Docusign Envelope ID: F4D8D2A5-0783-87FB-8122-FF3310CAA6C4

PROPERTY LOCATED AT: **15 Hatch Rd, Lisbon, ME 04250-6211**

# 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: **09/11/2026** 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: Arsenic discovered in well water**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Back right corner of lot (see attached maps)**
Installed by: **Sunco Pump & Well Drilling**
Date of Installation: **July 11, 2011**

USE: Number of persons currently using system: **4**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **Well is 138' deep, 140' casing, 20GPM, pump replaced 1-15-2025 set at 100'**

Source of Section I information: **Seller**

PROPERTY LOCATED AT: **15 Hatch Rd, Lisbon, ME 04250-6211**

## 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: **Front yard (see HHE200)** OR ☐ Unknown

Date installed: **2011** Date last pumped: **06/24/2022** Name of pumping company: **Maine Septic**

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: **Front yard (see attached HHE200 design)**

Date of installation of leach field: **2011** 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 and HHE200**

PROPERTY LOCATED AT: **15 Hatch Rd, Lisbon, ME 04250-6211**

## 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 Boiler** | **Stove** | **Stove** | **Domestic HW Tank** |
| Age of system(s) or source(s) | **5/2011** | **March 2026** | **February 2026** | **2/11/2019** |
| TYPE(S) of Fuel | **#2 Oil** | **Wood Pellets** | **Wood Pellets** | **Heat Pump (Electric)** |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | **375± gallons before system 2** | **2 tons of pellets---> Shared with system 3** | **<--- shared with system 2** | **Part of power bill** |
| Name of company that services system(s) or source(s) | **Crossman's Heat** | **Buy the Fire** | **Buy the Fire** | **None needed** |
| Date of most recent service call | **09/17/2025** | **11/04/2025** | **None needed yet** | **None needed** |
| Malfunctions per system(s) or source(s) within past 2 years | **None known** | **None known** | **None known** | **None known** |
| Other pertinent information | **New Yorker boiler Beckett Burner** | **Main floor Quadra-Fire** | **finished basement Harmon** | **basement** |

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): ..... [ ] Yes [X] 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: _____

Date chimney(s) last cleaned: _____

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

Has vent(s) been inspected? ..... [ ] Yes [X] 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: _____

Docusign Envelope ID: F4D8D2A5-0783-87FB-8122-FF3310CAA6C4



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

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

Comments: **Other than the 1,000 gallon septic tank disclosed in Section II, no other known tanks exist.**

Source of information: **Seller and HHE200**

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

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

Comments: **None**

Source of information: **Seller**

**C. RADON/AIR** - Current or previously existing:

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

If Yes: Date: **September 11, 2026** By: **Buyer's inspector**

Results: **7-8 pCi/L**

If applicable, what remedial steps were taken? **None yet. (foundation prepped for mitigation system)**

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

Are test results available? ☐ Yes ☒ No

Results/Comments: **Buyer's inspector reported 7-8 pCi/L and needs a radon mitigation system installed**

Source of information: **Buyer agent from terminated PNS**

**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: **None**

Source of information: **Seller**

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

Comments: **None**

Source of information: **Seller**



Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Docusign Envelope ID: F4D8D2A5-0783-87FB-8122-FF3310CAA6C4



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

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

If Yes, describe location and basis for determination:

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

If Yes, describe:

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

Comments: **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: **ROW to Androscoggin River**

Source of information: **Registry of Deeds**

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 (Public road)**

Docusign Envelope ID: F4D8D2A5-0783-87FB-8122-FF3310CAA6C4



## 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: **23001C0344E** Year: **7/8/2013** (Attach a copy)

Comments: **None**

Source of Section VI information: **FIRMette**



Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Docusign Envelope ID: F4D8D2A5-0783-87FB-8122-FF3310CAA6C4

PROPERTY LOCATED AT: **15 Hatch Rd, Lisbon, ME 04250-6211**

## 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 available to most primary occupant owners after 1st 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: **2011** What year did Seller acquire property? **2011**

Roof: Year Shingles/Other Installed: **2011**

Water, moisture or leakage: **None**

Comments: **None**

Foundation/Basement:

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

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

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

Comments: **None**

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

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

Comments: **Terminated buyer agent reports attic mold (PuroClean quoted $7,500± to fix)**

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

Comments: **30 AMP Generator plug-in**

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

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

Comments: **Bat abatement performed 9/21/2021 by A&D Construction. Sealed access point.**

Buyer Initials _____  Seller Initials Initial JT Initial EC S

Docusign Envelope ID: F4D8D2A5-0783-87FB-8122-FF3310CAA6C4

PROPERTY LOCATED AT: **15 Hatch Rd, Lisbon, ME 04250-6211**

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

**Fiber Optic with Fidium installed underground in fall of 2025.**

**See attached tax map, survey, deed, FIRMette map, floorplans, well report, HHE200 septic design, assessor record, zoning map, 2026 tax bill**

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: Sep 16, 2026

SELLER 348AG88R7FCC4D8... DATE — **Justin T. Stowe**

Signed by: Sep 16, 2026

SELLER EBB2AHF2C4E440A... DATE — **Elaine C. Stowe**

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

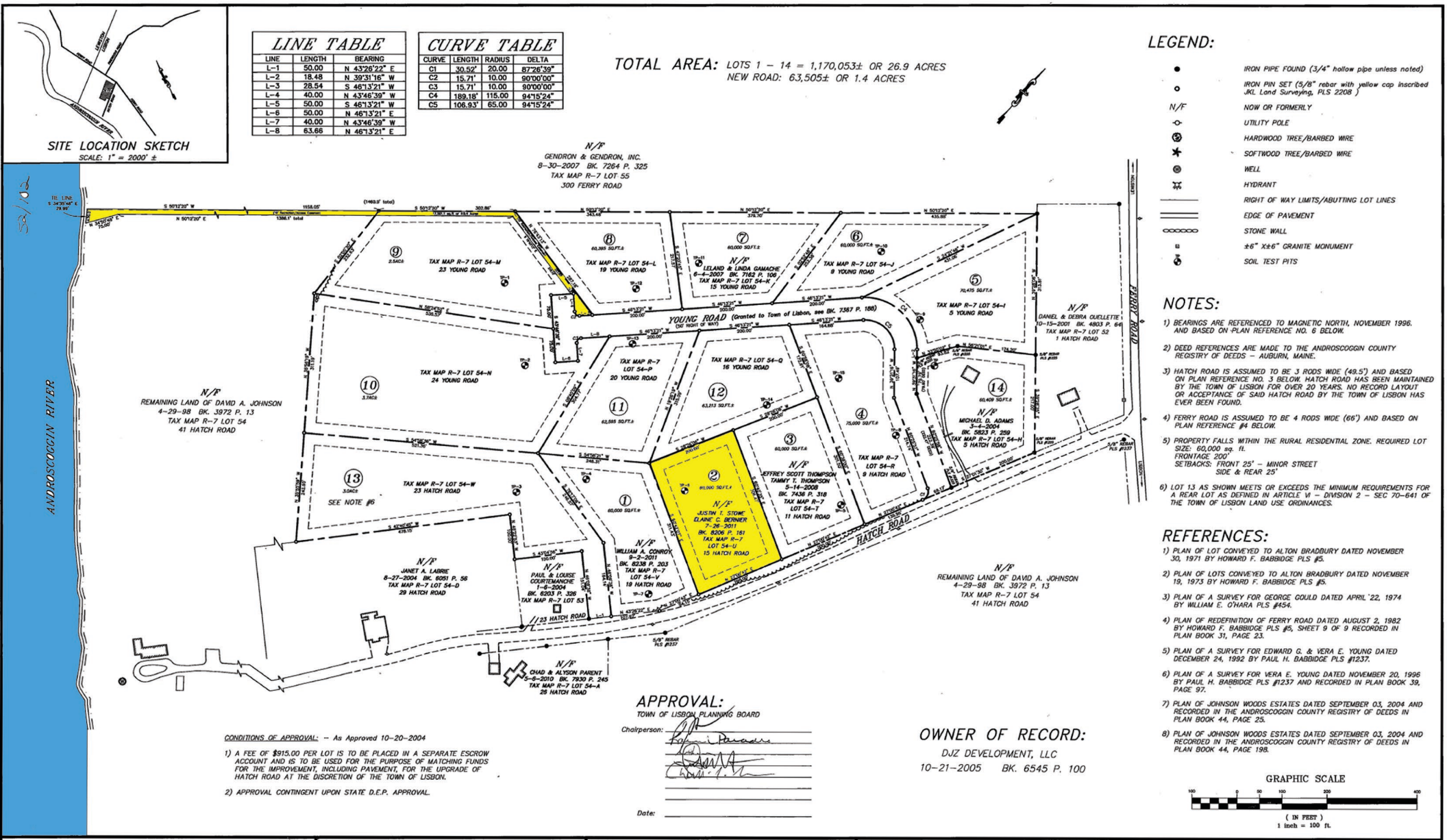
BUYER DATE

BUYER DATE



**Maine Association of REALTORS®/Copyright © 2026.**
All Rights Reserved. Revised October 2025.

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com


SITE LOCATION SKETCH
SCALE: 1" = 2000' ±
LINE TABLE
CURVE TABLE
TOTAL AREA: LOTS 1 – 14 = 1,170,053± OR 26.9 ACRES
NEW ROAD: 63,505± OR 1.4 ACRES
LEGEND:
IRON PIPE FOUND (3/4" hollow pipe unless noted)
IRON PIN SET (5/8" rebar with yellow cap inscribed JKL Land Surveying, PLS 2208 )
N/F NOW OR FORMERLY
UTILITY POLE
HARDWOOD TREE/BARBED WIRE
SOFTWOOD TREE/BARBED WIRE
WELL
HYDRANT
RIGHT OF WAY LIMITS/ABUTTING LOT LINES
EDGE OF PAVEMENT
STONE WALL
±6" X±6" GRANITE MONUMENT
SOIL TEST PITS
ANDROSCOGGIN RIVER
FERRY ROAD
YOUNG ROAD (Granted to Town of Lisbon, see BK. 7367 P. 188)
HATCH ROAD
N/F GENDRON & GENDRON, INC. 8-30-2007 BK. 7264 P. 325 TAX MAP R-7 LOT 55 300 FERRY ROAD
N/F REMAINING LAND OF DAVID A. JOHNSON 4-29-98 BK. 3972 P. 13 TAX MAP R-7 LOT 54 41 HATCH ROAD
N/F LELAND & LINDA GAMACHE 6-4-2007 BK. 7162 P. 106 TAX MAP R-7 LOT 54-K 15 YOUNG ROAD
N/F DANIEL & DEBRA OUELLETTE 10-15-2001 BK. 4803 P. 64 TAX MAP R-7 LOT 52 1 HATCH ROAD
N/F MICHAEL D. ADAMS 3-4-2004 BK. 5823 P. 259 TAX MAP R-7 LOT 54-N 5 HATCH ROAD
N/F JUSTIN T. STONE ELAINE C. BERNIER 7-26-2011 BK. 8206 P. 151 TAX MAP R-7 LOT 54-U 15 HATCH ROAD
N/F JEFFREY SCOTT THOMPSON TAMMY T. THOMPSON 5-14-2008 BK. 7438 P. 318 TAX MAP R-7 LOT 54-T 11 HATCH ROAD
N/F WILLIAM A. CONROY 9-2-2011 BK. 8238 P. 203 TAX MAP R-7 LOT 54-V 19 HATCH ROAD
N/F PAUL & LOUISE COURTEMANCHE 1-6-2004 BK. 6203 P. 326 TAX MAP R-7 LOT 53 23 HATCH ROAD
N/F JANET A. LABRIE 8-27-2004 BK. 6051 P. 56 TAX MAP R-7 LOT 54-D 29 HATCH ROAD
N/F CHAD & ALYSON PARENT 3-6-2010 BK. 7930 P. 245 TAX MAP R-7 LOT 54-A 26 HATCH ROAD
N/F REMAINING LAND OF DAVID A. JOHNSON 4-29-98 BK. 3972 P. 13 TAX MAP R-7 LOT 54 41 HATCH ROAD
TAX MAP R-7 LOT 54-M 23 YOUNG ROAD
TAX MAP R-7 LOT 54-L 19 YOUNG ROAD
TAX MAP R-7 LOT 54-J 9 YOUNG ROAD
TAX MAP R-7 LOT 54-I 5 YOUNG ROAD
TAX MAP R-7 LOT 54-P 20 YOUNG ROAD
TAX MAP R-7 LOT 54-Q 16 YOUNG ROAD
TAX MAP R-7 LOT 54-R 9 HATCH ROAD
TAX MAP R-7 LOT 54-N 24 YOUNG ROAD
TAX MAP R-7 LOT 54-W 23 HATCH ROAD
SEE NOTE #6
TILL LINE S 34°35'48" E 29.99'
S 50°13'20" W 1158.05' (1460.5' total)
N 50°13'20" E 1386.1' total
S 50°13'20" W 302.86'
N 50°13'20" E 435.82'
N 34°20'48" E 75.00'
N 39°31'16" W 28.54'
S 46°13'21" W 50.00'
N 43°46'39" W 63.66'
N 46°13'21" E 50.00'
S 43°46'39" E 40.00'
N 46°13'21" E 40.00'
S 46°13'21" W 50.00'
N 43°46'39" W 18.48'
N 46°13'21" E 50.00'
S 43°46'39" E 40.00

| | |
|---|---|
| Well Number | 114893 |
| Well Card No | 147830 |
| Town | LISBON |
| Well Address | 15 HATCH ROAD |
| Tax Map No | |
| Tax Map Lot No | |
| Drill Date | 6/30/11 |
| Drill Date Estimated | |
| Driller | C & R WELL DRILLING, INC. |
| Well Use | DOMESTIC |
| Well Type | GRAVEL |
| Well Construction | |
| Well Development | |
| Hydrofracture | |
| Casing Length (ft) | 140.00 |
| Overburden Thickness (ft) | |
| Well Depth (ft) | 138.00 |
| Yield Modifier | |
| Yield (gpm) | 20.00 |
| Yield Date | 6/30/11 |
| Static Level (ft) | |
| Static Level Date | |
| Vein1 Depth (ft) | 138.00 |
| Vein1 Yield (gpm) | 20.00 |
| Vein2 Depth (ft) | 0.00 |
| Vein2 Yield (gpm) | 0.00 |
| Vein2 Depth (ft) | 0.00 |
| Vein3 Yield (gpm) | 0.00 |
| Vein4 Depth (ft) | 0.00 |
| Vein4 Yield (gpm) | 0.00 |
| Replacement Well | |
| Geothermal Well | |
| Comment | |
| Location Method | GEOCODED STREET ADDRESS MAINE E911 |
| Location Accuracy | |
| Location Date | |
| Location Updated | |
| Latitude | 44.00821 |
| Longitude | -70.14795 |
| Date Entered | 7/11/11 |

# A & L LABORATORY INC.

CHEMICAL ANALYSIS & CONSULTING

P.O. Box 1507
3100 Hotel Road
Auburn, Maine 04211-1507

Telephone: (207) 784-5354
Fax: (207) 782-5561


## CERTIFICATE OF ANALYSIS

**Date Sampled** July 08, 2011 **Time Sampled** 7:30 AM **Sample ID** 181032

**Date Received** July 08, 2011 **Time Received** 1:00 PM **Date Reported** July 12, 2011

**Client Information** Hallmark Homes
PO Box 113
Topsham, Me 04086

**Temperature Upon Arrival** 21 °C

**Property Tested** 15 Hatch Rd-Lisbon, Me

**Sample Point** Kitchen/Bath

**This water is rated as:** Satisfactory

| PARAMETERS | METHOD NO. | LIMITS | RESULTS | DATE/TIME ANALYZED |
|---|---|---|---|---|
| Total Coliform | 9223* | ABSENT [0/100ML] | Absent | 7/8/2011 4:00:00 PM |
| E coli | 9223* | ABSENT [0/100ML] | Absent | 7/8/2011 4:00:00 PM |
| Nitrite-N | 4500-NO2B* | 1.0 mg/L | <0.10 mg/L | 7/8/2011 5:25:00 PM |
| Nitrate-N | 4500-NO3D* | 10.0 mg/L | <1.0 mg/L | 7/8/2011 4:50:00 PM |
| pH | 4500-H+B* | 6.5-8.5 | 7.4 pH Units | 7/8/2011 4:00:00 PM |
| Copper | 3111B* | 1.3 mg/L | 0.07 mg/L | N/A |
| Manganese | 3111B* | 0.05 mg/L | 0.02 mg/L | N/A |
| Iron | 3111B* | 0.30 mg/L | 0.07 mg/L | N/A |
| Chloride | 4500-ClB* | 250 mg/L | 15 mg/L | N/A |
| Hardness (EDTA) | 2340C* | 500 mg/L | 109 mg/L | N/A |
| Sodium | 3111B* | 100 mg/L | 18.4 mg/L | N/A |
| Lead *First Draw* | 3113B* | 0.015 mg/L | <0.005 mg/L | N/A |
| Arsenic | 3113B* | 0.010 mg/L | <0.005 mg/L | N/A |

**For an explantation of your water test result please see number(s) 1. on the attached EXPLANATION SHEET All other numbers listed on the EXPLANATION SHEET do not apply to this water sample. The rating for this water test is based on the results of the above parameters.**

The test results are reported only for the samples as received by A & L Laboratory Inc. This report applies only to those samples taken at the time, place, and location supplied by the client on the information sheet. This report makes no expressed or implied warranty or guarantee as to the sampling technique used by the individuals performing the sampling. The client is solely responsible for the use and interpretation of these results and A & L Laboratory makes no expressed or implied warranties as to such use or interpretation. A & L Laboratory's liability extends only to the cost of the testing. This report shall not be reproduced, except in full, without written permission from A & L Laboratory Inc.

mg/L = milligrams per liter ml=milliliters < = less than >= greater than N/A = not applicable

Date/Time Analyzed applies only to paramters with less than a 72 hour hold time Note: * = NH ELAP Accredited Parameter

Certification Numbers: Maine - ME031 New Hampshire - 2501

Rev. 9/28/09 RLL

Jonathan T. Dyer
Laboratory Director

3061

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept.Health & Human Services
Div of Environmental Health , 11 SHS
(207) 287-5672 Fax: (207) 287-3165

## PROPERTY LOCATION

| | |
|---|---|
| City, Town, or Plantation | Lisbon |
| Street or Road | 15 Hatch Road |
| Subdivision, Lot # | MAP Lot #540 |

>> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW <<

LISBON PERMIT # 2829 STATE COPY

Date Permit Issued: 6/7/11 $ 215.00 FEE ☐ Double Fee Charged

Michael Cole L.P.I. # 01648
Local Plumbing Insector Signature

## OWNER/APPLICANT INFORMATION

Name (last, first, MI): Hallmark Homes ☑ Owner ☐ Applicant

Mailing Address of Owner/Applicant: P.O. Box 113, Topsham ME 04086

Daytime Tel. #: 729-1057

Municipal Tax Map # R7 Lot # 540

**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.

Robert Sherman for Hallmark Homes 6-6-11
Signature of Owner or Applicant (Rep) Date

**CAUTION: INSPECTION REQUIRED**

I have inspected the installation authoirzed above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. 6/16/11 (1st) date approved

Local Plumbing Inspector Signature (2nd) date approved

## PERMIT INFORMATION

**TYPE OF APPLICATION**

- ☑ 1. First Time System
- ☐ 2. Replacement System
  - Type replaced: ____
  - Year installed: ____
- ☐ 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**

1.5 Ac ☐ SQ. FT. ☑ ACRES

**SHORELAND ZONING**

☐ Yes ☑ No

**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

## DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

**TREATMENT TANK**

- ☑ 1. Concrete
  - ☑ a. Regular
  - ☐ b. Low Profile
- ☐ 2. Plastic
- ☐ 3. Other: ____

CAPACITY: 1000 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: 900 ☑ 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 facilites

- ☐ 3. Section 4G (meter readings)

ATTACH WATER METER DATA

**SOIL DATA & DESIGN CLASS**

PROFILE CONDITION: 7 / C

at Observation Hole # TP1

Depth 18 "

of Most Limiting Soil Factor

**DISPOSAL FIELD SIZING**

- ☐ 1. Medium---2.6 sq. ft. / gpd
- ☑ 2. Medium---Large 3.3 sq. f.t / gpd
- ☐ 3. Large---4.1 sq. ft. / gpd
- ☐ 4. Extra Large---5.0 sq. ft. / gpd

**EFFLUENT/EJECTOR PUMP**

- ☑ 1. Not Required
- ☐ 2. May Be Required
- ☐ 3. Required

Specify only for engineered systems:

DOSE: ____ gallons

**LATITUDE AND LONGITUDE**

at center of disposal area

Lat. 44 d 00 m 28 s

Lon. 70 d 08 m 35 s

if g.p.s, state margin of error: ____

## SITE EVALUATOR STATEMENT

I certify that on 6/2/11 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

| | | |
|---|---|---|
| Mark J. Hampton | 263 | 6/2/11 |
| Site Evaluator Signature | SE # | Date |
| Mark J. Hampton | 756-2900 | |
| Site Evaluator Name Printed | Telephone Number | E-mail Address |

Note : Changes to or deviations from the design should be confirmed with the Site Evaluator.



TR 59304

DEP Surcharge $15.00

3061

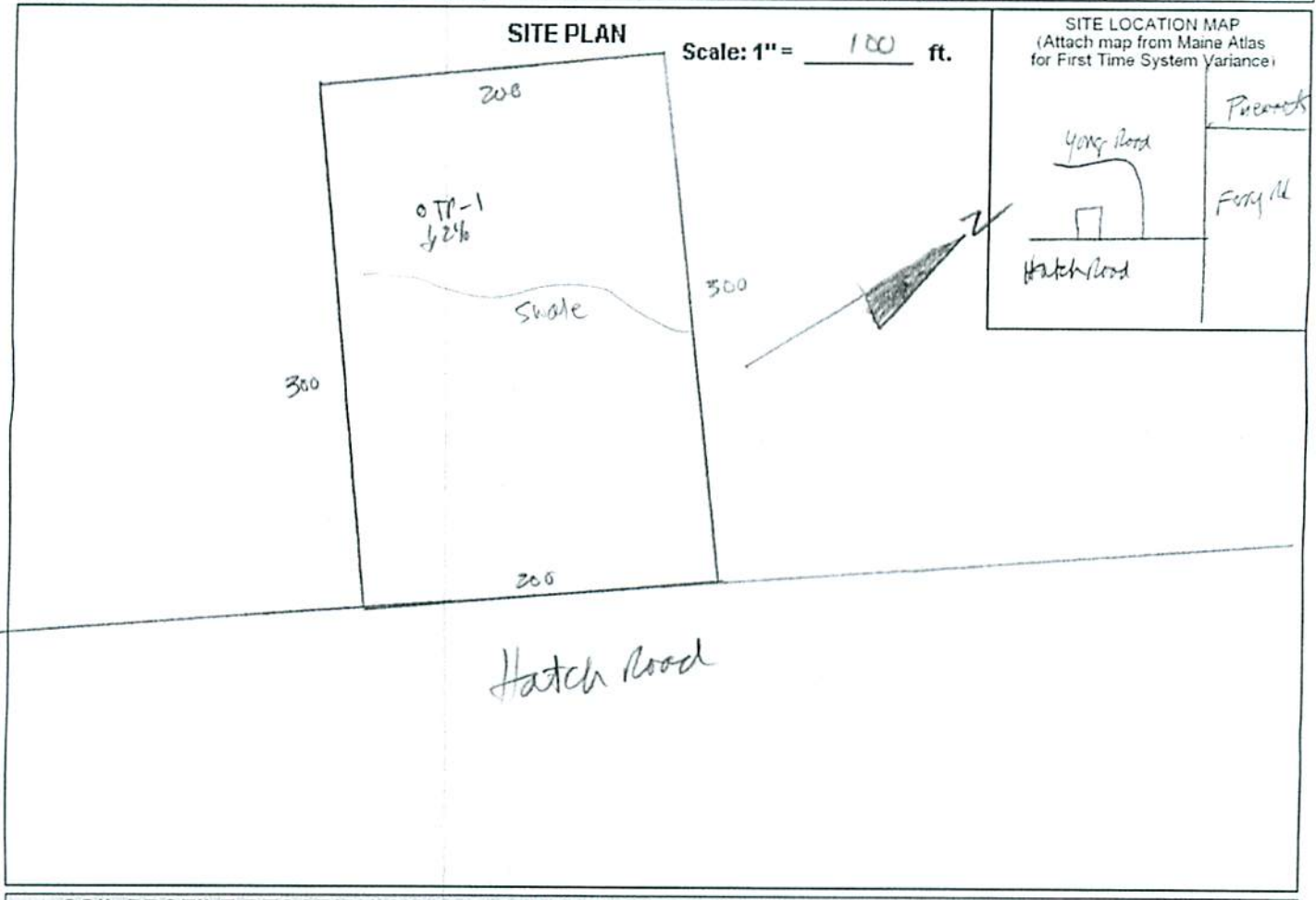
# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

| Town, City, Plantation | Street, Road, Subdivision | Owner or Applicant Name |
|---|---|---|
| Lisbon | Hatch Road | Hallmark Homes |

## SITE PLAN

Scale: 1" = 100 ft.




SITE LOCATION MAP
(Attach map from Maine Atlas for First Time System Variance)




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

Observation Hole # TP1 ☒ Test Pit ☐ Boring

" Depth of organic horizon above mineral soil

| Depth below mineral soil surface (inches) | Texture | Consistency | Color | Mottling |
|---|---|---|---|---|
| 0–6 | loamy Sand | Friable | Dark Brown | |
| 6–18 | loamy Sand | Friable | Brown | |
| 18–24 | fine Sandy loam | Firm | olive | common distinct |
| 24–30 | | | | |
| 30–36 | | | | |
| 36–42 | | | | |
| 42–48 | | | | |

| Soil Profile | Classification Condition | Slope Percent | Limiting Factor Depth | |
|---|---|---|---|---|
| 7 | C | 2 | 18" | ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock |

Observation Hole # _____ ☐ Test Pit ☐ Boring

" Depth of organic horizon above mineral soil

| Depth below mineral soil surface (inches) | Texture | Consistency | Color | Mottling |
|---|---|---|---|---|
| 0–6 | | | | |
| 6–12 | | | | |
| 12–18 | | | | |
| 18–24 | | | | |
| 24–30 | | | | |
| 30–36 | | | | |
| 36–42 | | | | |
| 42–48 | | | | |

| Soil Profile | Classification Condition | Slope Percent | Limiting Factor Depth | |
|---|---|---|---|---|
| | | | " | ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock |

Mark Hampton — Site Evaluator Signature
263 — SE #
6/12/11 — Date

3061

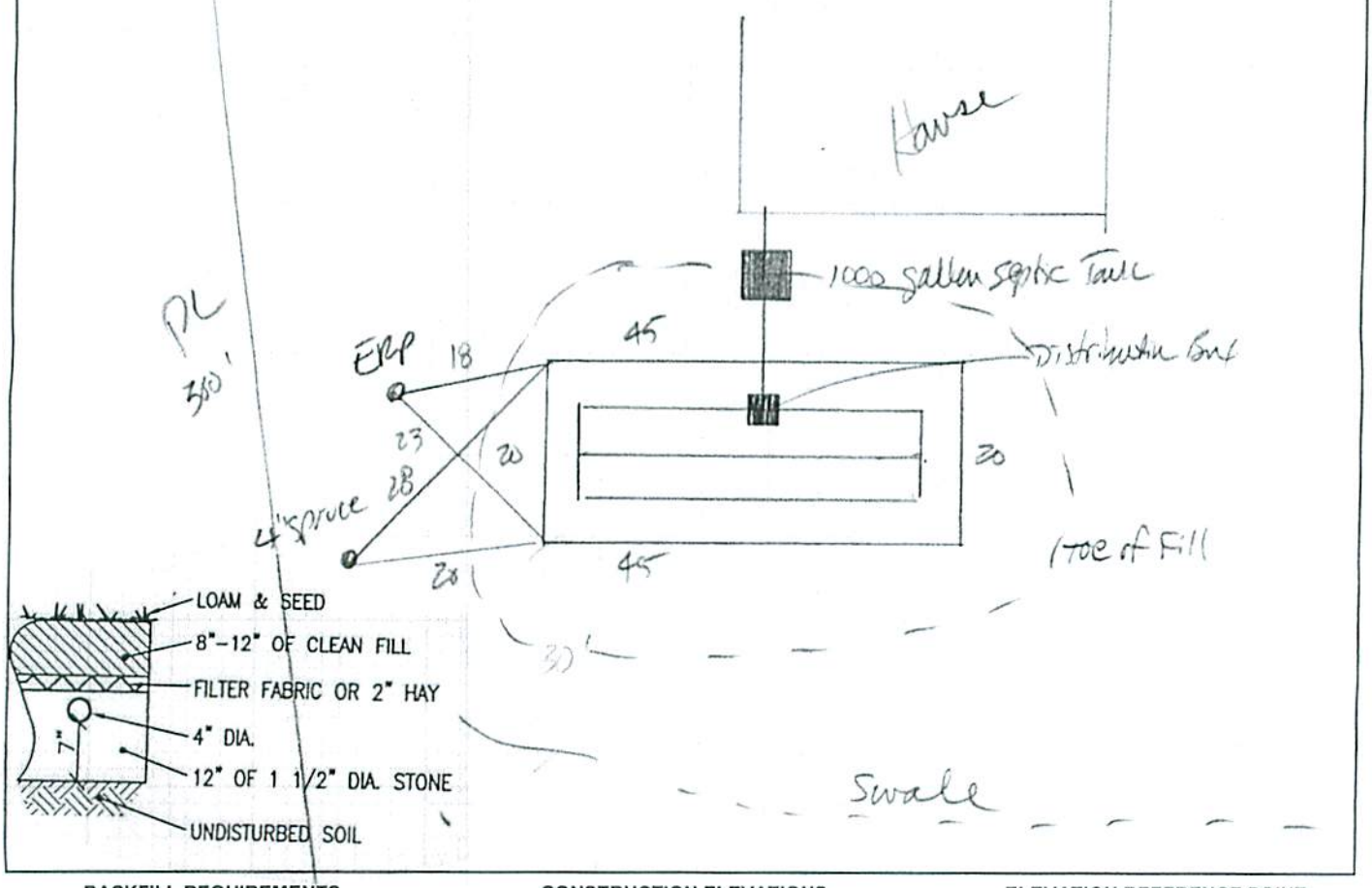
# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

| Town, City, Plantation | Street, Road, Subdivision | Owner or Applicant Name |
|---|---|---|
| Lisbon | Hatch Road | Hallmark Homes |

## SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 20 ft.

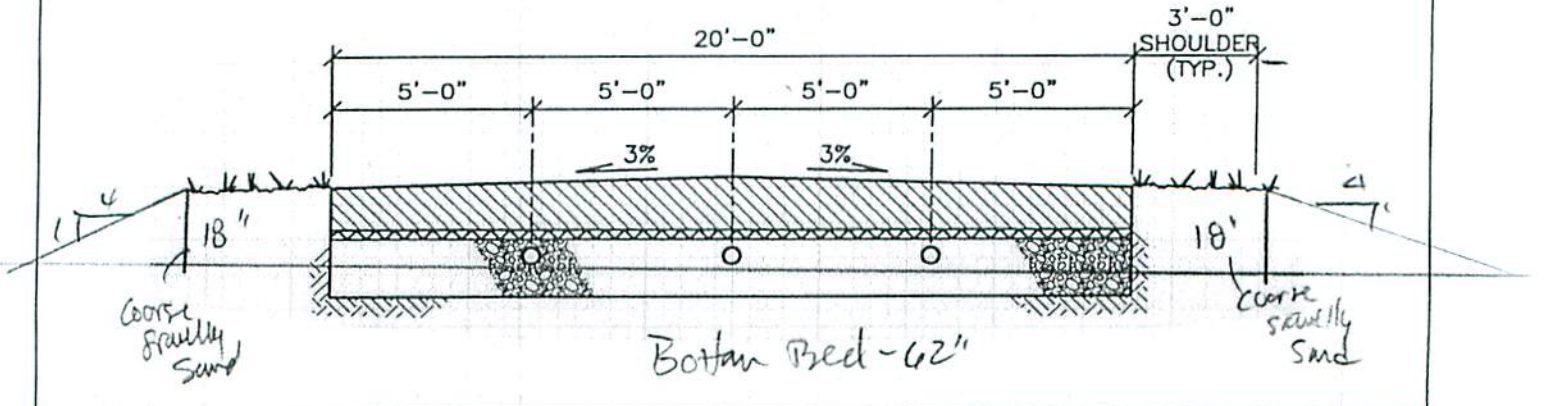



| BACKFILL REQUIREMENTS | | CONSTRUCTION ELEVATIONS | | ELEVATION REFERENCE POINT |
|---|---|---|---|---|
| Depth of Backfill (upslope) | 18" | Finished Grade Elevation | -41" | Location & Description: Nail 51' up 10" Hemlock |
| Depth of Backfill (downslope) | 18" | Top of Distribution Pipe or Proprietary Device | -51" | |
| DEPTHS AT CROSS-SECTION (shown below) | | Bottom of Disposal Field | -62" | Reference Elevation is: 0.0" or: |

Note: Materials and installation shall be in accordance with Maine Subsurface Wastewater Disposal Rules dated 01/11 as amended.

## DISPOSAL FIELD CROSS-SECTION

Scales:
Vertical: 1" = 3 ft.
Horizontal: 1" = 5 ft.




Mark Hampton — Site Evaluator Signature
263 — SE #
6/2/11 — Date

Bk 8206 Ps161 #12773
07-26-2011 @ 02:24p

# WARRANTY DEED

JOINT TENANCY
Maine Statutory Short Form

*KNOW ALL PERSONS BY THESE PRESENTS* that **Hallmark Homes Corp.** with a mailing address of 619 Lewiston Road, Topsham, Maine 04086 for consideration paid, grant to **Justin T. Stowe** and **Elaine C. Bernier,** both having a mailing address of 302B Maine Street, Brunswick, Maine 04011, with **WARRANTY COVENANTS, as joint tenants,** the land in Lisbon, in the County of Androscoggin and State of Maine, described as follows:

**A certain lot or parcel of land situated in Lisbon, Androscoggin County, Maine, and being more particularly bounded and described as follows:**

**Being lot numbered two (2) as depicted on a final subdivision plan of Johnson Woods Estates prepared by JKL Land Surveying of Mechanic Falls, Maine, dated September 3rd, 2004, which is recorded in Plan Book 44, Page 25, of the Androscoggin County Registry of Deeds, as amended by revision dated October 28th, 2005, and recorded in said Registry in Plan Book 44, Page 198.**

**The above described premises is subject to the conditions and restrictions more fully described as follows:**

1. **No lot shall contain more than one (1) single-family dwelling and appurtenances thereto. All dwellings shall have not less than One Thousand Seven Hundred (1,700) square feet of living space.**
2. **All lots shall be for residential purposes only. There shall be no business operated out of any home and no signs displayed advertising services except one sign not more than five (5) square feet advertising the property for sale.**
3. **Twenty (20) foot buffer strips between lots shall be perpetually undisturbed.**
4. **All construction plans must be approved by the developer.**
5. **All initial construction will be completed by the developer's builder.**
6. **All utilities will be underground.**
7. **No unregistered vehicles may be stored on property. Campers or recreational vehicles must be stored in a garage or behind dwelling.**
8. **No antennas or towers to exceed a height greater than three (3) feet above roof peak of house.**
9. **No animals except for household pets shall be kept and they shall not be maintained for commercial purposes.**
10. **Construction of one (1) outbuilding is allowed. Said building must be constructed of new material, painted and maintained in good conditions at all times.**
11. **Lawns and unimproved areas shall likewise be maintained in a clean and neat condition at all times. Any abandoned cars, junk, or other unsightly debris left or discarded on the property is prohibited.**

Meaning and intending to convey the same premises as described in a deed to Hallmark Homes Corp. from DJZ Development, LLC dated May 24, 2011 and recorded in the Androscoggin County Registry of Deeds in Book 8170, Page 251.

MAINE REAL ESTATE
TRANSFER TAX PAID

WITNESS my hand this 22nd day of July, 2011.

Witness

Hallmark Homes Corp.

By: Robert Sherman
Its: President

STATE OF MAINE
COUNTY OF SAGADAHOC, ss July 22, 2011

Personally appeared the above named Robert Sherman, in his capacity as President of Hallmark Homes Corp. and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of the Corporation.

Before me,

Notary Public/Attorney-at-Law

Richard C. Clerk, Esq.

**After recording return to:**
**Justin T. Stowe**
**Elaine C. Bernier**
**15 Hatch Road**
**Lisbon, ME 04250**

Z:wpdocu/clients/res/5573

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

Commitment Number: ME20100198

After Recording, Send To:
**BOSTON NATIONAL TITLE AGENCY**
**400 ROUSER RD**
**CORAOPOLIS PA 15108**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**R07-054-U**

## QUITCLAIM DEED WITH COVENANTS

Exempt: Section 4641-C(4): transfer between husband and wife

**Justin T. Stowe** and **Elaine C. Stowe who acquired title as Elaine C. Bernier**, hereinafter grantor, whose tax-mailing address is **15 Hatch Rd., Lisbon, ME 04250**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants with a quitclaim covenant to **Justin T. Stowe** and **Elaine C. Stowe**, husband and wife as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **15 Hatch Rd., Lisbon, ME 04250**, the property described below in the legal description and that Grantor's quitclaim covenant to the Grantees shall have the full force, meaning and effect of the following: Grantor, its heirs and assigns, will warrant and forever defend the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor and no other claims whatsoever:

**A certain lot or parcel of land situated in Lisbon, Androscoggin County, Maine, and being more particularly bounded and described as follows: Being lot numbered two (2) as depicted on a final subdivision plan of Johnson Woods Estates prepared by in Land Surveying of Mechanic Falls, Maine, dated September 3rd, 2004, which is recorded in Plan Book 44, Page 25. of the Androscoggin County Registry of Deeds, as amended by revision dated October 28th, 2005, and recorded in said Registry in Plan Book 44, Page 198.**
**Tax ID: R07-054-U**
**Property Address is: 15 Hatch Rd., Lisbon, ME 04250**

Prior instrument reference: **Official Records Book 8206, Page 161**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on April 16th, 2020:

Justin T. Stowe

Elaine C. Stowe

The Grantor's Spouse joins in the execution of this deed for the purpose of releasing all rights to the property conveyed, and of acknowledging that the Grantee is a bona fide purchaser of the property, pursuant to ME. REV. STAT. ANN. tit. 18, §2-202.

Signature of Grantor's Spouse

ELAINE C STOWE

Type or print name of Grantor's Spouse

STATE OF ME
COUNTY OF Androscoggin

The foregoing instrument was acknowledged before me on April 16th, 2020 by **Justin T. Stowe** and **Elaine C. Stowe** who are personally known to me or have produced Drivers Licenses as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public
**ALIX K SNYDER**

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. File Number: ME20100198.

ALIX K. SNYDER
Notary Public - Maine
My Commission Expires Nov 19, 2025

No Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

Bk 10100 Ps247 #8798
06-10-2019 @ 11:52a

# RECREATIONAL EASEMENT DEED

**David A. Johnson** with a mailing address at 41 Hatch Road, Lisbon, Maine 04250, and **DJZ Development, LLC**, a Maine Limited Liability Company with a mailing address c/o 41 Hatch Road, Lisbon, Maine 04250 (hereinafter collectively referred to as the "Grantor" which expression shall include their heirs, personal representatives, successors and assigns), for good and valuable consideration paid, grant to **Justin T. Stowe** and **Elaine C. Bernier,** both with a mailing address at 15 Hatch Road, Lisbon, Maine 04250 (hereinafter collectively referred to as "Grantee" which expression shall include their heirs, personal representatives, successors and assigns), a Ten (10) foot wide easement on the southwesterly side of Young Road, in the Town of **Lisbon**, County of **Androscoggin**, and State of **Maine**. Said easement is a non-exclusive perpetual right-of-way over, upon, and through a portion of the land now or formerly of David A. Johnson as described in a Deed dated April 29, 1998 recorded in the Androscoggin County Registry of Deeds at Book 3972, Page 13 and a portion of the land of DJZ Development, LLC as described in the Deed dated October 21, 2005 recorded in the said Registry of Deeds at Book 6545, Page 100 (the "Grantor Real Estate"). The portion of the Grantor Real Estate subject to the perpetual right-of-way is more fully described in Exhibit "A" attached hereto (the "Easement Area") and is for the benefit of the Grantee's real estate described as Lot 2 on the Final Subdivision Plan, Plan of Property, made for Johnson Woods Estates by JKL Land Surveying dated November 1, 2004 recorded in the said Registry of Deeds at Plan Book 44, Page 25, as amended pursuant to Final Subdivision Plan, Plan of Property, made for Johnson Woods Estates by JKL Land Surveying dated November 28, 2005 recorded in the said Registry of Deeds at Plan

Book 44, Page 198, and as further amended pursuant to Amended Subdivision Plan for Johnson Woods Estates – Revision II made by Davis Land Surveying, LLC dated March 12, 2018 recorded in the said Registry of Deeds at Plan Book 52, Page 102 (the "Plan"). Said Lot 2 being more fully described in a Warranty Deed from Hallmark Homes Corp. to Justin T. Stowe and Elaine C. Bernier dated July 22, 2011 recorded in the said Registry of Deeds at Book 8206, Page 161.

This Easement granted herein is given for the exclusive purpose of ingress and egress, to provide recreational access to and from the Androscoggin River. Access shall be on foot and by non-motorized vehicles. The Easement shall also grant to the Grantee the right to maintain and repair said Easement Area and to remove vegetation, growth, and other natural obstructions to the rights granted herein. This Easement is granted subject to the condition that the Grantee shall cause no unnecessary damage in connection with its use of the Easement Area and shall indemnify the Grantor from any claims or damages (including reasonable attorneys' fees) to persons or property arising out of or in connection with the Grantee's exercise of rights hereunder.

**In Witness Whereof,** the Grantors have hereunto set their hand this 5th day of June, 2019.

**Witness:**

Barbara J. Guardia

**David A. Johnson**

**DJZ Development, LLC**

Barbara J. Guardia

By: _____
David A. Johnson, Member

STATE OF MAINE
ANDROSCOGGIN, SS.

June 5, 2019

Personally appeared the above-named **David A. Johnson,** individually and in his capacity as Member of **DJZ Development, LLC**, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said entity.

Before me,

MAUREEN E. CATALANO, NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES 06-09-2019

Notary Public/ ~~Attorney-At-Law~~
Print Name:_____
My Commission Expires: _____

SEAL

**EXHIBIT A**

Easement over real estate of the Grantor located in Lisbon, County of Androscoggin, and State of Maine, extending in a southwesterly direction from the turnaround at the terminus of Young Road to the Androscoggin River, being more particularly described as follows:

**BEGINNING** at a 5/8" capped rebar inscribed PLS 2208 at the most northerly corner of the turnaround at the terminus of Young Road as depicted on a plan of Johnson Woods Estates – Amended Subdivision Revision II dated March 12, 2018 Davis Land Surveying, LLC and recorded in the Androscoggin County Registry of Deeds in Plan Book 52, Page 102. Said rebar also being N 43° 46' 39" W along the northeasterly sideline of the turnaround of said Young Road, a distance of forty and 00/100 feet (40.00') from another 5/8" capped rebar inscribed PLS 2208 at the end of a 10' radius curve at the entrance to said turnaround as depicted on said Plan;

**THENCE**, N 46° 13' 21" E a distance of six and 14/100 feet (6.14') to a point on the southwesterly sideline of Lot 8 as depicted on said Plan;

**THENCE**, N 76° 43' 13" W along the southwesterly sideline of said Lot 8, a distance of two hundred twenty-seven and 60/100 feet (227.60') to a 5/8" capped rebar inscribed PLS 2208 at the southwesterly corner of said Lot 8, the northwesterly corner of Lot 9 as depicted on said Plan, and the southeasterly sideline of land now or formerly of Gendron & Gendron, Inc. as described in a deed dated August 30, 2007 and recorded in said Registry in Book 7264, Page 325;

**THENCE**, S 50° 12' 20" W along the northwesterly sideline of said Lot 9 and the southeasterly sideline of said Gendron & Gendron, a distance of three hundred two and 86/100 feet (302.86') to a 5/8" capped rebar inscribed PLS 2208 at the southwesterly corner of said Lot 9;

**THENCE**, S 50° 12' 20" W along the southeasterly sideline of said Gendron & Gendron, a distance of one thousand one hundred fifty-eight and 05/100 feet (1,158.05') to a point on the northeasterly bank of the Androscoggin River at ordinary high water;

**THENCE**, southeasterly along the northeasterly bank of the Androscoggin River at ordinary high water, a distance of thirty feet more or less (±30') to a point. Said point also being on a tie line along the northeasterly bank of said river and being S 34° 35' 48" E a distance of twenty-nine and 99/100 feet (29.99') from the point in the previous course;

**THENCE**, N 34° 50' 48" E a distance of seventy-five and 00/100 feet (75.00') to an angle point;

**THENCE**, N 50° 12' 20" E along a line which is ten and 00/100 feet (10.00') southeasterly of and normal to the southeasterly sideline of said Gendron & Gendron, a distance of one thousand three hundred eighty-six and 10/100 feet (1,386.10') to an angle point. Said angle point also being S 13° 15' 27" E a distance of eleven and 18/100 feet (11.18') from the

aforementioned 5/8" capped rebar inscribed PLS 2208 at the southwesterly corner of Lot 8 and the northwesterly corner of Lot 9 as depicted on said Plan;

**THENCE**, S 76° 43' 13" E along a line which is ten and 00/100 feet (10.00') southerly of and normal to the southwesterly sideline of said Lot 8, a distance of two hundred sixteen and 12/100 feet (216.12') to the northwesterly sideline of the turnaround at the terminus of said Young Road;

**THENCE**, N 46° 13' 21" E along the northwesterly sideline of the turnaround at the terminus of said Young Road, a distance of five and 77/100 feet (5.77') to the **POINT OF BEGINNING.**

The above described right-of-way/access easement contains 0.40 acres, more or less. The bearings referred to above are referenced to Magnetic North 1996 and based on an Amended Subdivision Plan – Revision II of Johnson Woods Estates dated March 12, 2018 by Davis Land Surveying, LLC recorded IN Plan Book 52, Page 102.

Meaning and intending to describe only a portion of land as described in a deed to DJZ Development, LLC from David A. Johnson dated October 21, 2005 and recorded in the Androscoggin County Registry of Deeds in Book 6545, Page 100 and also only a portion of land as described in a deed to David A. Johnson from Vera E. Young and Noreen V. Worth dated April 29, 1998 and recorded in said Registry in Book 3972, Page 13.

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

# TOWN OF LISBON

300 Lisbon Street
Lisbon, ME 04250

Tel: (207) 353-3000 x 106

Fiscal Year: July 1, 2025 to June 30, 2026

## 2026 REAL ESTATE TAX BILL

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

1484

STOWE, JUSTIN T. &
STOWE, ELAINE C
15 HATCH RD
LISBON ME 04250-6211

**CURRENT BILLING INFORMATION**

| | |
|---|---|
| LAND VALUE | 55,100 |
| BUILDING VALUE | 393,300 |
| TOTAL: LAND & BLDG | 448,400 |
| HOMESTEAD EXEMPTION | 23,750 |
| OTHER EXEMPTIONS | 0 |
| NET ASSESSMENT | 424,650 |
| | 7,325.21 |
| TOTAL TAX | 0.00 |
| LESS PAID TO DATE | |
| ***TOTAL DUE ->*** | 7,325.21 |

ACCOUNT: 001755 RE
NAME: STOWE, JUSTIN T. &
STOWE, ELAINE C
MAP/LOT: R07-054-U
LOCATION: 15 HATCH ROAD
ACREAGE: 1.30

MILL RATE: $17.25
BOOK PAGE:

FIRST HALF DUE: 3,662.61
SECOND HALF DUE: 3,662.60

TAXPAYER'S NOTICE

**INTEREST AT 7.5% PER ANNUM CHARGED STARTING 10/15/2025 AND 3/17/2026.**
**As per state law, the ownership and taxable valuation of ALL real estate and personal property was determined as of April 1, 2025. If you have sold your real estate since April 1, 2025, it is your obligation to forward this bill to the current property owner.**

A LIEN WILL BE PLACED ON ALL REAL ESTATE FOR WHICH TAXES REMAIN UNPAID AFTER EIGHT MONTHS AND NO LATER THAN ONE YEAR FROM THE DATE OF COMMITMENT.

**INFORMATION**

This bill is for the current tax year July 1, 2025 through June 30, 2026 only. Past due amounts are NOT included. To receive information regarding payments, interest, fees, or refunds please contact the Tax Office at (207) 353-3000, ext. 106.

Your tax bill has already been reduced 52% due to State Funds received for Essential Services and Programs for Education, Municipal Revenue Sharing, Homestead, BETE Exemption, and Veteran's Reimbursement.

As of 06/30/2025 Lisbon's total bonded indebtedness is $20,049,774.

**CURRENT BILLING DISTRIBUTION**

| | RATE | PERCENTAGE | AMOUNT |
|---|---|---|---|
| COUNTY | 1.03 | 6.00% | $ 439.51 |
| MUNICIPAL | 7.94 | 46.00% | $ 3,369.60 |
| SCHOOL | 8.28 | 48.00% | $ 3,516.10 |
| TOTAL | $17.25 | 100.00% | $ 7,325.21 |

REMITTANCE INSTRUCTIONS
Please make check or money order payable to **TOWN OF LISBON** and mail to

**TOWN OF LISBON**
**ATTN: TAX COLLECTOR**
**300 LISBON STREET**
**LISBON, ME 04250**

TOWN OF LISBON, 300 LISBON STREET,LISBON, ME 04250 FISCAL YEAR 2026 153030

ACCOUNT: 001755 RE
NAME: STOWE, JUSTIN T. &
STOWE, ELAINE C
MAP/LOT: R07-054-U
LOCATION: 15 HATCH ROAD
ACREAGE: 1.30

INTEREST BEGINS ON 3/17/2026

| DUE DATE | AMOUNT DUE | AMOUNT PAID |
|---|---|---|
| 3/16/2026 | 3,662.60 | |

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

00002082026320263763300003662608

TOWN OF LISBON, 300 LISBON STREET,LISBON, ME 04250 FISCAL YEAR 2026

ACCOUNT: 001755 RE
NAME: STOWE, JUSTIN T. &
STOWE, ELAINE C
MAP/LOT: R07-054-U
LOCATION: 15 HATCH ROAD
ACREAGE: 1.30

INTEREST BEGINS ON 10/15/2025

| DUE DATE | AMOUNT DUE | AMOUNT PAID |
|---|---|---|
| 9/15/2025 | 3,662.61 | |

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

00002082026320263763300003662616

# Town of Lisbon, Maine



**Last Updated 06/01/2021**

Back to List

| | |
|---|---|
| **Map/Lot** | R07-054-U |
| **Book** | 10365 |
| **Page** | 221 |
| **Account** | 1755 |
| **Location** | 15 HATCH ROAD |
| **Owner** | STOWE, JUSTIN T. &<br>15 HATCH ROAD<br>LISBON ME 04250 |

**Assessment**

| | |
|---|---|
| **Land** | 35,900 |
| **Building** | 225,400 |
| **Exempt** | 23,250 |
| **Taxable** | 238,050 |







**Property Information**

| | |
|---|---|
| **Type** | Residential |
| **Acreage** | 1.30 |
| **Zone** | RURAL RESIDENITAL |
| **Neighborhood** | RURAL UNPAVED |
| **Street Type** | Public Gravel |
| **Topography** | Level |
| **Utilities** | Drilled Well |
| **Utilities** | Septic System |

## Land

| Description | Type | Units | Value |
|---|---|---|---|
| HOMESITE | Fractional Acreage | 1.30 | 26,563 |
| SITE IMPROVEMENTS | Site | 1.00 | 9,315 |
| | | 1.30 | 35,900 |

## Building

| | |
|---|---|
| **Type** | Cape Cod |
| **Value** | 137,679 |
| **Year Built** | 2011 |
| **Area** | 1500 |
| **Rooms** | 5 |
| **Bedrooms** | 4 |
| **Full Baths** | 2 |
| **Half Baths** | 1 |
| **Type** | Open Frame Porch |
| **Area** | 66 |
| **Type** | Frame Shed |
| **Area** | 96 |
| **Type** | 1.50 ST GARAGE.. |
| **Area** | 784 |
| **Type** | ONE STORY FRAME |
| **Area** | 204 |
| **Type** | Wood Deck |
| **Area** | 120 |
| **Type** | ONE STORY FRAME |
| **Area** | 216 |
| **Type** | Open Frame Porch |
| **Area** | 56 |
| **Type** | 2S Frame Garage |
| **Area** | 784 |
| **Type** | Wood Deck |
| **Area** | 120 |

## Sale History

| Previous Owner | Sale Date | Sale Price |
|---|---|---|
| **HALLMARK HOMES, CORP.** | **7/26/2011** | **177,644** |
| **DJZ DEVELOPMENT LLC** | **6/2/2011** | **21,900** |

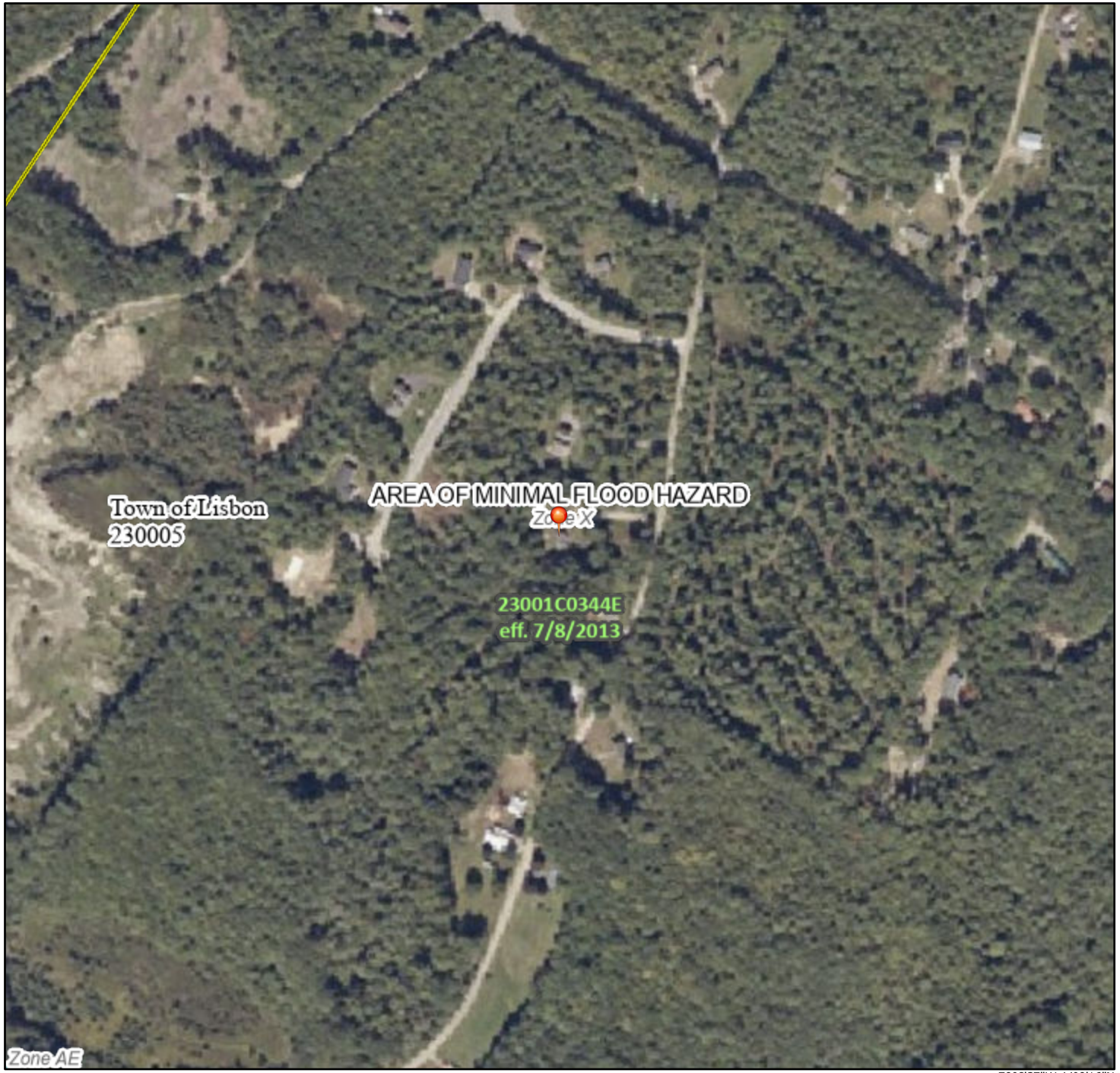
Back to List

Powered by: HARRIS

# National Flood Hazard Layer FIRMette

FEMA

70°9'14"W 44°0'42"N




0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°8'37"W 44°0'16"N

*Basemap Imagery Source: USGS National Map 2023*

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 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 9/1/2026 at 9:27 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.

Home data report

# 15 Hatch Road, Lisbon, Androscoggin County, Maine, United States, 04250




## Total Area: 2316 sq. ft

Basement: 441 sq. ft, 1st Floor: 1221 sq. ft, 2nd Floor: 654 sq. ft
Excluded: Basement 558 sq. ft, Garage 821 sq. ft, Deck 226 sq. ft, Attic 461 sq. ft, Low ceiling 38 sq. ft

## Property summary

**3** Floors

**4** Bedrooms

**2** Bathrooms

Scan captured on Tue, 25 Aug 2026 21:34:32 GMT

Home data report

# 15 Hatch Road, Lisbon, Androscoggin County, Maine, United States, 04250

1
Half baths

1
Garages

Scan captured on Tue, 25 Aug 2026 21:34:32 GMT

Home data report

# 15 Hatch Road, Lisbon, Androscoggin County, Maine, United States, 04250




## Room dimensions

### Floor 1 Below grade

**Total:**441sqft **Excluded:** 558sqft

| # | | Dimensions | sqft | Counted as living area |
|---|---|---|---|---|
| 1 | Recreation Room | 16'11" x 23'7" | 398 sq. ft | Yes |
| 2 | Basement | 21'9" x 24'0" | 522 sq. ft | No |

Scan captured on Tue, 25 Aug 2026 21:34:32 GMT

Home data report

# 15 Hatch Road, Lisbon, Androscoggin County, Maine, United States, 04250




## Room dimensions

### Floor 2

**Total:**1221sqft **Excluded:** 1047sqft

| # | | Dimensions | sqft | Counted as living area |
|---|---|---|---|---|
| 3 | Bath | 4'10" x 11'8" | 51 sq. ft | Yes |
| 4 | Kitchen | 10'9" x 11'8" | 126 sq. ft | Yes |
| 5 | Hall | 9'3" x 3'1" | 29 sq. ft | Yes |
| 6 | Dining Area | 7'10" x 11'8" | 92 sq. ft | Yes |
| 7 | Deck | 15'6" x 3'9" | 64 sq. ft | No |
| 8 | Bath | 5'8" x 8'3" | 40 sq. ft | Yes |
| 9 | Family Room | 18'4" x 11'0" | 173 sq. ft | Yes |
| 10 | Deck | 14'0" x 11'7" | 162 sq. ft | No |
| 11 | Garage | 27'6" x 27'11" | 767 sq. ft | No |
| 12 | Living Room | 21'9" x 12'4" | 262 sq. ft | Yes |
| 13 | Bedroom | 8'10" x 11'8" | 92 sq. ft | Yes |

Scan captured on Tue, 25 Aug 2026 21:34:32 GMT

Home data report

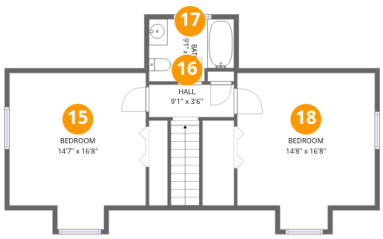
# 15 Hatch Road, Lisbon, Androscoggin County, Maine, United States, 04250

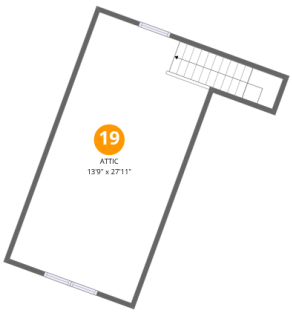
| # | | Dimensions | sqft | Counted as living area |
|---|---|---|---|---|
| 14 | Primary Bedroom | 14'5" x 11'10" | 170 sq. ft | Yes |

Scan captured on Tue, 25 Aug 2026 21:34:32 GMT

Home data report

# 15 Hatch Road, Lisbon, Androscoggin County, Maine, United States, 04250




## Room dimensions

### Floor 3

**Total:**654sqft **Excluded:** 499sqft

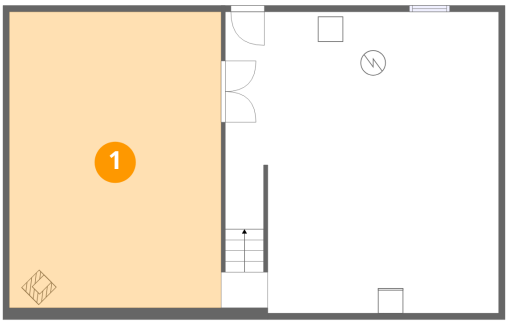
| # | | Dimensions | sqft | Counted as living area |
|---|---|---|---|---|
| 15 | Bedroom | 14'7" x 16'8" | 219 sq. ft | Yes |
| 16 | Hall | 9'1" x 3'6" | 32 sq. ft | Yes |
| 17 | Bath | 9'1" x 6'8" | 56 sq. ft | Yes |
| 18 | Bedroom | 14'8" x 16'8" | 221 sq. ft | Yes |
| 19 | Attic | 13'9" x 27'11" | 411 sq. ft | No |

Scan captured on Tue, 25 Aug 2026 21:34:32 GMT

Home data report

# 15 Hatch Road, Lisbon, Androscoggin County, Maine, United States, 04250

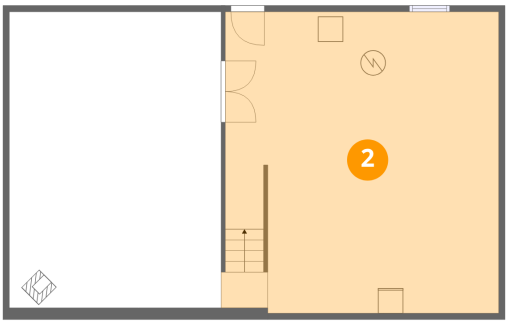
## 1 Floor 1 - Recreation Room




**Dimensions:** 16'11" x 23'7"
**Area:** 398 sq. ft
**Counted as living area:** No

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

## 2 Floor 1 - Basement




**Dimensions:** 21'9" x 24'0"
**Area:** 522 sq. ft
**Counted as living area:** No

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

Scan captured on Tue, 25 Aug 2026 21:34:32 GMT

Home data report

# 15 Hatch Road, Lisbon, Androscoggin County, Maine, United States, 04250

## 3 Floor 2 - Bath



**Dimensions:** 4'10" x 11'8"
**Area:** 51 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 - Kitchen



**Dimensions:** 10'9" x 11'8"
**Area:** 126 sq. ft
**Counted as living area:** Yes

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

## 5 Floor 2 - Hall



**Dimensions:** 9'3" x 3'1"
**Area:** 29 sq. ft
**Counted as living area:** Yes

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

Scan captured on Tue, 25 Aug 2026 21:34:32 GMT

Home data report

# 15 Hatch Road, Lisbon, Androscoggin County, Maine, United States, 04250

## 6 Floor 2 - Dining Area




**Dimensions:** 7'10" x 11'8"
**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

## 7 Floor 2 - Deck




**Dimensions:** 15'6" x 3'9"
**Area:** 64 sq. ft
**Counted as living area:** No

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

## 8 Floor 2 - Bath




**Dimensions:** 5'8" x 8'3"
**Area:** 40 sq. ft
**Counted as living area:** Yes

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

Scan captured on Tue, 25 Aug 2026 21:34:32 GMT

Home data report

# 15 Hatch Road, Lisbon, Androscoggin County, Maine, United States, 04250

## 9 Floor 2 - Family Room




**Dimensions:** 18'4" x 11'0"
**Area:** 173 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 - Deck




**Dimensions:** 14'0" x 11'7"
**Area:** 162 sq. ft
**Counted as living area:** No

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

## 11 Floor 2 - Garage




**Dimensions:** 27'6" x 27'11"
**Area:** 767 sq. ft
**Counted as living area:** No

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

Scan captured on Tue, 25 Aug 2026 21:34:32 GMT

Home data report

# 15 Hatch Road, Lisbon, Androscoggin County, Maine, United States, 04250

## 12 Floor 2 - Living Room




**Dimensions:** 21'9" x 12'4"
**Area:** 262 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 - Bedroom




**Dimensions:** 8'10" x 11'8"
**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

## 14 Floor 2 - Primary Bedroom




**Dimensions:** 14'5" x 11'10"
**Area:** 170 sq. ft
**Counted as living area:** Yes

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

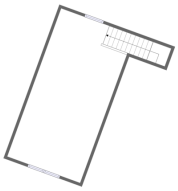
Scan captured on Tue, 25 Aug 2026 21:34:32 GMT

Home data report

# 15 Hatch Road, Lisbon, Androscoggin County, Maine, United States, 04250

## 15 Floor 3 - Bedroom

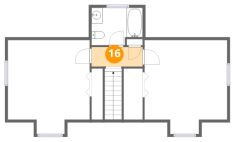


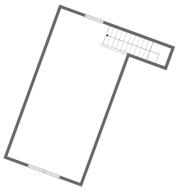



**Dimensions:** 14'7" x 16'8"
**Area:** 219 sq. ft
**Counted as living area:** Yes

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

## 16 Floor 3 - Hall

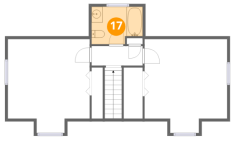


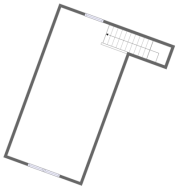



**Dimensions:** 9'1" x 3'6"
**Area:** 32 sq. ft
**Counted as living area:** Yes

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

## 17 Floor 3 - Bath



**Dimensions:** 9'1" x 6'8"
**Area:** 56 sq. ft
**Counted as living area:** Yes

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

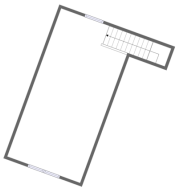
Scan captured on Tue, 25 Aug 2026 21:34:32 GMT

Home data report

# 15 Hatch Road, Lisbon, Androscoggin County, Maine, United States, 04250

## 18 Floor 3 - Bedroom

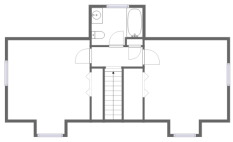


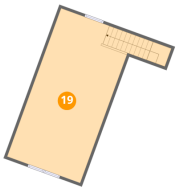



**Dimensions:** 14'8" x 16'8"
**Area:** 221 sq. ft
**Counted as living area:** Yes

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

## 19 Floor 3 - Attic






**Dimensions:** 13'9" x 27'11"
**Area:** 411 sq. ft
**Counted as living area:** No

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

Scan captured on Tue, 25 Aug 2026 21:34:32 GMT