 3 - Bath



Dimensions: 6'8" x 11'8"
Area: 71 sq. ft
Counted as living area: Yes

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

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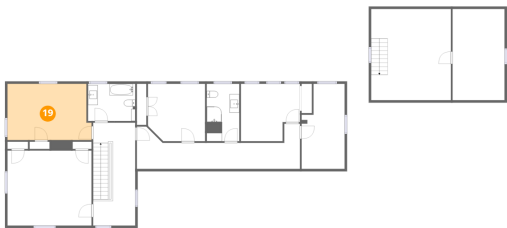
18 Floor 3 - Bedroom



Dimensions: 11'8" x 11'8"
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

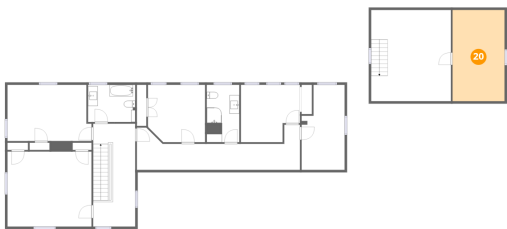
19 Floor 3 - Bedroom



Dimensions: 17'2" x 11'6"
Area: 189 sq. ft
Counted as living area: Yes

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

20 Floor 3 - Attic



Dimensions: 10'7" x 18'8"
Area: 198 sq. ft
Counted as living area: No

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

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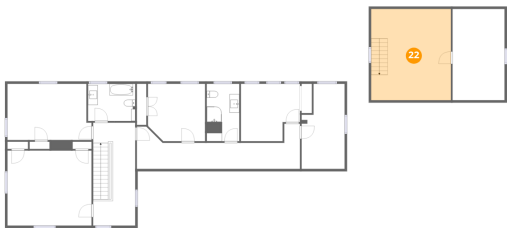
21 Floor 3 - Bath



Dimensions: 9'8" x 7'7"
Area: 73 sq. ft
Counted as living area: Yes

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

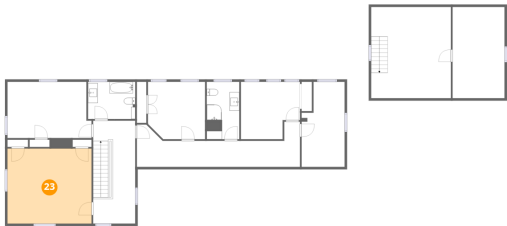
22 Floor 3 - Attic



Dimensions: 16'3" x 18'8"
Area: 303 sq. ft
Counted as living area: No

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

23 Floor 3 - Primary Bedroom



Dimensions: 17'2" x 15'4"
Area: 263 sq. ft
Counted as living area: Yes

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