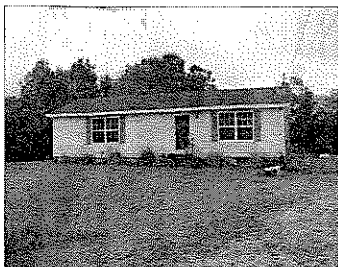


**Single Family PUBLIC SYNOPSIS**



**MLS#:** 947208  
 19 Porter Street, Searsport, ME 04974

**Status:** Current  
**Kickout:** No  
**List Price:** \$ 115,000

**Directions:** Going East on Rt 1 out from Searsport, turn Left onto Old Rt One, across from Angler's Restaurant, turn Left onto Porter Street. Home on Right.

**Neigh'd/Assoc:** **Assoc. Fee /Mo:**

**General/Land Information**

**Style:** Ranch  
**#Rooms:** 5      **#Bedrooms:** 2      **#Baths:** F = 1 3/4 = 0 1/2 = 1  
**Foundation Sz /-:** 28X48      **Year Built /-:** 1996  
 SqFt Fin. Above Grade+/-: 1248      SqFt Fin. Below Grade+/-: 0      SqFt Fin. Total+/-: 1248  
 Source of Square Footage: Public Record  
 Other Details: Under sink on left.  
**Color:** Gray      **Lot Size (Acr) /-:** 1.800      **Road Frontage /-:**  
**Surveyed:** Unknown      **Seasonal:** No      **Zone:** residential  
**Flood Zone:** Unkn      **Water Body:**  
**WtrFrt:** No      **Amt Wtr Frntge /-:**      **WF Shared /-:**      **WF Owned /-:**

**Interior Information**

	<b>KT</b>	<b>DN</b>	<b>LR</b>	<b>FR</b>	<b>MBR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>5BR</b>	<b>OT</b>
<b>Level:</b>	1	1	1		1	1				B
<b>Size:</b>										
<b>Cathedral Ceil:</b>	No		<b>Skylight:</b> No	<b>Fireplace:</b> 0		<b>Wood Stove:</b> No		<b>Wood Stove HU:</b> No		
<b>Appliances:</b>										

**Remarks**

Set back off the road is this 1996 modular ranch. Full foundation, shed/workshop and 2 bed 1.5 bath home waits for your finishing touches. Sold AS-IS.

**Property Features - NOTE: Check Detail Reports for complete list of features.**

<b>Site:</b> Level, Open	<b>Basement Info:</b> Full
<b>Driveway:</b> Gravel	<b>Foundation Mtrls:</b> Poured Concrete
<b>Parking:</b> On Site, 1-10 Spaces	<b>Exterior:</b> Vinyl Siding
<b>Location:</b> Near Shopping, Neighborhood, Rural	<b>Roof:</b> Pitched, Shingle
<b>Uses:</b> Residential	<b>Heat System:</b> Forced, Hot Air
<b>Restrictions:</b>	<b>Heat Fuel:</b> Oil
<b>Recreational Water:</b>	<b>Water Heater:</b> Electric
<b>Roads:</b> Public	<b>Cooling:</b> No Cooling
<b>Transportation:</b>	<b>Floors:</b> Vinyl, Partially Carpeted
<b>Electric:</b> Circuit Breakers	<b>Vehicle Storage:</b> Off Street Parking
<b>Gas:</b> No Gas	<b>Amenities:</b> 1ST Floor Bedroom, Laundry-1st Floor, Out Building
<b>Sewer:</b> Private	<b>Accessibility Amenities:</b>
<b>Water:</b> Public	<b>Equipment:</b>
<b>Construction:</b> Modular Prefab	

**Tax/Deed/Community Information**

**Book/Page/Partial:** 1604/308/No      **Map/Block/Lot:** 7/28-B      **Tax Amount/Yr:** \$ 1,714 / (2008)  
**Tax Reduction:** No      **School:** SAD

**Off Market Information**

**Information Provided by: Hilary Tarr 007953 HT**



**Office:** Maine Choice Realty 1906      **Office:** 207-368-4333  
**Agent Phone:** 207-368-4333      **Agent Cell:** 207-356-3444  
**Email:** Hilary@MaineChoiceRealty.us      **Virtual Tour:**

**LAgin:** HT      **List Office:** Maine Choice Realty



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Printed: 08/25/09



# SELLER'S 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 the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.**

PROPERTY LOCATED AT: 19 Porter Street, Searsport, ME 04974

## SECTION I. WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal \_\_\_\_\_  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

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

Pump:  Yes  No  N/A Quantity: \_\_\_\_\_  Yes  No  Unknown  
Quality:  Yes  No  Unknown

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

WATER TEST: Have you had the water tested? \_\_\_\_\_  Yes  No

IF YES: Date of most recent test: N/A Are test results available? \_\_\_\_\_  Yes  No

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation?  Yes  No

IF YES, are test results available? \_\_\_\_\_  Yes  No

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

• IF PRIVATE:

INSTALLATION: Location: N/A

Installed BY: N/A

DATE of Installation: N/A

What is the source of your information: N/A

USE: Number of Persons currently using system? 0

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

COMMENTS: The seller acquired the property through a foreclosure sale. Property sold AS IS.

## SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM:  Public  Private  Quasi-Public \_\_\_\_\_  Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions? \_\_\_\_\_  Yes  No

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

• IF PRIVATE:

TANK:  Septic Tank  Holding Tank  Cesspool  Other: Unknown

Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: \_\_\_\_\_

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: Unknown OR  Unknown Date of Installation: Unknown

Date of Last Servicing: Unknown Name of Company Servicing Tank: Unknown

Date Last Pumped: Unknown Have you experienced any malfunctions? \_\_\_\_\_  Yes  No

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

LEACH FIELD: \_\_\_\_\_  Yes  No  Unknown

IF YES: Location: Unknown

Date of installation of leach field: Unknown Installed By: Unknown

Date of Last Servicing: Unknown Name of Service Company: Unknown

Have you experienced any malfunctions? \_\_\_\_\_  Yes  No

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

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? \_\_\_\_\_  Yes  No

IF YES, is it available? N/A

SOURCE OF INFORMATION: Town

COMMENTS: The seller acquired the property through a foreclosure sale. Property sold AS IS.

IS SYSTEM LOCATED IN A SHORELAND ZONE?: \_\_\_\_\_  Yes  No  Unknown

Is System located in a Coastal Shoreland Zone? \_\_\_\_\_  Yes  No  Unknown

8/2008

Page 1 of 3 - SPD Buyer(s) Initials \_\_\_\_\_

Seller(s) Initials \_\_\_\_\_

Maine Choice Realty 118 Moosehead Trail, Newport ME 04953

Phone: (207) 368-4333

Fax: (207) 368-4533

19 Porter Stre

Hilary Tarr

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

**SECTION III. HEATING SYSTEM(S)/SOURCE(S)**

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA Upstairs	FHA Basement		
Age of system(s)/source(s)	Unknown	Unknown		
Name of company that services system(s)/source(s)	Unknown	Unknown		
Date of most recent service call	Unknown	Unknown		
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	Unknown	Unknown		
Malfunction per system(s)/source(s) within past 2 years	Unknown	Unknown		
Other pertinent information	None	None		

Buried Oil Supply Line:  Yes  No  Unknown Sleeced:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown Age: 1996 Last Cleaned: Unknown  
 Is more than one heat source vented through one flue?  Yes  No  Unknown Had a chimney fire:  Yes  No  Unknown  
 Has chimney been inspected?  Yes  No  Unknown; If Yes, when: N/A

COMMENTS: **The seller acquired the property through a foreclosure sale. Property sold AS IS.**

**SECTION IV. HAZARDOUS MATERIAL**

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

**A. UNDERGROUND STORAGE TANKS - Current or previously existing:**

Are there now, or have there ever been, any underground storage tanks on your property?  Yes  No  Unknown

IF YES: Are tanks in current use?  Yes  No

IF NO above: How long have tank(s) been out of service? N/A

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

Age of tank(s): N/A Size of tank(s): N/A

Location: N/A

Have you experienced any problems such as leakage? N/A

Are tanks registered with the Dept. of Environmental Protection?  Yes  No  Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.P.?  Yes  No  Unknown

Comments: **The seller acquired the property through a foreclosure sale. Property sold AS IS.**

**B. ASBESTOS - Current or previously existing:**

- as insulation on the heating system pipes or duct work?  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

IF YES: Source of Information: N/A

COMMENTS: **The seller acquired the property through a foreclosure sale. Property sold AS IS.**

**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: **Property sold AS IS.**

**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: **Property sold AS IS.**

**E. LEAD-BASED PAINT/PAIN HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochureform and Maine Lead Warning for more information)**

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 the basis for the determination: N/A

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

IF YES, describe: N/A

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

COMMENTS: **The seller acquired the property through a foreclosure sale. Property sold AS IS.**

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL:  Yes  No  Unknown
- LAND FILL:  Yes  No  Unknown
- RADIOACTIVE MATERIAL:  Yes  No  Unknown

OTHER: The seller acquired the property through a foreclosure sale. As Is

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

**SECTION V. GENERAL INFORMATION**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private road/homeowner associations or restrictive covenants?  Yes  No  Unknown

IF YES: Explain: N/A

What is your source of information: Seller

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

IF YES: Explain: N/A

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: Satellite
- Year Built: 1996 How long has Seller owned it: 2009
- Roof: Year Built - Structure: 1996 Age - Shingles: 1996  
Moisture or leakage: None seen.  
Comments: The seller acquired the property through a foreclosure sale. As Is
- Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: Sold as-is  
Moisture or leakage since you owned the property:  Yes  No  Unknown Comments: Sold as-is  
Knowledge of prior moisture or leakage:  Yes  No  Unknown Comments: Sold as-is
- Mold: Has the property ever been tested for mold?  Yes  No  Unknown If YES, are test results available?  Yes  No
- Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown
- Has the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No
- Manufactured Housing: Mobile Home -  Yes  No Modular:  Yes  No
- KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: The seller acquired the property through a foreclosure sale. Property is being sold in an "as is" condition. The seller does not make any representations or warranties as to the condition of the property.

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

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

**SECTION VI. ADDITIONAL INFORMATION**

The seller acquired the property through a foreclosure sale. Property is being sold in an "as is" condition. The seller does not make any representations or warranties as to the condition of the property.

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.~~

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.

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



**COMMITMENT**

**EXHIBIT A**

**Number: 17143/611**

A certain lot or parcel of land together with the buildings thereon situated in Searsport in the County of Waldo and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at a 5/8 inch rebar located on the northeasterly side of the Porter Road, so-called, at the southwesterly corner of land, now or formerly of Derrick W. and Wendy L. Dunbar (Waldo County Registry of Deeds Book 1133, Page 282); thence S 23° 41' 44" E along the northeasterly side of the Porter Road two hundred (200) feet to an iron stake; thence N 72° 50' 07" E four hundred (400) feet to an iron stake; thence N 72° 50' 07" E four hundred (400) feet to an iron stake; thence N 23° 41' 44" W two hundred (200) feet to an iron stake located on the southeasterly line of land of Dunbar; thence S 72° 50' 07" W four hundred (400) feet to the place of beginning.



FOR ASSESSMENT PURPOSES ONLY