

PROPERTY LOCATED AT: 210 Sutherland Pond Road, Sabattus, ME 04280-4827

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal N/A ☐ Unknown
☒ Drilled ☒ Dug ☐ Other N/A

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown
Quantity: ☐ Yes ☒ No ☐ Unknown
Quality: ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☒ Yes ☐ No
If Yes, Date of most recent test: 2017 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? None needed

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Drilled well is on the back right corner of house

Installed by: Unknown

Date of Installation: Unknown

USE: Number of persons currently using system: ZERO

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

Comments: 1975± old unused dug well

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

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SECTION II - WASTE WATER DISPOSAL

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

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

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

If Yes, what results:

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

What steps were taken to remedy the problem?

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: N/A
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

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

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

Location: left of driveway OR ☐ Unknown

Date installed: 10/22/2017 Date last pumped: July 2026 Name of pumping company: Dan Stanley

Have you experienced any malfunctions? ☐ Yes ☒ No

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

N/A

Date of last servicing of tank: NONE Name of company servicing tank: None known

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Left side of road

Date of installation of leach field: 10/22/2017 Installed by: Checking...

Date of last servicing of leach field: None Company servicing leach field: None needed

Have you experienced any malfunctions? ☐ Yes ☒ No

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

N/A

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

If Yes, are they available? ☒ Yes ☐ No

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

Comments: None

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

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	BBHW	Stove	Hot Dawg Modine	
Age of system(s) or source(s)	1997±	2007±	Unknown	
TYPE(S) of Fuel	Oil	Pellets	Gas	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	600± gallons Country Fuel	varies on usage	Not used	
Name of company that services system(s) or source(s)	Country Fuel LLC	Self Serviced	Dead River	
Date of most recent service call	10/08/2025	As needed	Unknown	
Malfunctions per system(s) or source(s) within past 2 years	None known	None known	None known	
Other pertinent information	Burnham Boiler Beckett Burner	England Stoveworks Model 25-PDVC	In old kennel building	

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: 2017

Date chimney(s) last cleaned: Not 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 and previous owner's disclosure**

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☐ No ☒ Unknown

If Yes, are tanks in current use? ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? ☐ 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: Other than septic tank disclosed in Section II, no other known underground storage tanks.

Source of information: Seller and previous owner's disclosure

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☐ No ☒ Unknown
In the ceilings? ☐ Yes ☐ No ☒ Unknown
In the siding? ☐ Yes ☐ No ☒ Unknown
In the roofing shingles? ☐ Yes ☐ No ☒ Unknown
In flooring tiles? ☐ Yes ☐ No ☒ Unknown
Other: N/A ☐ Yes ☐ No ☒ Unknown

Comments: No known asbestos

Source of information: Seller and previous owner's disclosure

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If Yes: Date: 2017 By: Unknown

Results: Satisfactory

If applicable, what remedial steps were taken? None needed

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown

Are test results available? ☐ Yes ☒ No

Results/Comments: No mediation needed

Source of information: Seller and previous owner's disclosure

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If Yes: Date: 2017 By: Unknown

Results: Satisfactory

If applicable, what remedial steps were taken? None needed

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown

Are test results available? ☐ Yes ☒ No

Results/Comments: No mediation needed

Source of information: Seller and previous owner's disclosure

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: None

Source of information: Seller

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F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... ☐ Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

If Yes, describe location and basis for determination: N/A

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

If Yes, describe: N/A

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

Comments: cracking, peeling and flaking paint found in various locations.

Source of information: Seller and previous owner's disclosure

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: N/A

Source of information: Seller and previous owner's disclosure

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

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Source of information: Seller, registry of deeds and previous owner's disclosure

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? N/A

Road Association Name (if known): N/A

Source of information: Seller, deed and survey

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SECTION VI – FLOOD HAZARD

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

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

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

During the time the seller has owned the property:

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

If Yes, explain: N/A

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

If Yes, explain: N/A

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

If Yes, explain: N/A

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: N/A

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: N/A

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
N/A

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: None

Source of Section VI information: Attached FIRMette map

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SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Homestead Exemption

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☐ Unknown

Is 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 ☐ Unknown

If Yes, explain: N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Dead River Propane tank

Year Principal Structure Built: 1800± What year did Seller acquire property? 2017

Roof: Year Shingles/Other Installed: 2024 shingles, 2015± metal

Water, moisture or leakage: None known with current roofing.

Comments: None

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ Unknown

Prior water, moisture or leakage? ☒ Yes ☐ No ☐ Unknown

Comments: Moisture during heavy rains or spring thaw

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

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

Comments: None

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: N/A ☐ Unknown

Comments: None

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

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

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

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

..... ☐ Yes ☐ No ☒ Unknown

Comments: None known

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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 to previous owner or current owner.

Comments: None

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

SECTION VIII - ADDITIONAL INFORMATION

See attached: survey, HHE200 septic design, 2026 tax commitment, assessor online record, deed, various maps, 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.

SELLER	DATE	SELLER	DATE
Israel Garcia		Stacie J. Garcia	

SELLER	DATE	SELLER	DATE
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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
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BUYER	DATE	BUYER	DATE
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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Israel Garcia, Stacie J. Garcia**

AND _____ (hereinafter "Seller")

_____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **210 Sutherland Pond Road, Sabattus, ME 04280-4827**

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).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

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

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

Seller **Israel Garcia** _____ Date _____

Seller **Stacie J. Garcia** _____ Date _____

Seller _____ Date _____

Seller _____ Date _____

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



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

(207) 720-0660



210 Sutherland

Home data report

204 Sutherland Pond Road, Sabattus, Androscoggin County,
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Total Area: 1530 sq. ft

1st Floor: 1227 sq. ft, 2nd Floor: 303 sq. ft

Excluded: Screened porch 144 sq. ft, Deck 61 sq. ft, Patio 43 sq. ft, Attic 845 sq. ft, Walls: 183 sq. ft

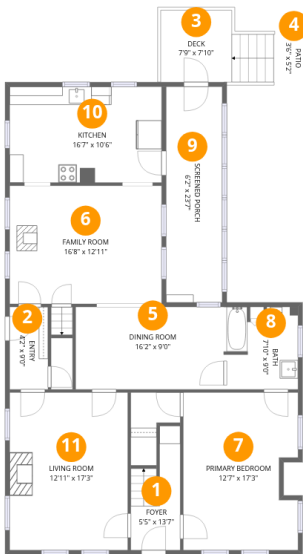
Property summary

 **2** Floors

 **2** Bedrooms

 **1** Bathrooms

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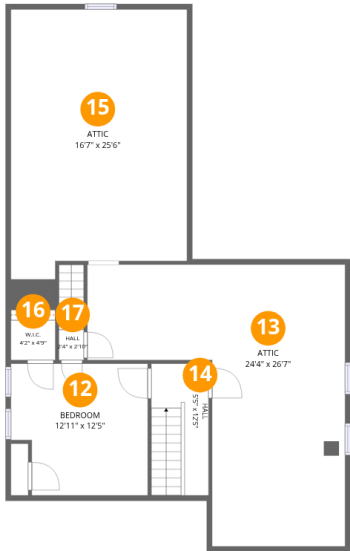


Room dimensions

Floor 1 Total:1227sqft Excluded: 248sqft

#		Dimensions	sqft	Counted as living area
1	Foyer	5'5" x 13'7"	59 sq. ft	Yes
2	Entry	4'2" x 9'0"	38 sq. ft	Yes
3	Deck	7'9" x 7'10"	61 sq. ft	No
4	Patio	3'6" x 5'2"	43 sq. ft	No
5	Dining Room	16'2" x 9'0"	146 sq. ft	Yes
6	Family Room	16'8" x 12'11"	215 sq. ft	Yes
7	Primary Bedroom	12'7" x 17'3"	207 sq. ft	Yes
8	Bath	7'10" x 9'0"	66 sq. ft	Yes
9	Screened Porch	6'2" x 23'7"	144 sq. ft	No
10	Kitchen	16'7" x 10'6"	174 sq. ft	Yes
11	Living Room	12'11" x 17'3"	223 sq. ft	Yes

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Room dimensions

Floor 2 Total:303sqft Excluded: 845sqft

#		Dimensions	sqft	Counted as living area
12	Bedroom	12'11" x 12'5"	150 sq. ft	Yes
13	Attic	24'4" x 26'7"	440 sq. ft	No
14	Hall	5'5" x 12'5"	67 sq. ft	Yes
15	Attic	16'7" x 25'6"	402 sq. ft	No
16	W.I.C.	4'2" x 4'9"	20 sq. ft	Yes
17	Hall	2'4" x 2'10"	21 sq. ft	Yes

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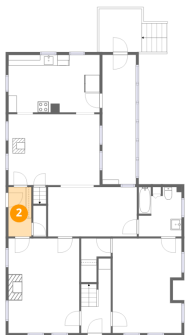
1 Floor 1 - Foyer



Dimensions: 5'5" x 13'7"
Area: 59 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 - Entry



Dimensions: 4'2" x 9'0"
Area: 38 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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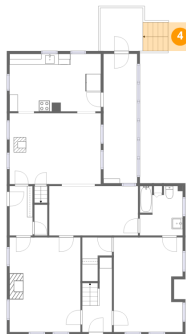
3 Floor 1 - Deck



Dimensions: 7'9" x 7'10"
Area: 61 sq. ft
Counted as living area: No

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

4 Floor 1 - Patio



Dimensions: 3'6" x 5'2"
Area: 43 sq. ft
Counted as living area: No

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

5 Floor 1 - Dining Room

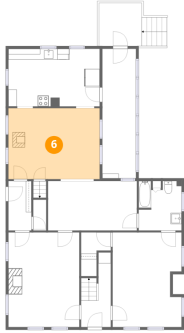


Dimensions: 16'2" x 9'0"
Area: 146 sq. ft
Counted as living area: Yes

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

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6 Floor 1 - Family Room



Dimensions: 16'8" x 12'11"
Area: 215 sq. ft
Counted as living area: Yes

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

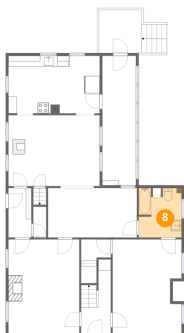
7 Floor 1 - Primary Bedroom



Dimensions: 12'7" x 17'3"
Area: 207 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 1 - Bath



Dimensions: 7'10" x 9'0"
Area: 66 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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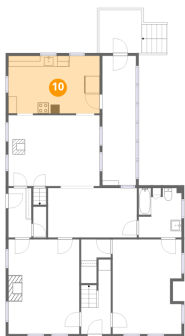
9 Floor 1 - Screened Porch



Dimensions: 6'2" x 23'7"
Area: 144 sq. ft
Counted as living area: No

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

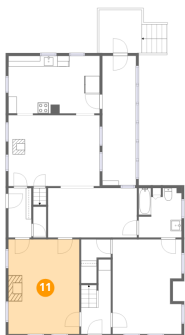
10 Floor 1 - Kitchen



Dimensions: 16'7" x 10'6"
Area: 174 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 1 - Living Room

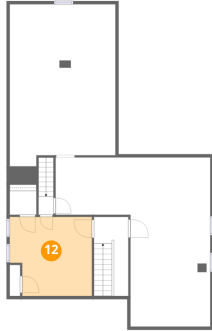


Dimensions: 12'11" x 17'3"
Area: 223 sq. ft
Counted as living area: Yes

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

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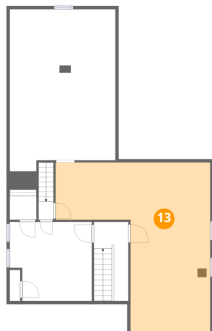
12 Floor 2 - Bedroom



Dimensions: 12'11" x 12'5"
Area: 150 sq. ft
Counted as living area: Yes

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

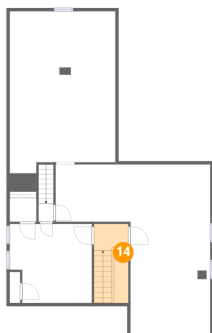
13 Floor 2 - Attic



Dimensions: 24'4" x 26'7"
Area: 440 sq. ft
Counted as living area: No

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

14 Floor 2 - Hall

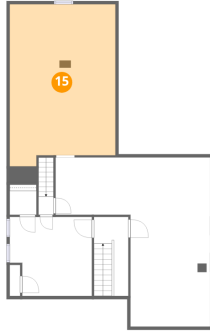


Dimensions: 5'5" x 12'5"
Area: 67 sq. ft
Counted as living area: Yes

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

204 Sutherland Pond Road, Sabattus, Androscoggin County,
Maine, United States, 04280

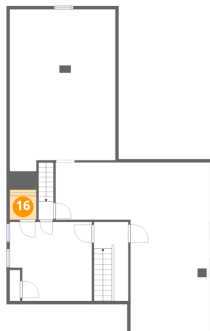
15 Floor 2 - Attic



Dimensions: 16'7" x 25'6"
Area: 402 sq. ft
Counted as living area: No

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

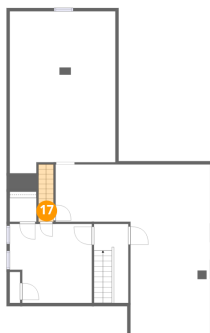
16 Floor 2 - W.I.C.



Dimensions: 4'2" x 4'9"
Area: 20 sq. ft
Counted as living area: Yes

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

17 Floor 2 - Hall



Dimensions: 2'4" x 2'10"
Area: 21 sq. ft
Counted as living area: Yes

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

TR# 4032-1

JOB NO. 17-0047

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATIONMaine Dept. Health & Human Services
Div. Environmental Health, 11SHS
(207) 287-2070 Fax: (207) 287-4172**PROPERTY LOCATION**

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town,
or Plantation

SABATTUS

Town/City

SABATTUS

Permit #

3089

Date Permit Issued

11/14/17

Fee: \$ 150.00

Double Fee Charged []

Local Plumbing Inspector Signature

L.P.I. # 1170

Fee: \$

state min fee \$

locally adopted fee

Copy: [] Owner [] Town [] State

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.

OWNER/APPLICANT INFORMATION

Name (last, first, MI)

MCCAULEY, JOHN

☒ Owner
☐ Applicant
Mailing Address of
Owner/Applicant

PO BOX 944

SABATTUS, ME 04280

Daytime Tel. #

207-212-4950

Municipal Tax Map # 5

Lot # 35-2

OWNER OR APPLICANT STATEMENT

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.

Signature of Owner or Applicant

Date

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

(1st) date approved

Local Plumbing Inspector Signature

(2nd) date approved

PERMIT INFORMATION**TYPE OF APPLICATION**☐ 1. First Time System☐ 2. Replacement System

Type replaced: TRENCH

Year installed: UNKNOWN

☒ 3. Expanded System☐ a. <25% Expansion☐ b. >25% Expansion☐ 4. Experimental System☐ 5. Seasonal Conversion**THIS APPLICATION REQUIRES**☒ 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**DISPOSAL SYSTEM COMPONENTS**☐ 1. Complete Non-engineered System☐ 2. Primitive System (graywater & alt. toilet)☐ 3. Alternative Toilet, specify: _____☐ 4. Non-engineered Treatment Tank (only)☐ 5. Holding Tank, _____ gallons☒ 6. Non-engineered Disposal Field (only)☐ 7. Separated Laundry System☐ 8. Complete Engineered System (2000 gpd or more)☐ 9. Engineered Treatment Tank (only)☐ 10. Engineered Disposal Field (only)☐ 11. Pre-treatment, specify: _____☐ 12. Miscellaneous Components**SIZE OF PROPERTY**

4.7

☐ SQ. FT.☒ ACRES**DISPOSAL SYSTEM TO SERVE**☒ 1. Single Family Dwelling Unit, No. of Bedrooms: 3☐ 2. Multiple Family Dwelling, No. of Units: _____☐ 3. Other: _____

(specify)

Current Use ☐ Seasonal ☒ Year Round ☐ Undeveloped**TYPE OF WATER SUPPLY**☒ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private☐ 4. Public ☐ 5. Other _____**SHORELAND ZONING**☐ Yes☒ No**DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)****TREATMENT TANK**☒ 1. Concrete☒ a. Regular☐ b. Low Profile☐ 2. Plastic☐ 3. Other: EXISTING

CAPACITY: 1,000 GAL.

DISPOSAL FIELD TYPE & SIZE☐ 1. Stone Bed ☐ 2. Stone Trench☒ 3. Proprietary Device☐ a. cluster array ☒ c. Linear☒ b. regular load ☐ d. H-20 load☐ 4. Other: _____SIZE: 180 ☐ sq. ft. ☒ lin. ft.**GARBAGE DISPOSAL UNIT**☒ 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**DESIGN FLOW**

270

gallons per day

BASED ON:

☒ 1. Table 4A (dwelling unit(s))☐ 2. Table 4C (other facilities)

SHOW CALCULATIONS for other facilities

SOIL DATA & DESIGN CLASS

PROFILE CONDITION

3 / C

at Observation Hole # 1

Depth 32"

of Most Limiting Soil Factor

DISPOSAL FIELD SIZING☐ 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

(ITEM NUMBERS ARE USED FOR DATA ENTRY PURPOSES)

EFFLUENT/EJECTOR PUMP☒ 1. Not Required☐ 2. May Be Required☐ 3. Required

Specify only for engineered systems:

DOSE: _____ gallons

☐ 3. Section 4G (meter readings)
ATTACH WATER METER DATA**LATITUDE AND LONGITUDE**

at center of disposal area

Lat. 44 d 05 m 43.9 s

Lon. 70 d 03 m 26.9 s

if g.p.s. state margin of error: _____

SITE EVALUATOR STATEMENT

I certify that on 10/22/17 (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 2.4).

Site Evaluator Signature

GEORGE A. COURBRON

Site Evaluator Name Printed

SE #

88

Telephone Number

Date

10/22/17

george@surveyworksinc.com

E-mail Address



NOTE: Changes to or deviations from this design shall be confirmed by the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation

SABATTUS

Street, Road, Subdivision

SUTHERLAND POND ROAD

Owner's Name

MCCAULEY, JOHN

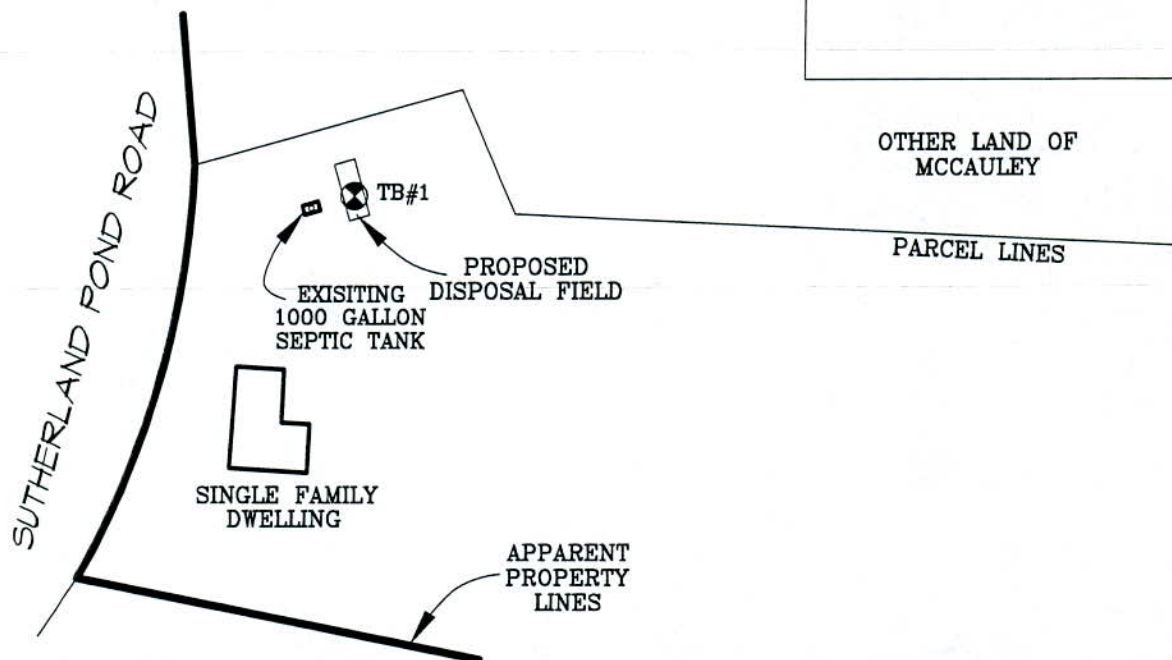
SITE PLAN

Scale 1" = 100 ft. or as shown

SITE LOCATION PLAN
(map from Maine Atlas
recommended)

NOTE: LOCATION OF SEPTIC SYSTEM HAS BEEN SITED ON THE PROPERTY BASED UPON BOUNDARY LINE/PROPERTY INFORMATION PROVIDED BY OWNER OR OWNER'S AGENT. NO INDEPENDENT VERIFICATION OF BOUNDARY LINE LOCATIONS HAS BEEN MADE BY THIS SITE EVALUATOR. PROPERTY LINES SHOWN SHALL BE VERIFIED BY OWNER/INSTALLER PRIOR TO CONSTRUCTION OF SYSTEM. ANY DISCREPANCY FROM THAT SHOWN SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN SITE EVALUATOR PRIOR TO BEGINNING ANY WORK.

SEE ATTACHED



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

Observation Hole TB #1 ☐ Test Pit ☒ Boring
0" Depth of Organic Horizon Above Mineral Soil

	Texture	Consistency	Color	Mottling
0	LOAM		BROWN	
10			YELLOWISH	
20	FINE	FRIABLE	BROWN	
30	SANDY			
40	LOAM	FIRM	LIGHT	
50			OLIVE BROWN	

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

	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification

3 C
Profile Condition

Slope

8 %

Limiting Factor

32"

☐ Ground Water
☒ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Soil Classification

Profile Condition

Slope

%

Limiting Factor

"

☐ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

George A. Courbois

Site Evaluator Signature

88

SE #

10/22/17

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation

SABATTUS

Street, Road, Subdivision

SUTHERLAND POND ROAD

Owner's Name

MCCAULEY, JOHN

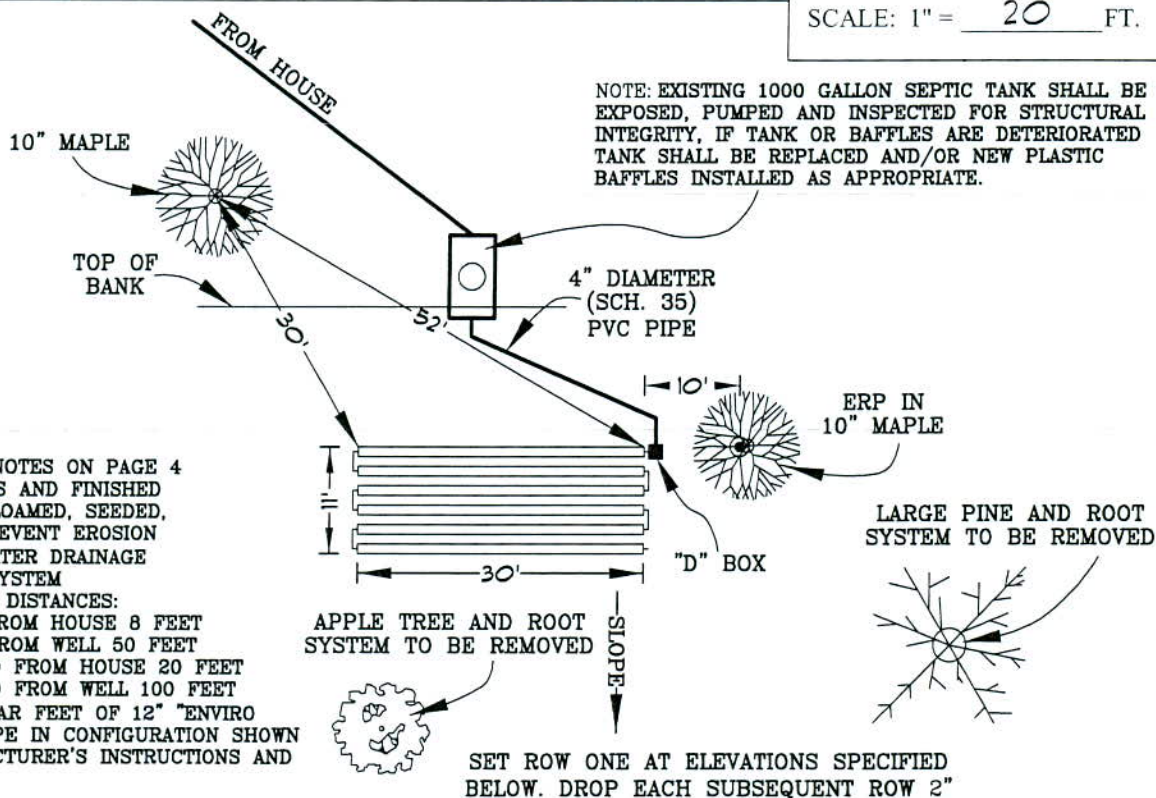
SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 20 FT.

NOTE: EXISTING 1000 GALLON SEPTIC TANK SHALL BE EXPOSED, PUMPED AND INSPECTED FOR STRUCTURAL INTEGRITY, IF TANK OR BAFFLES ARE DETERIORATED TANK SHALL BE REPLACED AND/OR NEW PLASTIC BAFFLES INSTALLED AS APPROPRIATE.

NOTES:

- 1.) REFER TO GENERAL NOTES ON PAGE 4
- 2.) ALL DISTURBED AREAS AND FINISHED SURFACE SHALL BE LOAMED, SEEDED, AND MULCHED TO PREVENT EROSION
- 3.) PROVIDE SURFACE WATER DRAINAGE (FLOW) AWAY FROM SYSTEM
- 4.) MINIMUM SEPARATION DISTANCES:
 - A.) SEPTIC TANK FROM HOUSE 8 FEET
 - B.) SEPTIC TANK FROM WELL 50 FEET
 - C.) DISPOSAL FIELD FROM HOUSE 20 FEET
 - D.) DISPOSAL FIELD FROM WELL 100 FEET
- 6.) INSTALL 180 LINEAR FEET OF 12" "ENVIRO SEPTIC" LEACHING PIPE IN CONFIGURATION SHOWN AND AS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.



FILL REQUIREMENTS

Depth of Fill (Upslope) 11"
Depth of Fill (Downslope) 15"

CONSTRUCTION ELEVATIONS

Finished Grade Elevation ROW 1 ONLY -28"
Top of Distribution Pipe or Proprietary Device -30"
Bottom of Disposal Area -42"

ELEVATION REFERENCE POINT

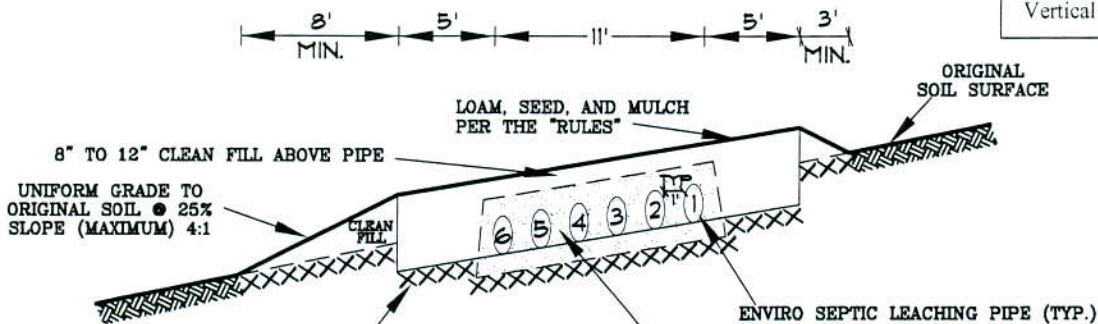
Location & Description: ERP = NAIL SET IN A 10" MAPLE, 15" ABOVE GROUND

Reference Elevation: 0"

DEPTHS AT CROSS-SECTION (SHOWN BELOW)
fill depths may vary due to uneven ground contour

DISPOSAL AREA CROSS SECTION

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



XXX DENOTES TRANSITION HORIZON: PLACE A MINIMUM OF 4" OF CLEAN FILL OVER ORIGINAL SOIL AND MIX (BY PLOWING, DISKING OR ROTOTILLING) INTO ORIGINAL SOIL PER THE "RULES"

NOTES:

- 1.) USE ONLY CLEAN "GRAVELLY COARSE SAND" BACKFILL MATERIAL, WHICH MEET THE BACKFILL STANDARDS OF THE "RULES", FREE OF FOREIGN MATERIALS (ROOTS, LARGE ROCKS, ETC.) PLACED IN 8" LIFTS AND COMPACTED AS PLACED.
- 2.) REMOVE ALL ORGANIC MATERIALS (ROOTS, STUMPS, AND LARGE ROCKS) UNDER SYSTEM AND FILL EXTENSIONS AND PREPARE TRANSITION HORIZON BY PLACING A MINIMUM OF 4" OF CLEAN FILL OVER ORIGINAL SOIL AND MIX (BY PLOWING, DISKING OR ROTOTILLING) INTO ORIGINAL SOIL PER THE "RULES".

George A. Collier

Site Evaluator Signature

88

SE #

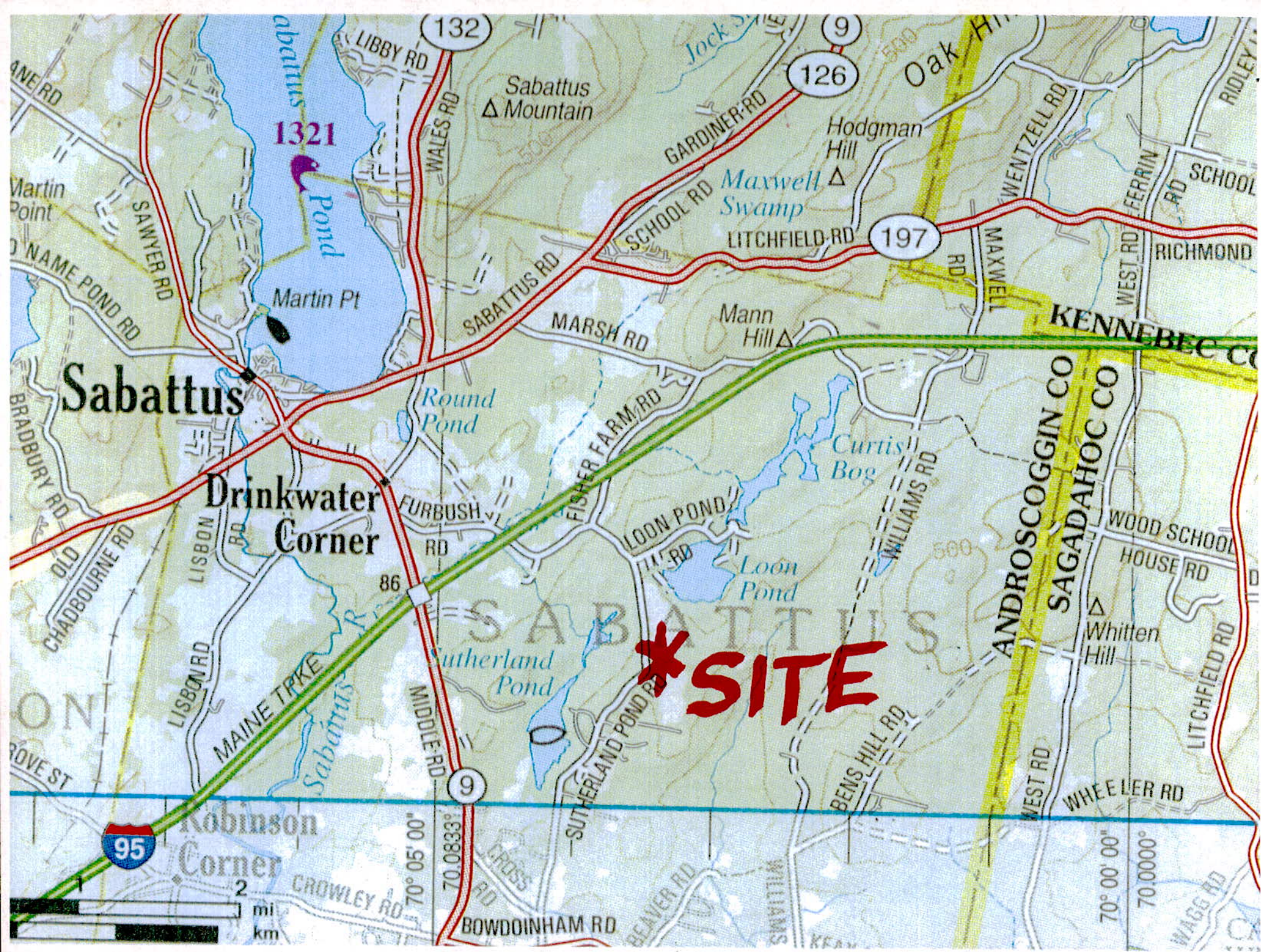
10/22/17

Date

General Notes
Attachment to HHE-200 Form

- 1.) The Maine Subsurface Wastewater Disposal Rules (Rules), Effective Date August 3, 2015 (or the most recent revision) is hereby made a part of this HHE-200 Form and shall be consulted by the disposal system installer prior to the installation of the disposal system. The installer shall have a copy of the Rules on site at all times during construction.
- 2.) This HHE-200 is intended to represent facts pertinent to the Rules only. The owner and applicant must check local and ordinances, and regulations regarding other building regulations (i.e. zoning, wetlands, building codes, minimum lot size, etc.) before considering this an approved or buildable site. I can provide you with other local, state and federal regulatory investigation of pertinent land use regulations, affecting the suitability or buildability of the site, at an additional cost, per your request.
- 3.) All information shown on this form relating to the property lines, wells, and subsurface structures (such as but not limited to: water lines, septic tanks, cess pools, cellar drains, utility lines, ect.) are shown based on information provided by the owner or his agent. It is the responsibility of the owner or his agent to confirm, BEFORE CONSTRUCTION BEGINS, the above and/or any other features, which may affect (or be adversely affected by) the installation of the system.
- 4.) When a gravity system is proposed, BEFORE CONSTRUCTION BEGINS, the disposal system installer and building contractor shall review the relative elevation of all points given on this HHE-200 Form and the elevation of the existing or proposed building drain and septic tank openings for compatibility to the minimum code pitch requirements. Any questions that arise should be directed to the local plumbing inspector or myself. When a pump system is installed, provisions shall be made to keep the tank and lift station outlets above the high water table. A high water alarm device warning of pump failure should be installed per Section 6.S. of the Rules. At present, venting of the pumped system is not required (unless required by the component manufacturer). See Section 6.T. (Venting) of the Rules.
- 5.) If the use of a laundry machine becomes excessive, a separate laundry bed should be designed and installed. A lint-catching device shall be installed for the washing machine (if it doesn't have one) and cleaned frequently. A distribution box has been shown in the design and is intended to offer an inspection port whereby the owner can check for excessive lint or grease buildup before damage to the system is done. Inspection should be frequent. Unless specified on the HHE-200 Form, this system has not been designed or sized to accommodate a garbage disposal. If one is to be used, you must first notify me so that I can increase the septic tank capacity and/or the disposal size.
- 6.) The actual water flow or number of bedrooms shall not exceed the design criteria indicated on the HHE-200 form without a re-evaluation of the system.
- 7.) All Construction shall conform to Section 11 of the Rules; (A) The vegetation in the proposed disposal area and fill extensions shall be removed and the ground surface scarified (rotor tilled) to minimize glazing of original soils. (B) The bottom of the disposal area and distribution line, shall be level and with maximum grade tolerance of 1 inch per 100 feet. (C) System sand shall be as recommended by the manufacturer (D) Backfill shall be clean, gravely, coarse sand, and free of foreign material placed in eight inch lifts and compacted as placed. (E) The finish grade of the backfill over the disposal area shall extend 3 to 5 feet beyond the edge of the disposal area. At that point, the fill shall be sloped at a uniform grade of no greater than 25% (4:1) to the original ground. (F) The land adjacent to the disposal area shall be graded to prevent both the accumulation of surface water on the disposal area and the flow of surface water across the disposal area. (G) The finished disposal area and fill extensions shall be seeded to prevent erosion: (a) Grass, clover, trefoil vetch, perennial wildflowers or other herbaceous perennials may be utilized for disposal area surfaces. Woody shrubs are unacceptable. (b) Woody shrubs in conjunction with a hardy perennial ground clover may be used on fill extensions only.
- 8.) The general setback distance between a well and a disposal area serving a single-family residence is 50 feet. Changes or improvements made (i.e.: new well) subsequent to date of site evaluation, within 100 feet of the proposed system, may void this design. For additional setback requirements, see Section 7 Table 7B of the Rules.
- 9.) All construction shall be inspected by the local plumbing inspector (LPI) according to Section 11.I. of the Rules, or as mandated by local ordinance.
- 10.) If the owner or installer has any questions, please do not hesitate to call at 946-4480.

Revised June 9, 2016



WARRANTY DEED

John D. McCauley and Polly R. McCauley of Sabattus, Androscoggin County, Maine, for consideration paid, grant(s) to **Israel Garcia and Stacie J. Garcia** of Poland, Androscoggin County, Maine (whose mailing address is 131 Jackson Road, Poland, ME 04274) with Warranty Covenants, as joint tenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Michael C. Jillson and Susan J. Jillson to the grantors herein, dated October 27, 1995, recorded in Androscoggin Registry of Deeds, Book 3502, Page 212. Further reference may be had to a deed from Richard D. Jillson and Brenda D. Jillson to the grantors herein, dated April 15, 1997, recorded in Androscoggin Registry of Deeds, Book 3764, Page 300.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness our hand(s) and seal(s) this 28 day of November 2017.

WITNESS:

John D. McCauley

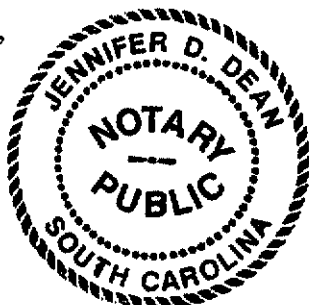
Polly R. McCauley

STATE OF ~~MAINE~~ ^{South Carolina}
County of Beaufort, ss

November 28, 2017

Then personally appeared the above named ~~John D. McCauley~~ ^{JO} and Polly R. McCauley and acknowledged the foregoing instrument to be their free act and deed.

Before me,

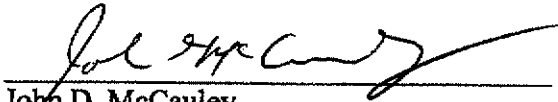


File No.: 2017-3374

Jennifer D. Dean

Notary Public/Justice of the Peace
Commission Expiration: ~~My~~ Commission Expires
July 21, 2020

Witness our hand(s) and seal(s) this 29 day of November, 2017


John D. McCauley

State of Maine
County of Androscoggin

November 29, 2017

Personally appeared John D. McCauley know to me or satisfactorily proven to be the person, whose name is subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Before me,


Notary Public/Justice of the Peace
My commission expires:

SANDRA P. SACCO
NOTARY PUBLIC
State of Maine
My Commission Expires
April 5, 2024

File No: 2017-3374

“Exhibit A”

A certain lot or parcel of land in with the buildings thereon, situated on the easterly side of Pleasant Ridge Road in Sabattus, Androscoggin County, State of Maine, bounded and described as follows:

Beginning at an iron pin set on the easterly limit of Pleasant Ridge Road at the southwesterly corner of land of Charles A. Prince and Marjorie L. Prince, said pin is also located at the northwesterly corner of land now or formerly of Corinne E. Savage, which land is described in a deed recorded at the Androscoggin County Registry of Deeds in Book 1021, Page 366.

Thence the line runs at a magnetic bearing South sixty degrees, forty-nine minutes and thirty-one seconds East (S 60° 49' 31" E) along land of Prince eight hundred eighty-six and ninety-seven hundredths (886.97') feet to an iron pin set; thence South twenty-seven degrees, forty-three minutes fifty-six seconds West (S 27° 43' 56" W) along land of Prince two hundred ten (210.00) feet to an iron pin set;

Thence North sixty-eight degrees, twenty minutes, eight seconds West (68° 20' 08" W) along land now or formerly of said Savage six hundred forty-two and eighteen hundredths (642.18') feet to an iron pin found;

Thence North four degrees, fifty-eight minutes, fifty-four seconds West (4° 58' 54" W) along land now or formerly of said Savage seventy and twenty-nine hundredths (70.29') feet to an iron pin found;

Thence North eighty-six degrees, eighteen minutes, thirty-six seconds West (N 86° 18' 36" W) along land now or formerly of said Savage one hundred forty-five and seventy-seven hundredths (145.77') feet to an Iron pin set;

Thence North thirteen degrees, twenty-one minutes, thirty seconds East (13° 21' 30" E) along the easterly limit of Pleasant Ridge Road three hundred ten and sixteen hundredths (310.16') feet to the point of beginning.

Another certain lot or parcel of land with the buildings thereon, situated in Sabattus, County of Androscoggin, State of Maine, and bounded and described as follows:

Beginning at an iron pin set in the ground in the easterly limit of Pleasant Ridge Road, which point is the southwesterly corner of land described in a certain deed from Corinne E. Savage to Richard D. Jillson and Brenda D. Jillson dated December 20, 1989, recorded in the Androscoggin County Registry of Deeds in Book 2503, Page 336;

Thence South eighty-six degrees, eighteen minutes, thirty-six seconds West (S 86° 18' 36" W) along said land of Richard D. and Brenda D. Jillson, a distance of one hundred forty-five and seventy-seven hundredths (145.77') feet to an iron pin set in the ground;

Thence South four degrees, fifty-eight minutes, fifty-four seconds East (S 04° 58' 54" E) along the said land of Richard D. and Brenda D. Jillson, a distance of seventy and twenty-nine hundredths (70.29') feet to an iron pin set in the ground;

Thence South sixty-eight degrees, twenty minutes, eight seconds East (S 68° 20' 08" E) along said land of Richard D. and Brenda D. Jillson, a distance of six hundred forty-two and eighteen hundredths (642.18') feet to an iron pin set in the ground;

Thence in a general southerly direction along the easterly line of land conveyed to Corinne E. Savage by William H. and Ruth D. Smyth dated July 25, 1970 and recorded in said Registry in Book 1021, Page 366, a distance of two hundred eighty-eight (288') feet, more or less, to an iron pin set in the ground;

Thence in a general westerly direction to and then along a stone wall to an iron pin set in the ground in the easterly line of said Pleasant Ridge Road, at a point which is two hundred seventy-eight (278') feet, more or less, southerly from the point of beginning;

Thence in a general northerly direction along the easterly line of Pleasant Ridge Road, a distance of two hundred seventy-eight (278') feet, more or less, to the point of beginning.

Sabattus
2:56 PM

Real Estate Tax Commitment Book - 19.900
2026 commitment

08/20/2025
Page 169

Account	Name & Address	Land	Building	Exemption	Assessment	Tax
25352	GAMRAT DARLENE E.B. GAMRAT GLENN M 95 PINE RIDGE ROAD SABATTUS ME 04280 95 PINE RIDGE ROAD 005-039-041 B9229P0072	31,700 Acres 0.92	56,800	0	88,500	1,761.15 880.58 (1) 880.57 (2)
2101	GANNON KARLA 28 SPRUCE STREET SABATTUS ME 04280 28 SPRUCE STREET 002-073-021 B9653P0101	31,600 Acres 0.92	55,000	21,700 22 WW2 Veteran 11 Homestead Exempt	64,900	1,291.51 645.76 (1) 645.75 (2)
2263555	GANNON NICHOLAS CAMIRE LINDSAY 118 KEAY ROAD SABATTUS ME 04280 118 KEAY ROAD 003-024-B B7957P0013	32,300 Acres 1.09	217,500	17,500 11 Homestead Exempt	232,300	4,622.77 2,311.39 (1) 2,311.38 (2)
596	GARCIA ISRAEL GARCIA STACIE J 210 SUTHERLAND POND ROAD SABATTUS ME 04280 210 SUTHERLAND POND 005-035-002 B9739P0247	41,400 Acres 9.80	148,800	17,500 11 Homestead Exempt	172,700	3,436.73 1,718.37 (1) 1,718.36 (2)
758	GARDEN HEIGHTS ASSOCIATES c/o Realty Resources 247 Commercial Street Rockport ME 04856 27 GARDEN HEIGHTS DRIVE 013-006-000 B1765P306	71,900 Acres 9.10	1,342,300	0	1,414,200	28,142.58 14,071.29 14,071.29
759	GARDEN HEIGHTS ASSOCIATES c/o Realty Resources 247 Commercial Street Rockport ME 04856 LONG BEACH ROAD 015-060-000	11,200 Acres 0.20	0	0	11,200	222.88 111.44 (1) 111.44 (2)
Page Totals:		Land 220,100	Building 1,820,400	Exempt 56,700	Total 1,983,800	Tax 39,477.62
Subtotals:		34,098,400	109,694,700	9,170,100	134,623,000	2,678,997.70

210 SUTHERLAND POND ROAD

Location

210 SUTHERLAND POND ROAD

Mblu

005/ 0035/ 002/ /

Acct#

Owner

GARCIA ISRAEL

PBN

Assessment

\$190,200

Appraisal

\$190,200

PID

978

Building Count

1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$148,800	\$41,400	\$190,200
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$148,800	\$41,400	\$190,200

Owner of Record

Owner

GARCIA ISRAEL

Sale Price

\$245,000

Co-Owner

GARCIA STACIE J

Certificate

Address

210 SUTHERLAND POND ROAD

Book & Page

9739/0247

SABATTUS, ME 04280

Sale Date

11/30/2017

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
GARCIA ISRAEL	\$245,000		9739/0247	11/30/2017
MCCAULEY JOHN	\$0		0/0	

Building Information

Building 1 : Section 1

Year Built:

1800

Living Area:

1,566

Replacement Cost:

\$203,170

Building Percent Good:

65

Replacement Cost
Less Depreciation: \$132,100

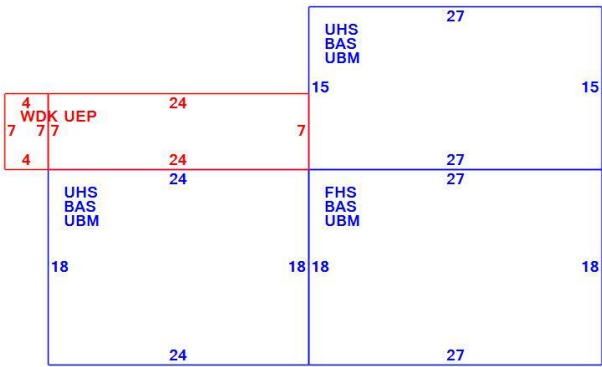
Building Attributes	
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Average
Stories:	1.5
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Aluminum Sidng
Roof Structure:	Gable/Hip
Roof Cover	Asph Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Old Style
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
MHP	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/SabattusMEPhotos//\00\00\18\85.jpg)

Building Layout



(ParcelSketch.ashx?pid=978&bid=978)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,323	1,323
FHS	Half Story, Finished	486	243
UBM	Basement, Unfinished	1,323	0
UEP	Porch, Enclosed, Unfinished	168	0
UHS	Half Story, Unfinished	837	0
WDK	Deck, Wood	28	0
		4,165	1,566

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
HRTH	HEARTH	1.00 UNITS	\$300		1

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	GEN
Neighborhood	50
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	9.8
Frontage	
Depth	
Assessed Value	\$41,400
Appraised Value	\$41,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
LNT	LEAN-TO			288.00 S.F.	\$1,000	1
STB1	STABLE			384.00 S.F.	\$3,800	1
KEN1	KENNEL-AVG			375.00 S.F.	\$8,300	1
SHD2	W/LIGHTS ETC			256.00 S.F.	\$2,300	1
SHD1	SHED FRAME			144.00 S.F.	\$1,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$127,300	\$44,700	\$172,000
2019	\$127,300	\$44,700	\$172,000

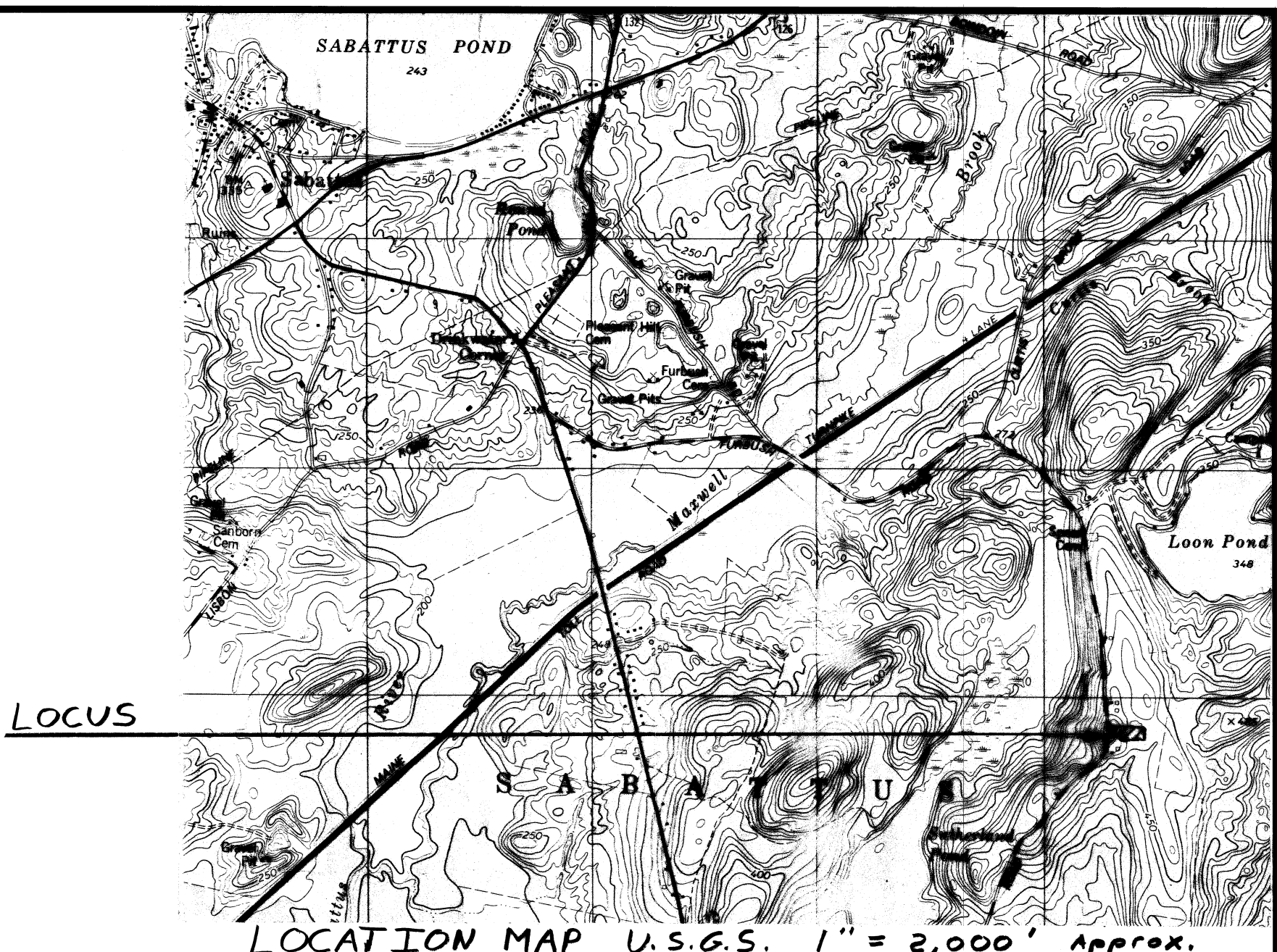
Assessment			
Valuation Year	Improvements	Land	Total
2020	\$127,300	\$44,700	\$172,000
2019	\$127,300	\$44,700	\$172,000

SCALE: 1" = 500 Feet

210 Sutherland Pond
Maine, AC +/-



HODGKINS & BUKER LAND SURVEYORS
U.S. ROUTE 202 GREENE, MAINE



PLAN OF LAND
IN
SABATTUS, MAINE
FOR
RICHARD D. JILLSON
&
BRENDA D. JILLSON
P.O. BOX 332
MONMOUTH, MAINE
04259

THIS SURVEY HAS BEEN DONE UNDER THE
RESPONSIBILITY AND SUPERVISION OF
CLYDE B. HODGKINS
MAINE LAND SURVEYOR # 436
ROUTE 1 BOX 70
GREENE, MAINE 04236
TELE. 946-5971

THIS SURVEY GENERALLY CONFORMS TO RULES AND REGULATION
FOR A STANDARD BOUNDARY SURVEY AS SET FORTH BY THE
MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS
UNDER CATEGORY 1 CONDITION 2

THIS SURVEY HAS BEEN PERFORMED WITH A TOPCON GTS-3B
TOTAL STATION.
A CONTROL TRAVERSE WAS ESTABLISHED WITH
AN UNADJUSTED CLOSURE OF : 0.04
AND A PRECISION OF : 1/53,522

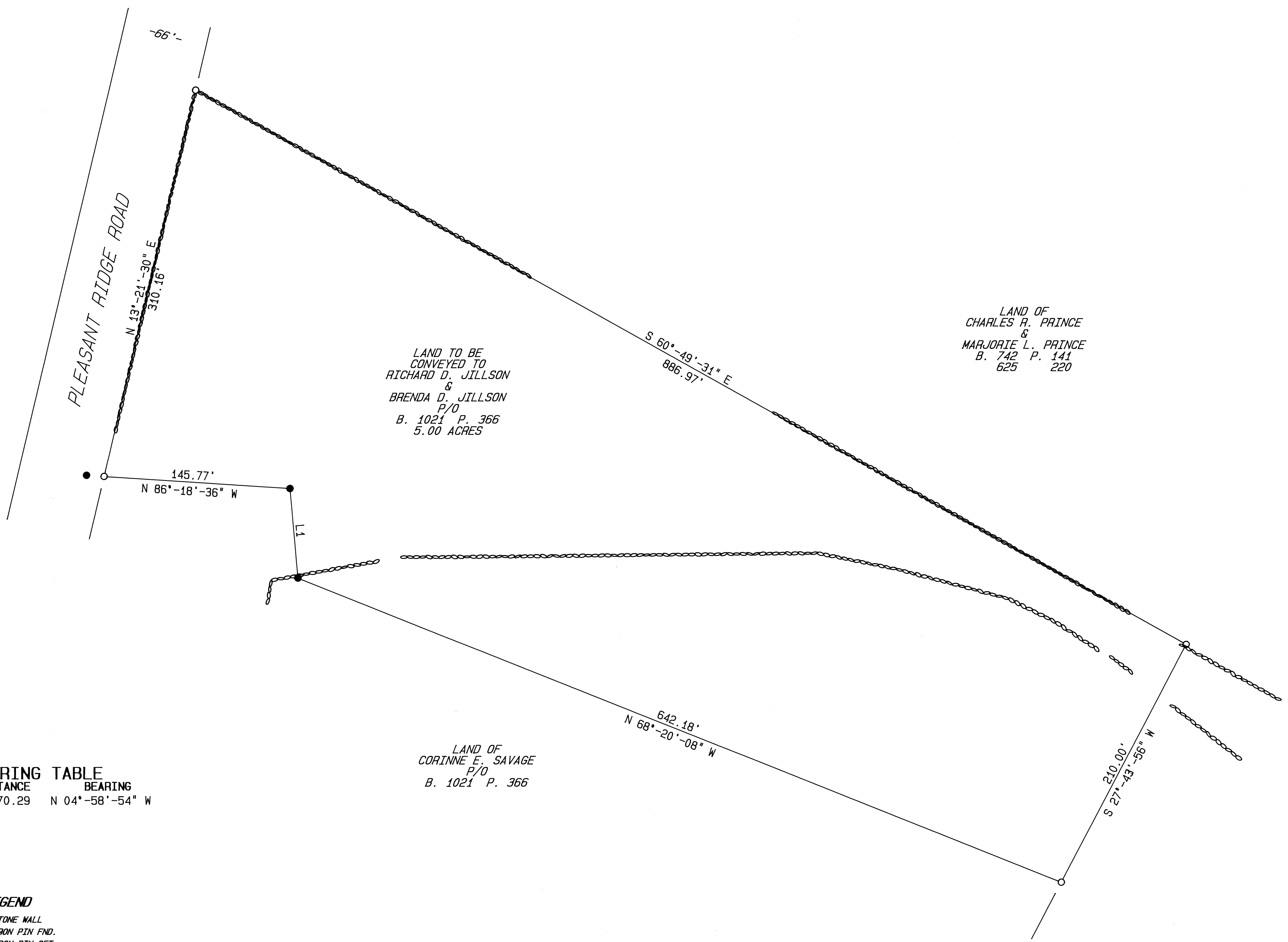
ANY USE OF THIS PLAN AND ACCOMPANYING DESCRIPTIONS
SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN
THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT,
AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE
FOR A PARTICULAR CONVEYANCE, OR OTHER USES.

CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA
DUE TO DIFFERENCES IN DECLINATION, ORIENTATION,
METHODS OF MEASUREMENT, AND ASSUMED LIMITS.

DATE NOVEMBER 20, 1989

DRAWING NUMBER H-823

MAGNETIC
NORTH
1989
AVERAGE OF COMPASS
OBSERVATIONS



LAND TO BE
CONVEYED TO
RICHARD D. JILLSON
&
BRENDA D. JILLSON
P/O
B. 1021 P. 366
5.00 ACRES

LAND OF
CHARLES R. PRINCE
&
MARJORIE L. PRINCE
B. 742 P. 141
625 220

LAND OF
CORINNE E. SAVAGE
P/O
B. 1021 P. 366

BEARING TABLE

LINE	DISTANCE	BEARING
L1	70.29	N 04°-58'-54" W

LEGEND

- STONE WALL
- IRON PIN FND.
- IRON PIN SET

