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PROPERTY LOCATED AT: **92 Old Lisbon Rd, Topsham, ME 04086-6067**

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: **5± years** 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: **Near driveway (visible)**
Installed by: **C&R Well Drilling, Bowdoinham**
Date of Installation: **Unknown**

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

Comments: **Well pump installed at 60' depth on 10/6/2023**

Source of Section I information: **Seller and well cap**

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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: **Back yard** OR ☐ Unknown

Date installed: **Unknown** Date last pumped: **09/20/2026** Name of pumping company: **RA Webber**

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 needed**

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

If Yes, Location: **Back yard**

Date of installation of leach field: **Unknown** Installed by: **Unknown**

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**

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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**	**Garage Stove**		
Age of system(s) or source(s)	**11/24/1997**	**Unknown**		
TYPE(S) of Fuel	**#2 Oil**	**Wood**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**990± gallons 8/25-8/26**	**Unused**		
Name of company that services system(s) or source(s)	**Dead River**	**None**		
Date of most recent service call	**03/16/2026**	**None**		
Malfunctions per system(s) or source(s) within past 2 years	**Replaced tank filter**	**None known**		
Other pertinent information	**Crown Boiler CTPB-45 Beckett Burner**	**Not hooked up or used**		

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [ ] Yes [X] No [ ] Unknown

Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown

Chimney(s): ..... [X] Yes [ ] No

If Yes, are they lined: ..... [X] Yes [ ] No [ ] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown

Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown

Has chimney(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown

If Yes, date: **N/A**

Date chimney(s) last cleaned: **None needed**

Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [ ] No [ ] Unknown

If Yes, date: _____

Comments: **None**

Source of Section III information: **Seller**

SECTION IV - HAZARDOUS MATERIAL

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

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

If Yes, are tanks in current use? ..... [ ] Yes [ ] No [ ] Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? ..... [ ] Yes [ ] No [ ] Unknown

Are tanks registered with DEP? ..... [ ] Yes [ ] No [ ] Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

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What materials are, or were, stored in the tank(s)? **N/A**

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

Comments: **Other than septic tank disclosed in Section II, no other known underground tanks exist.**

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: **N/A**	☐ 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: **N/A** By: **N/A**

Results: **N/A**

If applicable, what remedial steps were taken? **N/A**

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: **N/A** By: **N/A**

Results: **N/A**

If applicable, what remedial steps were taken? **N/A**

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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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: **None**

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:~~ **None known to seller or shown on deed**

Source of information: **Seller, survey 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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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: **23023C0159F** Year: **07-16-2015** (Attach a copy)

Comments: **None**

Source of Section VI information: **Seller and attached FIRMette**

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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?..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Homestead Exemption is available to most primary owner occupants after first year**

Is a Forest Management and Harvest Plan available?..... [ ] Yes [X] 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 [X] 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: **NONE**

Year Principal Structure Built: **1900 (unknown)** What year did Seller acquire property? **9/29/1994**

Roof: Year Shingles/Other Installed: **August 2013**

Water, moisture or leakage: **None known**

Comments: **None**

Foundation/Basement:

Is there a Sump Pump? ..... [X] Yes [ ] No [ ] Unknown

Water, moisture or leakage since you owned the property: ..... [X] Yes [ ] No [ ] Unknown

Prior water, moisture or leakage? ..... [X] Yes [ ] No [ ] Unknown

Comments: **Some seasonal wetness**

Mold: Has the property ever been tested for mold? ..... [ ] Yes [X] No [ ] Unknown

If Yes, are test results available? ..... [ ] Yes [X] No

Comments: **None**

Electrical: [ ] Fuses [X] Circuit Breaker [ ] Other: **N/A** [ ] Unknown

Comments: **Generator hook-up for plug-in unit. 12/20/2001: 200 AMP service upgrade**

Has all or a portion of the property been surveyed? ..... [X] Yes [ ] No [ ] Unknown

If Yes, is the survey available? ..... [X] Yes [ ] No [ ] Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... [ ] Yes [X] No [ ] Unknown

Modular ..... [ ] Yes [X] No [ ] Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... [ ] Yes [X] No [ ] Unknown

Comments: **None**

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PROPERTY LOCATED AT: **92 Old Lisbon Rd, Topsham, ME 04086-6067**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **None known**

Comments: **None**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

See attached floorplans, survey, deed, tax map, zoning map, 2027 tax bill, online assessor record, FIRMette map, 2001 electrical permit and town records

Vinyl siding added 2000

Paved driveway 2017

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... [X] Yes [ ] No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Signed by: Steven C. Plourde — Oct 2, 2026
SELLER 3B3B2E0B687240C... DATE
Steven C. Plourde

Signed by: Denise Plourde — Oct 2, 2026
SELLER 1B5F494BA1C4CF... DATE
Denise Plourde

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

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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Steven C. Plourde, Denise Plourde**
(hereinafter "Seller")
AND
(hereinafter "Buyer")
FOR PROPERTY LOCATED AT **92 Old Lisbon Rd, Topsham, ME 04086-6067**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards **(check one below):**

____ ~~Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).~~
N/A
N/A

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

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

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

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

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.
(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
(e) Buyer has **(check one below)**:

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

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

Agent's Acknowledgment

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

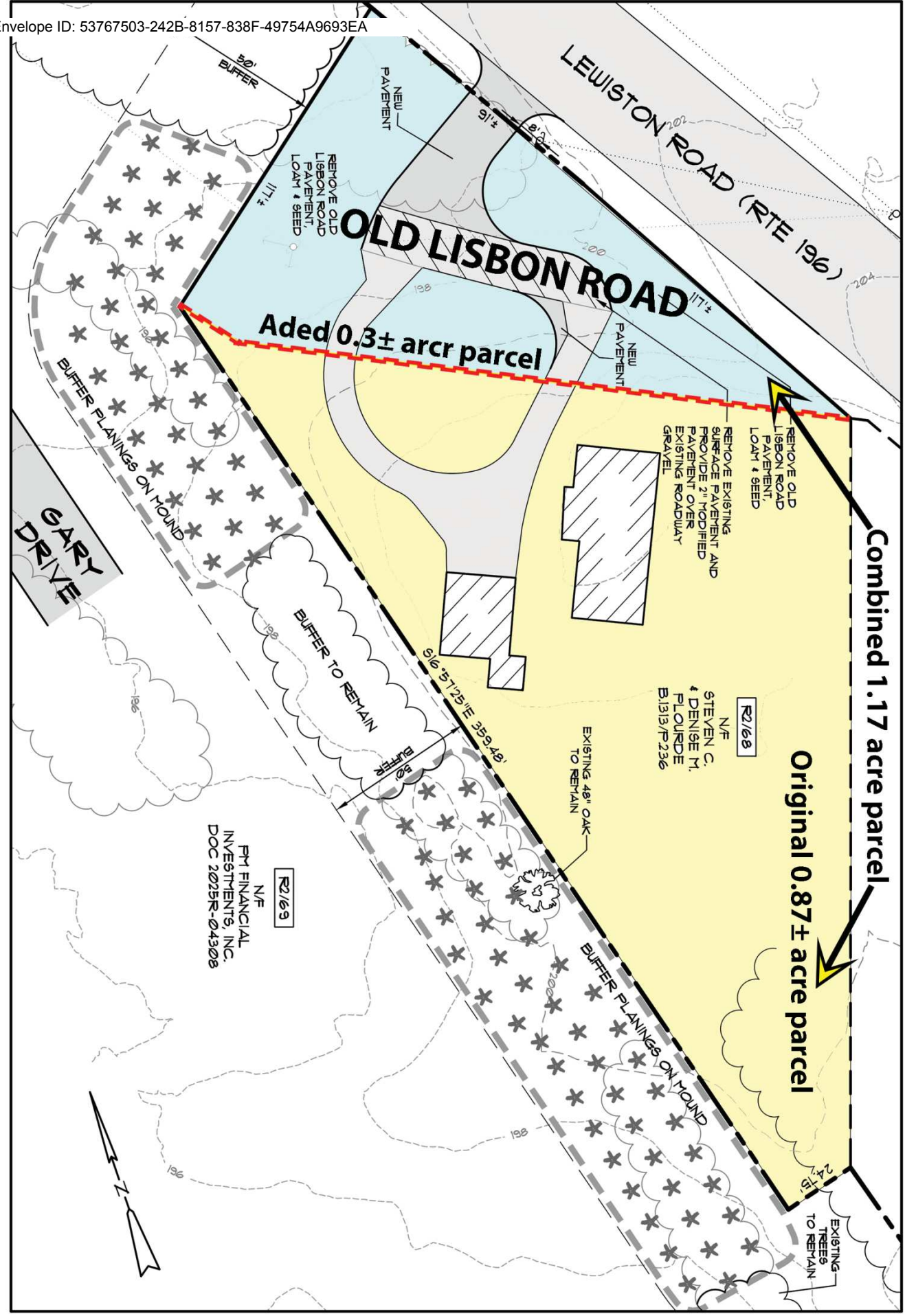
Certification of Accuracy

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

Buyer	Date	Seller: **Steven C. Plourde** Signed by: Steven C. Plourde 8B8B2E9668F240C...	Oct 2, 2026 Date
Buyer	Date	Seller: **Denise Plourde** Signed by: Denise Plourde 1B5F4C45A1C4CE...	Oct 2, 2026 Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent: **Tim Dunham** Signed by: A2BCAC4A8D0A4F1...	Oct 2, 2026 Date

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PROPOSED IMPROVEMENTS
PLOURDE PROPERTY

PREPARED FOR

PM FINANCIAL INVESTMENTS, INC.

Stoneybrook
9172 SW 52nd Place, Land Use, Inc.
Ocala, FL 34481

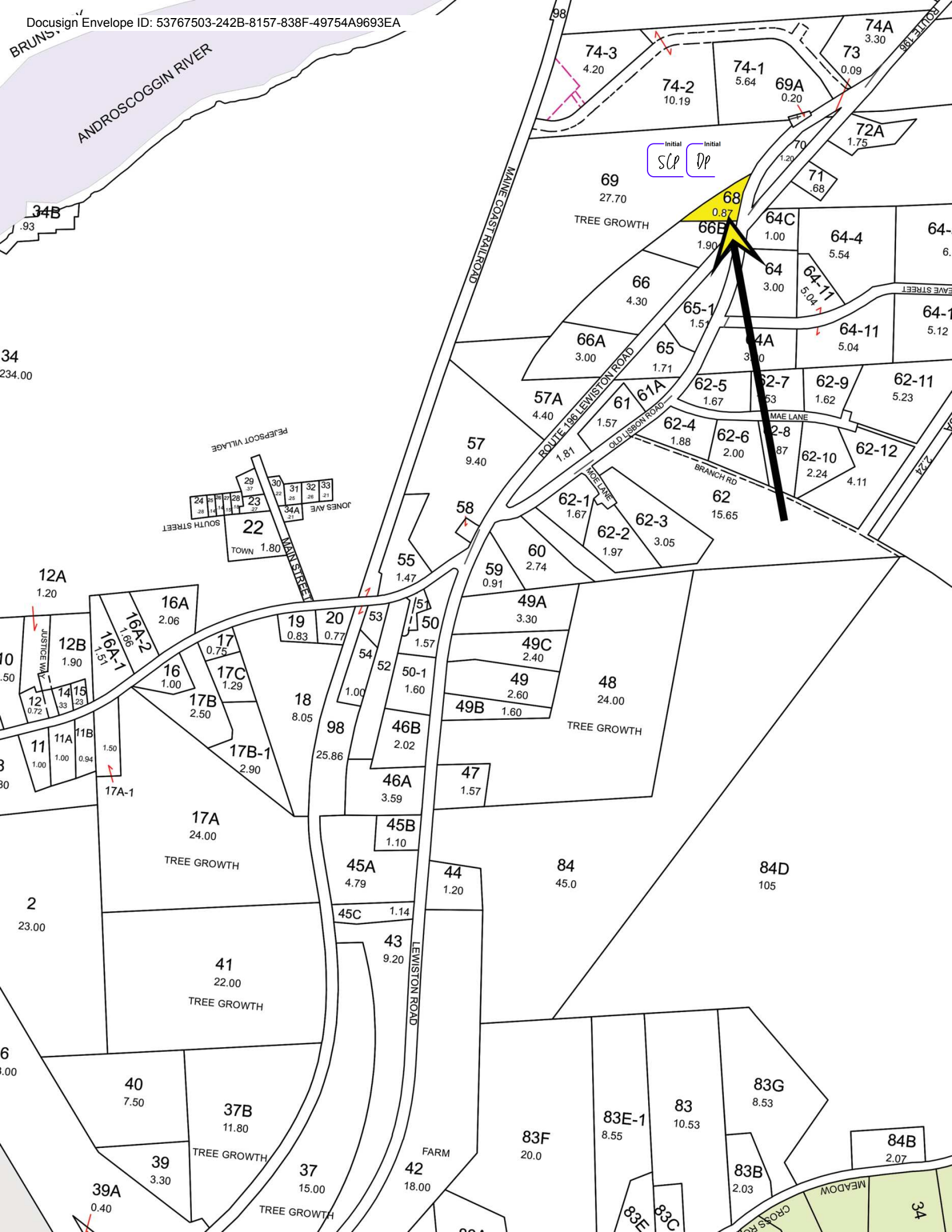
PROJECT	25-018
DATE	AUG. 2026
DRAWN BY	BRJ
SCALE	1" = 30'
FILE:	25-018 PLOURDE

SHEET 1

REVISIONS:

Initial SCP Initial DP

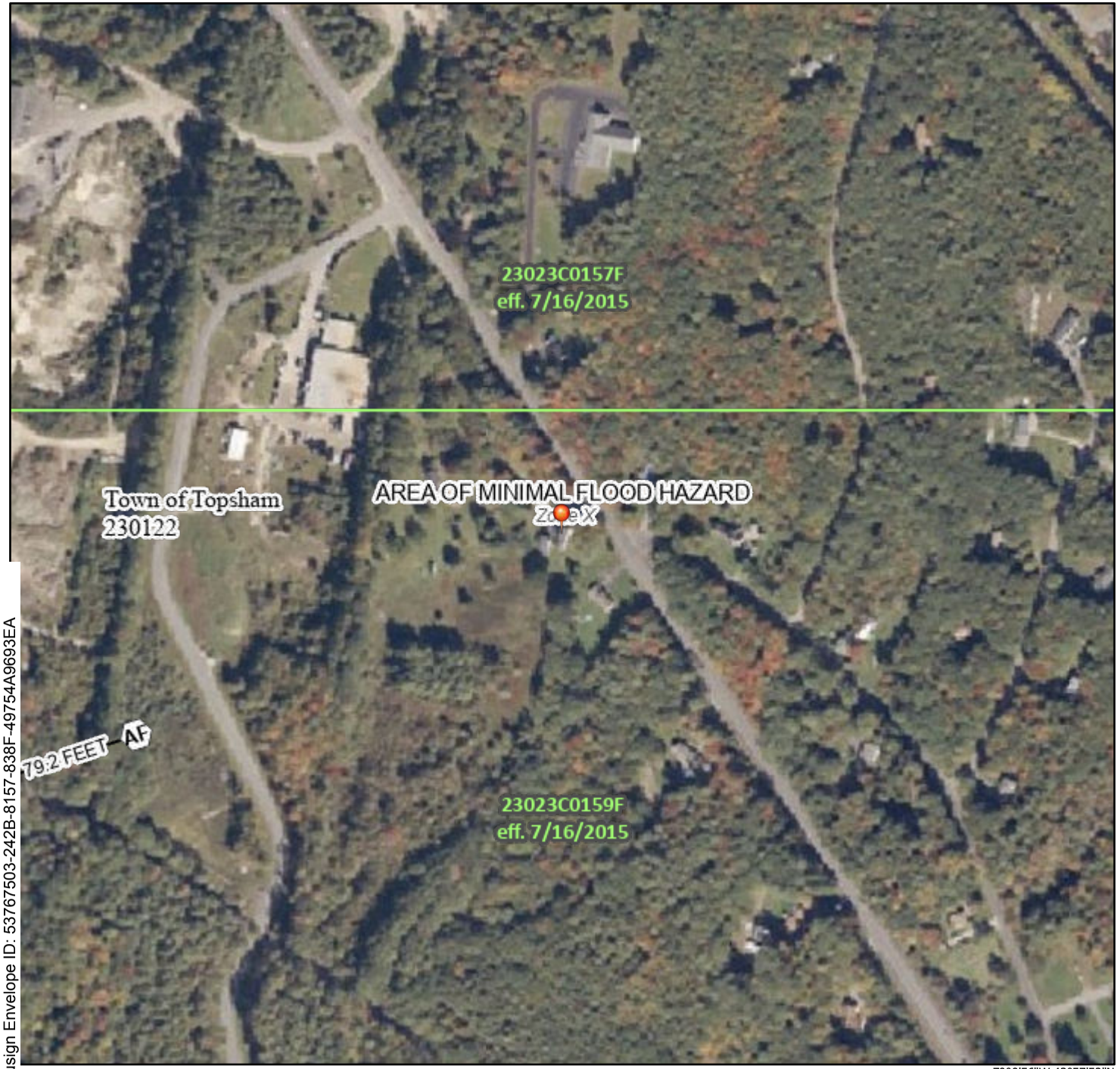
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National Flood Hazard Layer FIRMette

FEMA

70°1'33"W 43°58'17"N



70°0'56"W 43°57'52"N

Feet

250 500 1,000 1,500 2,000

1:6,000

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
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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 10/2/2026 at 10:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Initial

Initial

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Town of Topsham, Maine

Official Zoning Map

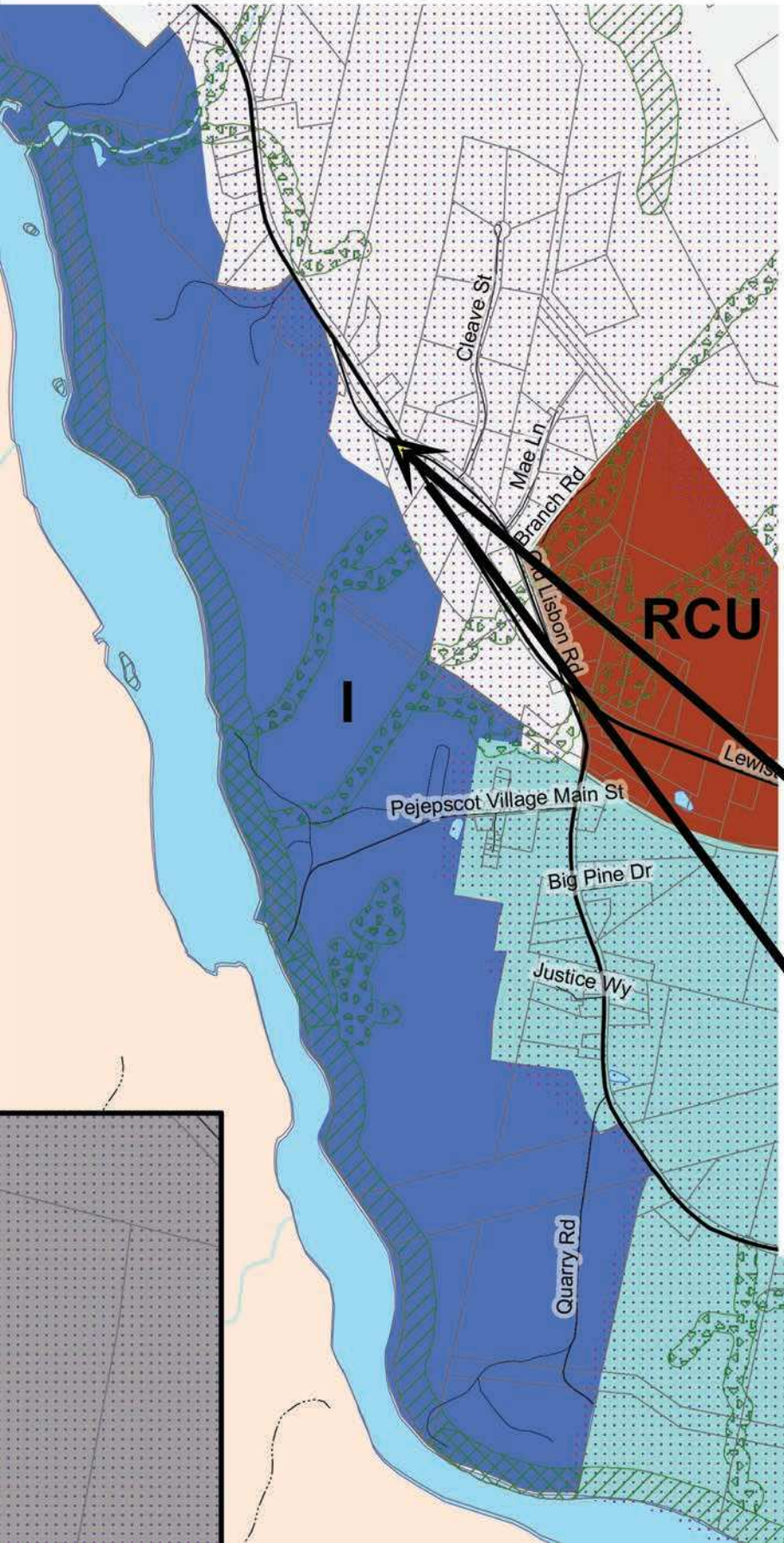
July 29, 2020

This is the Official Zoning Map referred to in §225-8 of Chapter 225, Zoning, of the Code of the Town of Topsham.

It represents all amendments made by official action of the Town through July 29, 2020.

ATTEST: COPY Original on File in Clerk's Office

Linda J. Dumont, Town Clerk



Legend

- Tax Parcels (2019)

Zoning Districts

- R2B - Residential 2/Business
- RCU - Rural Commercial Use
- BP2- Business Park 2
- MUL - Mixed Use Limited
- R4 - Village Residential
- CC196 - Commercial Corridor 196
- BP - Business Park
- CC - Commercial Corridor
- I - Industrial Zone
- LI - Limited Industrial
- LV - Lower Village
- MUC - Mixed Use Commercial
- MUC 1 - Mixed Use Commercial One
- MV - Middle Village
- R1 - Urban Residential
- R2 - Suburban Residential
- R3 - Rural Residential
- VC - Village Center
- Mobile Home Park Overlay
- Historic District Overlay
- Aquifer Protection Overlay
- Development Transfer Overlay
- Vernal Pool Overlay - Development Area

Shoreland Zoning:

- GD - General Development
- LR - Limited Residential
- RP - Resource Protection
- SP - Stream Protection

Initial SCP Initial DP

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BK 13136236

TRANSFER TAX PAID

08001

We, James A. Diemer and Doris T. Diemer, husband and wife,
of 52 Portage Way
Topsham, in the County of Sagadahoc and State of Maine,
~~(husband and wife)~~ for consideration paid,
grant to Steven C. Plourde and Denise M. Plourde
of Meadow Cross Road
Topsham, in the County of Sagadahoc and State of Maine,
with warranty covenants, as joint tenants, ~~as tenants in common~~

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of the road leading from Lisbon Falls to Pejepscot, in Topsham, County of Sagadahoc, and State of Maine, and bounded and described as follows:

BEGINNING at a point on the southerly side of the road where the westerly line of land now or formerly of Mary A. Jack meets said road; thence westerly by said road to land occupied by the Androscoggin and Kennebec Railway (formerly the Lewiston, Augusta & Waterville Railway Co.), as a right of way; thence southwesterly by said right of way to land now or formerly of said Mary A. Jack; thence northerly by land now or formerly of said Jack to the point begun at; the same being a triangular lot of land.

Also a second lot or parcel of land, with the buildings thereon, situated on the southwesterly side of said road in Topsham, in the County of Sagadahoc, and State of Maine, being bounded as follows: Beginning at a stone wall dividing the land aforesaid from land formerly owned by Jennie L. Carr and Mamie A. Carr; thence running southeasterly by said road twenty-six (26) feet; thence running to the point where the said stone wall intersects the aforesaid right of way; thence by said stone wall northeasterly to the point of beginning.

Also a third lot or parcel of land, with the buildings thereon, situated on the southerly side of the road leading from Lisbon Falls to Pejepscot, in the Town of Topsham, County of Sagadahoc, and State of Maine, bounded and described as follows: Beginning at the end of the first boundary stated in a Warranty Deed from George Prosser to Walter G. Prosser, dated July 22, 1911, recorded in Sagadahoc County Registry of Deeds in Book 123, Page 64; thence in a general southerly direction one and one-half (1 1/2) rods, more or less, to an iron pipe set in the ground; thence in a general northwesterly direction on a course parallel with the southwesterly boundary line of land now or formerly of Andrew R. Maynard to another iron pipe set in the ground; thence at an approximate right angle with the last mentioned bound and running in a general northeasterly direction to the point of intersection formed by the southerly boundary line of said road and the line of land now or formerly of Andrew R. Maynard.

Being the same premises conveyed to James A. Diemer and Doris T. Diemer by deed of Edith L. Maynard dated March 2, 1973 and recorded in the Sagadahoc County Registry of Deeds in Book 388, at Page 1175.

*

NOT A TRUE COPY *

~~joins as grantor and releases all rights by descent and all other rights~~ wife of said grantor,

Witness our hand and seal this 29TH day of SEPTEMBER 19 94

WITNESS

James A. Diemer

Doris T. Diemer

The State of Maine CUMBERLAND CO. ss. SEPTEMBER 29 19 94

Then personally appeared the above named

James A. Diemer and Doris T. Diemer

and acknowledged the foregoing instrument to be their free act and deed,

Before me,

~~Justice of the Peace~~ · Attorney at Law · ~~Notary Public~~

Matthew Campbell

1230 Warranty Deed - Joint Tenancy - Short Form

ATTEST: Barbara Lee
REGISTER OF DEEDS

RECEIVED SAGADAHOC SS.
94 SEP 30 AM 11:13

Initial SCP Initial DP

Docusign Envelope ID: 53767503-242B-8157-838F-49754A9693EA

TOWN OF TOPSHAM
100 MAIN ST
TOPSHAM, ME 04086-1209
Telephone: (207) 725-1719

2027 REAL ESTATE TAX BILL

THE TOWN DOES NOT
BILL MORTGAGE HOLDERS

THIS IS THE ONLY BILL
YOU WILL RECEIVE

S506845 P0 - 1of1

3836
PLOURDE STEVEN C
PLOURDE DENISE M
92 OLD LISBON RD
TOPSHAM, ME 04086-6067

CURRENT BILLING INFORMATION	
LAND VALUE	$60,100.00
BUILDING VALUE	$235,000.00
TOTAL: LAND & BLDG	$295,100.00
	$0.00
	$0.00
	$0.00
MISCELLANEOUS	$0.00
TOTAL PER. PROPERTY	$0.00
HOMESTEAD EXEMPTION	$25,000.00
OTHER EXEMPTION	$0.00
NET ASSESSMENT	$270,100.00
MIL RATE	$13.87
TOTAL TAX	$3,746.29
LESS PAID TO DATE	$0.00
TOTAL DUE _	**$3,746.29**

MAP/LOT: R02-068
LOCATION: 92 OLD LISBON RD
ACREAGE: 0.87
BILL NUMBER: 000377 RE

MIL RATE: $13.87
BOOK/PAGE: 1313 0236

FIRST HALF DUE: $1,873.15
SECOND HALF DUE: $1,873.14

TAXPAYER'S NOTICE

Notice is hereby given that your first payment of school, county and municipal tax is due by 10/15/2026 and the second payment is due by 04/15/2027. Interest will be charged on unpaid taxes at an annual rate of 7.0% beginning 10/16/2026 and 04/16/2027. As per State Statute, the ownership and taxable valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st of each year.

For further information about your billing distribution contact: School/Education-MSAD75 at 207-729-9961, Municpal-Town of Topsham at 207-725-5821, County Tax- Sagadahoc County at 207-443-8202

STATE REVENUE SHARING AND STATE AID TO EDUCATION HELP REDUCE LOCAL PROPERTY TAXES. FOR THE FISCAL YEAR JULY 1, 2026 THROUGH JUNE 30, 2027, THE ESTIMATED STATE AID REDUCES LOCAL PROPERTY TAXES BY 47.8%.

As of June 30, 2026 the Town of Topsham has outstanding bonded indebtedness in the amount of $120,900.

Topsham Town Hall Office hours: Monday, Tuesday, Wednesday 8:30AM - 4:30PM,
Thursday 8:30AM - 6:00 PM, Friday 8:30 - 3:00 PM
Phone 207-725-1719 Email: taxoffice@topshammaine.com

CURRENT BILLING DISTRIBUTION

County Tax	$401.98	10.73%
Municipal	$1,110.77	29.65%
School/Education	$2,233.54	59.62%
TOTAL	$3,746.29	100.00%

REMITTANCE INSTRUCTIONS

Please make check or money order payable to
TOWN OF TOPSHAM and mail to:
TAX COLLECTOR
TOWN OF TOPSHAM
100 MAIN ST
TOPSHAM, ME 04086-1209
Or you may pay on-line at www.topshammaine.com/tax.
Or you may drop off payments in our Drop Box in the parking area.

TOWN OF TOPSHAM, 100 MAIN ST, TOPSHAM, ME 04086-1209

2027 REAL ESTATE TAX BILL
BILL NUMBER: 000377 RE
NAME: PLOURDE STEVEN C
MAP/LOT: R02-068
LOCATION: 92 OLD LISBON RD
ACREAGE: 0.87

INTEREST BEGINS ON 04/16/2027

DUE DATE	AMOUNT DUE	AMOUNT PAID
04/15/2027	$1,873.14	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

TOWN OF TOPSHAM, 100 MAIN ST, TOPSHAM, ME 04086-1209

2027 REAL ESTATE TAX BILL
BILL NUMBER: 000377 RE
NAME: PLOURDE STEVEN C
MAP/LOT: R02-068
LOCATION: 92 OLD LISBON RD
ACREAGE: 0.87

INTEREST BEGINS ON 10/16/2026

DUE DATE	AMOUNT DUE	AMOUNT PAID
10/15/2026	$1,873.15	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

Initial SCP Initial DP

CONSTRUCTION RECORD — TOWN OF , MAINE

STREET	ZONE	LOT SIZE	NAME OF SUB DIVISION	CHART	MAP	LOT	CARD NO.
Rte 196 - Lewiston Rd.	R3				R2	68	1 OF

Initial SCP Initial DP

ESTABLISHED USE

	DATE
Non Conforming Use	Yes

ZONING APPEALS

DATE	DESCRIPTION	A	D	DATE
No				4/23/85

BUILDING PERMITS

CONTRACTOR	PERMIT NO.	DESCRIPTION OF WORK
NAME ADDRESS TEL. NO.	4108	Cover for existing building - 22 x 8
NAME ADDRESS TEL. NO.		
NAME ADDRESS TEL. NO.		
NAME ADDRESS TEL. NO.		
NAME ADDRESS TEL. NO.		
NAME ADDRESS TEL. NO.		
NAME ADDRESS TEL. NO.		
NAME ADDRESS TEL. NO.		
NAME ADDRESS TEL. NO.		
NAME ADDRESS TEL. NO.		
NAME		

SIGNS

DATE	TYPE	SIZE

MISC PERMITS

DATE	DESCRIPTION

Docusign Envelope ID: 53767503-242B-8157-838F-49754A9693EA

STREET	ZONE	LOT SIZE	NAME OF SUB DIVISION	CHART	MAP	LOT	CARD NO OF
Lewiston Road					R2	68	

Initial SCP DP

ESTABLISHED USE

ESTABLISHED USE	DATE
Non Conforming Use	Yes

ZONING APPEALS

DATE	DESCRIPTION	A	D	DATE
No				9/27/79

SIGNS

DATE	TYPE	SIZE

MISC PERMITS

DATE	DESCRIPTION

BUILDING PERMITS

CONTRACTOR	PERMIT NO.	DESCRIPTION OF WORK
NAME James Diemer ADDRESS TEL. NO.	2740	To convert Garage to Shop
NAME ADDRESS TEL. NO.		
NAME ADDRESS TEL NO.		
NAME ADDRESS TEL. NO.		
NAME ADDRESS TEL. NO.		
NAME ADDRESS TEL. NO.		
NAME ADDRESS TEL. NO.		
NAME ADDRESS TEL. NO.		
NAME ADDRESS TEL. NO.		
NAME		

Docusign Envelope ID: 53767503-242B-8157-838F-49754A9693EA

Docusign Envelope ID: 53767503-242B-8157-838F-49754A9693EA

5 Fd

Permit No. 2740 Perc. Test: .....

APPLICATION
Town of Topsham Building Permit Under Building Ordinance

No building construction shall be started, no alterations of existing buildings of any estimated cost of more than $200 undertaken, and no building shall be put to any different use than on the day of enactment of this Ordinance until a permit thereof has been issued under the terms of this Ordinance, and until that permit is posted or displayed in some conspicuous place on the premises as provided in Sec. 2 of the Building Ordinance passed in March 1959.

OK 12/5/79

Estimated cost of construction? $ 1500.—

To: Building Inspector
Topsham, Maine

Date 9-27-79

I/we the within named applicant (applicants) wish to apply for a building permit and a use permit from the Town of Topsham, and submit the following information:

I. Name of Applicant or Applicants Address

James Diemer Lewiston Rd.

II. Location of property where the construction, reconstruction, structural alterations is to take place, where a building is to be relocated, or where change of use is to take place.

A. General location. (Street and number or road) .....

(Tax map and lot number) R-2-68

B. In what zone is the property located?

☐ Urban Residential Zone ☐ Commercial Zone
☐ Rural Residential Zone ☐ Industrial Zone

C. Registry of Deeds Reference (check your deed). The premises were conveyed to .....
by .....
By Deed dated ..... and recorded in Sagadahoc County Registry of Deeds
in Book ..... Page .....

III. Which of the following do you wish to do? Check appropriate square:

☐ Change of use only ☐ Structural alterations ☐ Reconstruction
☐ New construction ☐ Relocate building ☐ Mobile Home

IV. Describe what you want to construct, reconstruct, structurally alter, the building you wish to relocate, or the change of use you propose. (Also tell type of construction and dimensions, if any).

To convert garage to shop. —

V. What do you plan to use this property for? (single or double family dwelling, grocery store, garage, etc.)

VI. Dimensions of lot:

The set back of the front of the principal building or structure from the street line is ..... feet.
The distance of the principal building or structure from the rear lot line is ..... feet.
The distance from principal building or structure to the side boundary on one side is ..... feet, on the other side it is ..... feet.
The maximum height of the principal building is ..... feet.
The lot size on which the building sets is ..... square feet.
The lot width is ..... feet.
The distance of the detached building accessory to the principal structure (i.e. a detached garage, toolhouse, etc.) from the street line is ..... feet.
The distance from one side lot line to said accessory building is ..... feet, the other is ..... feet.
The height of the accessory building is ..... feet.
The distance from the accessory building to the principal building is ..... feet.

Signature of applicants: Doris T. Diemer

Name?

Topsham, Maine Date 9/27 19 79

I, RCM, Building Inspector of the Town of Topsham, Maine hereby grant, (~~deny~~) the within application and hereby grant (~~deny~~) the Building and Use Permits requested.

RCMason

Building Inspector's Signature

FEE: For Building Permits will be 2 cents per Square foot per story level or per square foot area being repaired or remodeled with a minimum charge of $4.00. The fee for Use Permits will be $5.00.

Initial SCP Initial DP

Docusign Envelope ID: 53767503-242B-8157-838F-49754A9693EA

#5.00

Permit No. 408 Perc. Test: .....

APPLICATION
Town of Topsham Building Permit Under Building Ordinance

No building construction shall be started, no alterations of existing buildings of any estimated cost of more than $200 undertaken, and no building shall be put to any different use than on the day of enactment of this Ordinance until a permit thereof has been issued under the terms of this Ordinance, and until that permit is posted or displayed in some conspicuous place on the premises as provided in Sec. 2 of the Building Ordinance passed in March 1959.

Estimated cost of construction? $ 275.

To: Building Inspector
Topsham, Maine

Date 4/23/85

I/we the within named applicant (applicants) wish to apply for a building permit and a use permit from the Town of Topsham, and submit the following information:

I. Name of Applicant or Applicants: Pelletier + Diemer — Address: Rt. 196 Lewiston Rd

II. Location of property where the construction, reconstruction, structural alterations is to take place, where a building is to be relocated, or where change of use is to take place.

A. General location. (Street and number or road) Rt. 196

(Tax map and lot number) R2-68

B. In what zone is the property located?

- ☐ Urban Residential Zone
- ☐ Rural Residential Zone
- ☐ Commercial Zone
- ☐ Industrial Zone

C. Registry of Deeds Reference (check your deed). The premises were conveyed to .....
by .....
By Deed dated ..... and recorded in Sagadahoc County Registry of Deeds
in Book ..... Page .....

III. Which of the following do you wish to do? Check appropriate square:

- ☐ Change of use only
- ☒ Structural alterations
- ☐ Reconstruction
- ☐ New construction
- ☐ Relocate building
- ☐ Mobile Home

IV. Describe what you want to construct, reconstruct, structurally alter, the building you wish to relocate, or the change of use you propose. (Also tell type of construction and dimensions, if any). building cover for existing building

V. What do you plan to use this property for: (single or double family dwelling, grocery store, garage, etc.) Commercial

VI. Dimensions of lot:

The set back of the front of the principal building or structure from the street line is ..... feet.
The distance of the principal building or structure from the rear lot line is ..... feet.
The distance from principal building or structure to the side boundary on one side is ..... feet, on the other side it is ..... feet.
The maximum height of the principal building is ..... feet.
The lot size on which the building sets is ..... square feet. 22x8 = 176 FT. SQ.
The lot width is ..... feet.
The distance of the detached building accessory to the principal structure (i.e. a detached garage, toolhouse, etc.) from the street line

Initial SCP Initial DP

Docusign Envelope ID: 53767503-242B-8157-838F-49754A9693EA

TOWN OF TOPSHAM — BUILDING DEPARTMENT

BUILDING, ALTERATION PERMIT

POST THIS PERMIT AT LOCATION OF CONSTRUCTION

09 4108

Office of Inspector of Buildings, 4/23/85

This may certify that Pollard & Cooper

has permission to (erect) (alter) a Canopy 22x8 building to be occupied

for a Commercial on Pleasant Hill Road Street

provided that the person accepting this permit shall in every respect conform to the terms of the application on file in this office, and to the provisions of the Statutes and ordinances relating to the Construction, Alteration and Maintenance of Buildings in the Town of Topsham, and State of Maine, and shall begin work on said building within (90) ninety days from the date hereof, and prosecute the work thereon to a speedy completion.

Any person who shall violate any of the provisions of the Act relating to the Construction, Alteration and Maintenance of Buildings in the Town of Topsham, shall be punished by a fine.

This permit becomes void 4/23/87

2500 Bldg.

L. Williamson

INSPECTOR OF BUILDINGS

by .....

By Deed dated ..... and recorded in Sagadahoc County Registry of Deeds

in Book ..... Page .....

III. Which of the following do you wish to do? Check appropriate square:

- ☐ Change of use only
- ☐ New construction
- ☒ Structural alterations
- ☐ Relocate building
- ☐ Reconstruction
- ☐ Mobile Home

IV. Describe what you want to construct, reconstruct, structurally alter, the building you wish to relocate, or the change of use you propose. (Also tell type of construction and dimensions, if any). building cover for existing building

V. What do you plan to use this property for: (single or double family dwelling, grocery store, garage, etc.) Commercial

VI. Dimensions of lot:

The set back of the front of the principal building or structure from the street line is ..... feet.

The distance of the principal building or structure from the rear lot line is ..... feet.

The distance from principal building or structure to the side boundary on one side is ..... feet, on the other side it is ..... feet.

The maximum height of the principal building is ..... feet.

The lot size on which the building sets is ..... square feet. 22x8 = 176 FT. SQ

The lot width is ..... feet.

The distance of the detached building accessory to the principal structure (i.e. a detached garage, toolhouse, etc.) from the street line

Initial SCP Initial DP

Docusign Envelope ID: 53767503-242B-8157-838F-49754A9693EA

TOWN OF TOPSHAM
22 ELM STREET
TOPSHAM, ME 04086

ELECTRICAL Permit

Permit Number: EL2001-185

Printed: 12/20/01

Applicant

Name: H.L. ELECTRIC
Address: 500 LITCHFIELD ROAD
BOWDOIN, ME 04287

Approval Date: 12/20/01

Parcel

Parcel Number: R02068
Address: 92 OLD LISBON RD
Section: **Township:** 1313
Addition: **Block:** 2
Legal Description:

Zoning:
TOPSHAM, ME 4086
Range: 236
Lot(s): 068

Owners

Name: DENISE M PLOURDE
Address: 92 OLD LISBON RD
TOPSHAM, ME 04086

Name: STEVEN C PLOURDE
Address: 92 OLD LISBON RD
TOPSHAM, ME 04086

Other Fields:

Power Supplier: CMP
Short Description:
Project Description: 200 SERVICE UPGRADE
Zoning RCU - RURAL COMMERCIAL USE

Initial SCP Initial DP

Docusign Envelope ID: 53767503-242B-8157-838F-49754A9693EA

Construction Type	E CTRICAL ALTERATIONS
Amp Service:	200
Documentation:	

Initial SCP Initial DP

Docusign Envelope ID: 53767503-242B-8157-838F-49754A9693EA

TOWN OF TOPSHAM
ELECTRICAL PERMIT APPLICATION
GENERAL INFORMATION

APPLICATION #
DATE RECEIVED 12/17/01
TIME RECEIVED 1:23
RECEIVED BY P.C.

APPLICANT	APPLICANT ADDRESS	APPLICANT PHONE NUMBER
H.L. Electric	500 Litchfield Rd Bowdoin Me 04287	
PROPERTY OWNER	**OWNER'S ADDRESS**	**OWNER'S PHONE NUMBER**
Steven Plourde	92 old Lisbon Rd Topsham	
LOCATION/PROPERTY ADDRESS	**TAX MAP & LOT NUMBER**	**PROPERTY USE**
92 Old Lisbon Rd	R2-68	Residential
CONTRACTOR		
H.L. Electric		
CONTRACTOR'S ADDRESS		
Same		
CONTRACTOR'S PHONE NUMBER		
666-8417		
CONTRACTOR'S LICENSE NUMBER		
MS 60010504		

ZONING

- [ ] R-1 URBAN RESIDENTIAL
- [ ] R-2 SUBURBAN RESIDENTIAL
- [ ] R-3 RURAL RESIDENTIAL
- [ ] UV UPPER VILLAGE
- [ ] MV MIDDLE VILLAGE
- [ ] LV LOWER VILLAGE
- [ ] MUC MIXED USE COMMERCIAL
- [ ] MUL MIXED USE LIMITED
- [x] RCU RURAL COMMERCIAL USE
- [ ] CC COMMERCIAL CORRIDOR
- [ ] I INDUSTRIAL

SHORELAND ZONES

- [ ] RP-RESOURCE PROTECTION
- [ ] LR-LIMITED RESIDENTIAL
- [ ] LC-LIMITED COMMERCIAL
- [ ] GD-GENERAL DEVELOPMENT
- [ ] SP-STREAM PROTECTION

OTHER SPECIAL ZONES

- [ ] HD-HISTORIC DISTRICT
- [ ] AP-AQUIFER PROTECTION
- [ ] MM-MOBILE HOME PARK

- [ ] FLOOD ZONE

PROJECT DESCRIPTION

if a licensed electrician is doing the work for this permit, that contractor must sign this application.

200 service upgrade

FEES

ALTERATIONS

Service Entrance	10.00	10.00
1-10 Fixtures	10.00	
11-20 Fixtures	15.00	
21-30 Fixtures	20.00	
*More Than 30 Fixtures		
*Additional Service Entrance		
Total Fee Amount		10.00

NEW CONSTRUCTION

Square Footage	
Number of Fixtures	
Residential	0.03 per sq. ft.
Commercial	0.05 per sq. ft.
Storage/Utility	1.00 per fixture
Total Fee Amount	

*Fees for more than 30 fixtures are charged at 1/2 the regular fee per square ft.
*Add $5.00 for each additional service entrance
*Minimum fee for all permits is $10.00
*Fees are rounded off to the nearest dollar amount

THE ELECTRICAL CONTRACTOR OR PROPERTY OWNER SHALL NOTIFY THE ELECTRICAL INSPECTOR(725-1723) 24 HOURS IN ADVANCE WHEN AN ELECTRICAL INSTALLATION IS READY FOR INSPECTION.

ELECTRICAL INSTALLATIONS, ALTERATIONS, OR ADDITIONS FOR WHICH A PERMIT IS REQUIRED, SHALL NOT BE USED UNTIL AFTER INSPECTION AND APPROVAL BY THE ELECTRICAL INSPECTOR

I HEREBY CERTIFY THAT THE INFORMATION IN THE APPLICATION IS COMPLETE AND CORRECT TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF.

SIGNATURE OF APPLICANT [signature] DATE 12-17-01

Initial SCP Initial DP

Docusign Envelope ID: 53767503-242B-8157-838F-49754A9693EA

92 OLD LISBON RD

Location	92 OLD LISBON RD	**Mblu**	R02/ 068/ / /
Acct#	2642	**Owner**	PLOURDE STEVEN C
Total Market Va...	$295,100	**PID**	2627
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2026	$235,000	$60,100	$295,100

Owner of Record

Owner	PLOURDE STEVEN C	Sale Price	$93,500
Co-Owner	PLOURDE DENISE M	Certificate	
Address	92 OLD LISBON RD TOPSHAM, ME 04086	Book & Page	1313/0236
		Sale Date	09/29/1994
		Instrument	1N

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
PLOURDE STEVEN C	$93,500		1313/0236	1N	09/29/1994

Building Information

Building 1 : Section 1

Year Built:	1900
Living Area:	1,813
Replacement Cost Less Depreciation:	$226,200

Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Stories:	1.75
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	

Initial SCP Initial DP

Docusign Envelope ID: 53767503-242B-8157-838F-49754A9693EA

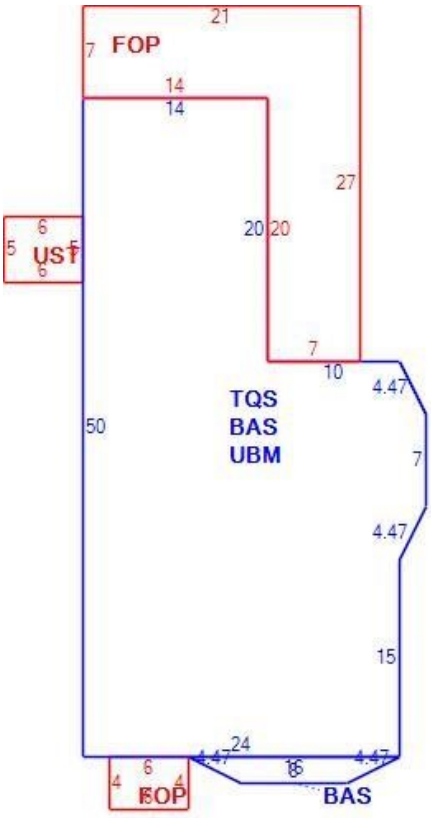
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7
Bath Style:	Average/Modern
Kitchen Style:	Average/Modern

Building Phc



(/photos/TopshamMEPhotos///0024/DSCN2806_24197.JPG)

Building Layout



(ParcelSketch.ashx?pid=2627&bid=2627)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,046	1,046
TQS	Three Quarter Story	1,022	767
FOP	Porch, Open, Finished	311	0
UBM	Basement, Unfinished	1,022	0

Initial SCP Initial DP

Docusign Envelope ID: 53767503-242B-8157-838F-49754A9693EA

UST	Utility, St[illegible]ge, Unfinish	30	0
		3,431	1,813

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	Single Fam MDL-01
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.87
Depth	
Total Market Land	$60,100

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Assessed Value**	**Bldg #**
FGR1	GARAGE-AVE			672.00 S.F.	$8,100	1
SHD1	SHED FRAME			220.00 S.F.	$700	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$235,000	$60,100	$295,100
2024	$235,000	$55,800	$290,800
2023	$199,700	$53,200	$252,900
2022	$199,700	$51,200	$250,900
2021	$167,000	$47,000	$214,000

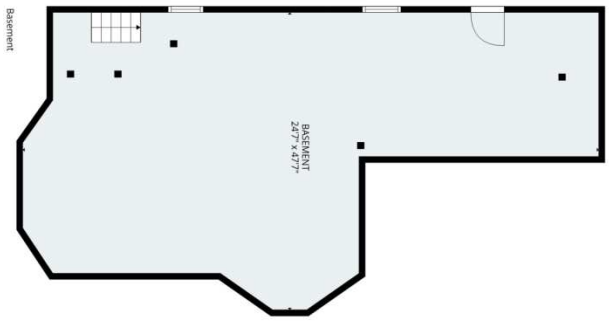
Valuation History

Exemptions			
Exemption Year	**Code**	**Description**	**Amount**
2007	30	HOMESTEAD	$25,000

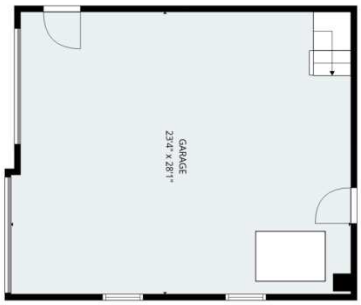
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Initial SCP Initial DP

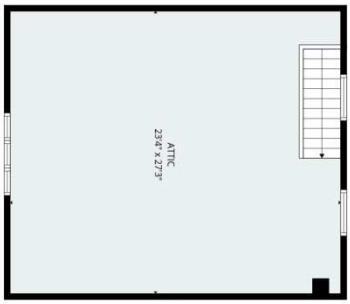
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Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

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Home data report

92 Old Lisbon Road, Topsham, Maine 04086, United States



Total Area: 2031 sq. ft

Basement: 0 sq. ft, 1st Floor: 1025 sq. ft, 2nd Floor: 1006 sq. ft

Excluded: Basement 898 sq. ft, Garage 696 sq. ft, Covered deck 346 sq. ft, Attic 688 sq. ft

Property summary

3 FLOORS

4 Bedrooms

1 Bathroom

Scan captured on Mon, 28 Sep 2026 22:11:29 GMT

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Home data report

92 Old Lisbon Road, Topsham, Maine 04086, United States

1 Half bath

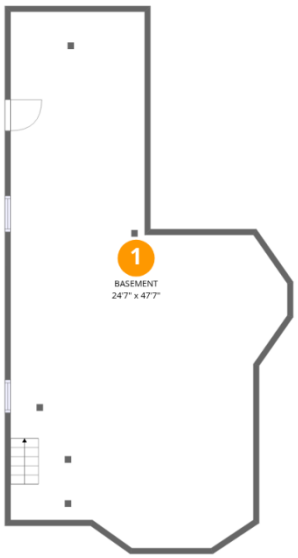
1 Garage

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Home data report

92 Old Lisbon Road, Topsham, Maine 04086, United States



Room dimensions

Floor 1 Below grade

Total:0sqft **Excluded:** 898sqft

#		Dimensions	sqft	Counted as living area
1	Basement	24'7" x 47'7"	829 sq. ft	No

Initial SCP Initial DP

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Home data report

92 Old Lisbon Road, Topsham, Maine 04086, United States



Room dimensions

Floor 2

Total:1025sqft **Excluded:** 1042sqft

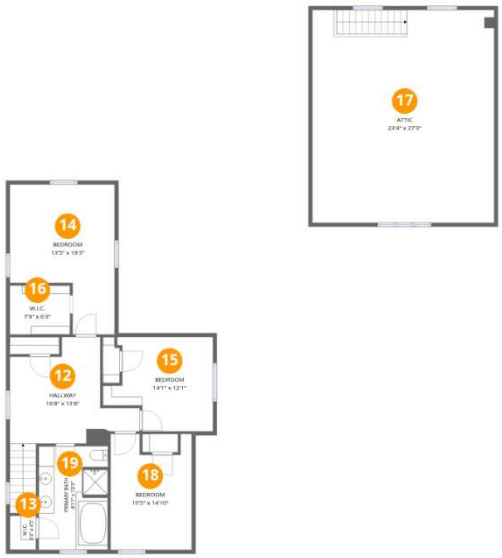
#		Dimensions	sqft	Counted as living area
2	Kitchen	13'5" x 15'7"	187 sq. ft	Yes
3	Bath	5'4" x 7'3"	38 sq. ft	Yes
4	Covered Deck	20'9" x 26'5"	346 sq. ft	No
5	Entry	7'10" x 5'1"	40 sq. ft	Yes
6	Garage	23'4" x 28'1"	644 sq. ft	No
7	Dining Area	11'7" x 13'8"	149 sq. ft	Yes
8	Bedroom	14'1" x 13'8"	149 sq. ft	Yes
9	Living Room	15'11" x 15'9"	241 sq. ft	Yes
10	Foyer	7'1" x 13'3"	92 sq. ft	Yes
11	W.I.C.	5'4" x 3'10"	20 sq. ft	Yes

Initial SCP Initial DP

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Home data report

92 Old Lisbon Road, Topsham, Maine 04086, United States



Room dimensions

Floor 3

Total:1006sqft **Excluded:** 688sqft

#		Dimensions	sqft	Counted as living area
12	Hallway	16'8" x 13'8"	183 sq. ft	Yes
13	W.I.C.	3'4" x 4'5"	15 sq. ft	Yes
14	Bedroom	13'5" x 19'3"	205 sq. ft	Yes
15	Bedroom	14'1" x 12'1"	139 sq. ft	Yes
16	W.I.C.	7'9" x 6'3"	48 sq. ft	Yes
17	Attic	23'4" x 27'3"	636 sq. ft	No
18	Bedroom	10'5" x 14'10"	141 sq. ft	Yes
19	Primary Bath	8'11" x 13'3"	116 sq. ft	Yes

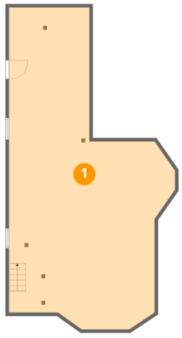
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Home data report

92 Old Lisbon Road, Topsham, Maine 04086, United States

1 Floor 1 - Basement



Dimensions: 24'7" x 47'7"
Area: 829 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 - Kitchen



Dimensions: 13'5" x 15'7"
Area: 187 sq. ft
Counted as living area: Yes

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

Initial SCP Initial DP

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Home data report

92 Old Lisbon Road, Topsham, Maine 04086, United States

3 Floor 2 - Bath



Dimensions: 5'4" x 7'3"
Area: 38 sq. ft
Counted as living area: Yes

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

4 Floor 2 - Covered Deck



Dimensions: 20'9" x 26'5"
Area: 346 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 2 - Entry



Dimensions: 7'10" x 5'1"
Area: 40 sq. ft
Counted as living area: Yes

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

Initial SCP Initial DP

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Home data report

92 Old Lisbon Road, Topsham, Maine 04086, United States

6 Floor 2 - Garage



Dimensions: 23'4" x 28'1"
Area: 644 sq. ft
Counted as living area: No

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

7 Floor 2 - Dining Area



Dimensions: 11'7" x 13'8"
Area: 149 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: 14'1" x 13'8"
Area: 149 sq. ft
Counted as living area: Yes

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

Initial SCP Initial DP

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Home data report

92 Old Lisbon Road, Topsham, Maine 04086, United States

9 Floor 2 - Living Room



Dimensions: 15'11" x 15'9"
Area: 241 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 - Foyer



Dimensions: 7'1" x 13'3"
Area: 92 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 - W.I.C.



Dimensions: 5'4" x 3'10"
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

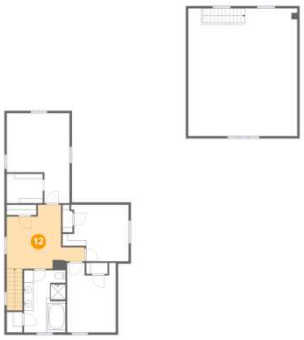
Initial SCP Initial DP

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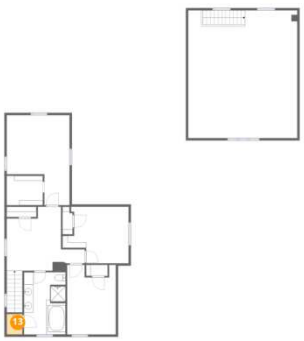
12 Floor 3 - Hallway



Dimensions: 16'8" x 13'8"
Area: 183 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 - W.I.C.



Dimensions: 3'4" x 4'5"
Area: 15 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 - Bedroom



Dimensions: 13'5" x 19'3"
Area: 205 sq. ft
Counted as living area: Yes

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

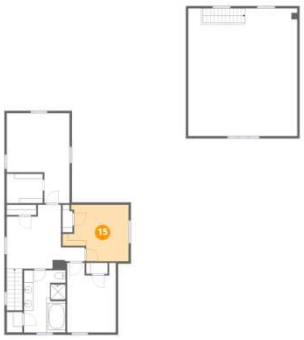
Initial SCP Initial DP

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Home data report

92 Old Lisbon Road, Topsham, Maine 04086, United States

15 Floor 3 - Bedroom



Dimensions: 14'1" x 12'1"
Area: 139 sq. ft
Counted as living area: Yes

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

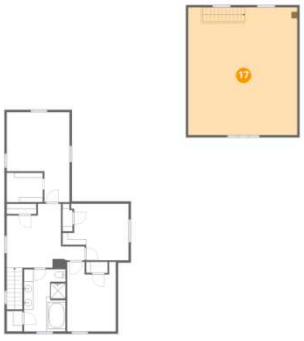
16 Floor 3 - W.I.C.



Dimensions: 7'9" x 6'3"
Area: 48 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 3 - Attic



Dimensions: 23'4" x 27'3"
Area: 636 sq. ft
Counted as living area: No

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

Initial SCP Initial DP

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Home data report

92 Old Lisbon Road, Topsham, Maine 04086, United States

18 Floor 3 - Bedroom



Dimensions: 10'5" x 14'10"
Area: 141 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 - Primary Bath



Dimensions: 8'11" x 13'3"
Area: 116 sq. ft
Counted as living area: Yes

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

Initial SCP Initial DP