TOWN OF JEFFERSON
PO BOX 77
JEFFERSON, ME 04348-0077

OFFICE HOURS
Mon: 8:00 AM - 6:00 PM
Tue: 8:00 AM - 5:00 PM
Wed.: 8:00 AM - 5:00 PM
Thu: 8:00 AM - 5:00 PM
Fri: CLOSED
Telephone: (207) 549 - 7401

S505879 P0 - 1of1

213 BECHARD, LEONARD
PERSON IN POSSESSION
113 MUNSEY RD
JEFFERSON, ME 04348-4271

2026 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION	
LAND VALUE	$5,900.00
BUILDING VALUE	$0.00
TOTAL: LAND & BLDG	$5,900.00
MACHINERY	$0.00
FURN/FIXT	$0.00
COMPUTER EQUIP	$0.00
MISCELLANEOUS	$0.00
TOTAL PER. PROPERTY	$0.00
HOMESTEAD EXEMPTION	$0.00
OTHER EXEMPTION	$0.00
NET ASSESSMENT	$5,900.00
TOTAL TAX	$86.44
LESS PAID TO DATE	$0.00
TOTAL DUE ⇨	**$86.44**

THIS IS THE ONLY BILL YOU WILL RECEIVE

ACCOUNT: 002393 RE
MIL RATE: 14.65
LOCATION:
BOOK/PAGE: B4473P100 12/19/2011 B3706P87 07/17/2006

ACREAGE: 4.54
MAP/LOT: 023-036-D

TOTAL DUE: $86.44

TAXPAYER'S NOTICE

NOTICE IS HEREBY GIVEN THAT YOUR COUNTY, SCHOOL, AND MUNICIPAL PROPERTY TAX IS NOW DUE. INTEREST WILL BE CHARGED ON UNPAID TAXES AT AN ANNUAL RATE OF 5% BEGINNING 10/31/2026.

ACCORDING TO STATE LAW, ALL REAL ESTATE AND PERSONAL PROPERTY SUBJECT TO TAXATION SHALL BE FIXED AS OF APRIL 1ST. IF YOU HAVE SOLD YOUR REAL ESTATE SINCE APRIL 1, 2026, IT IS YOUR OBLIGATION TO FORWARD THIS BILL TO THE CURRENT PROPERTY OWNER. FAILURE TO FORWARD THIS BILL MAY RESULT IN A LIEN BEING PLACED AGAINST YOUR NAME. IF YOU HAVE AN ESCROW ACCOUNT, PLEASE FORWARD A COPY TO YOUR MORTGAGE HOLDER PRIOR TO THE DUE DATE. IF YOU WOULD LIKE A RECEIPT, SEND A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR PAYMENT.

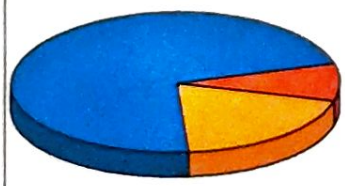
MIL RATE AT 14.65 PER $1,000 ASSESSED VALUATION.

INFORMATION

THIS BILL IS FOR THE CURRENT TAX YEAR, JANUARY 1, 2026 TO DECEMBER 31, 2026. PAST DUE AMOUNTS ARE NOT INCLUDED. AS A RESULT OF THE MONEY YOUR MUNICIPALITY RECEIVES FROM THE STATE LEGISLATURE THROUGH THE STATE MUNICIPAL REVENUE SHARING PROGRAM, HOMESTEAD EXEMPTION REIMBURSEMENT AND STATE AID TO EDUCATION, YOUR PROPERTY TAX BILL HAS ALREADY BEEN REDUCED BY APPROXIMATELY 20%.

FOR INQUIRIES REGARDING YOUR TAX PAYMENT CONTACT THE TAX COLLECTOR - (207) 549-7401 THE TOWN OF JEFFERSON HAS BONDED INDEBTEDNESS OF $4,869,297.00.

CURRENT BILLING DISTRIBUTION



School	$61.84	71.54%
Municipal	$17.17	19.86%
County	$7.43	8.60%
Total	$86.44	100.00%

REMITTANCE INSTRUCTIONS

To avoid standing in line, taxes may be paid by mail
Please make check or money order payable to
Town of Jefferson and mail to:

TOWN OF JEFFERSON
PO BOX 77
JEFFERSON, ME 04348-0077

CHOICE OF CARDS

TO PAY BY CREDIT CARD VISIT WWW.JEFFERSONMAINE.ORG and click on links
(There is a fee for this service)

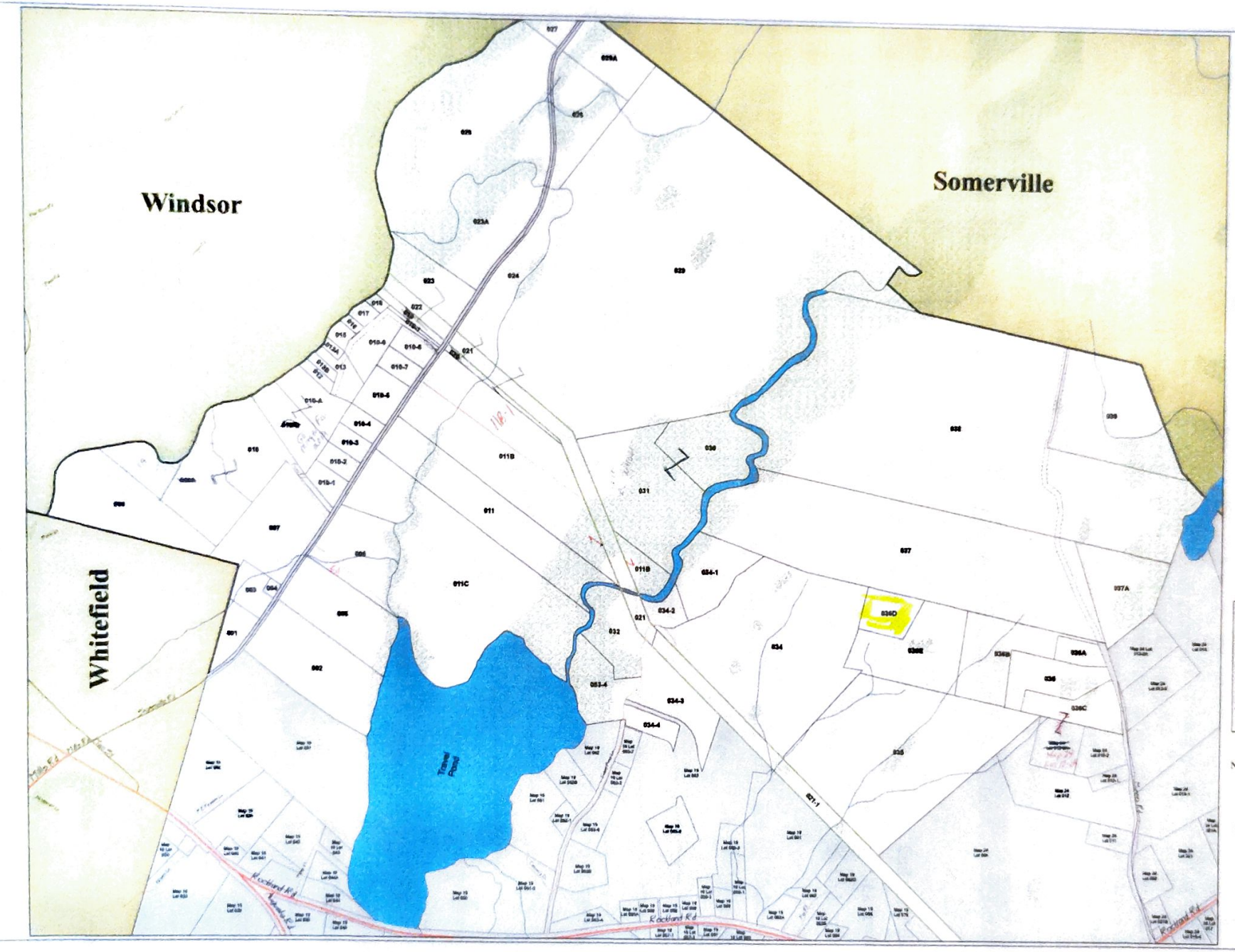
Town of Jefferson, PO BOX 77, JEFFERSON, ME 04348-0077

2026 REAL ESTATE TAX BILL
ACCOUNT: 002393 RE
NAME: BECHARD, LEONARD
MAP/LOT: 023-036-D
LOCATION:
ACREAGE: 4.54

INTEREST BEGINS ON 10/31/2026

DUE DATE	AMOUNT DUE	AMOUNT PAID
10/30/2026	$86.44	

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT


Windsor
Somerville
Whitefield
Property Map
Jefferson
Maine
N
1 inch = 400 feet
Legend
Streams
Easements
Road Type
State Highway
Town Road
Private Way
Transmission Lines
This Map
Adjacent Maps
Internal parcel lines
Ponds
Wetlands (NWI)
Adjacent Towns
For Assement Purposes Only
Not a Boundary Survey
Not to be used for Conveyances
April 1, 2017
prepared by
Maine Coast Surveying
& Flood Consultants
187 Main Road
Wiscasset, Maine 04578
(207) 380-1500
918 Brighton Avenue
Portland, Maine 04102
(207) 878-7870
Map 23

PROPERTY LOCATED AT: **Map 023 Lot 036-D, Jefferson ,**

PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your property? ..... ☐ Yes ☐ No ☒ Unknown

If Yes: Are tanks in current use?..... ☐ Yes ☐ No ☒ Unknown

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

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: _____

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

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

Comments: _____

_____

Source of information: _____

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

LAND FILL:..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE:..... ☐ Yes ☐ No ☒ Unknown

Comments: **Tax acquired property being sold as is** _____

_____

Source of information: **Realtor** _____

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

SECTION II – 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: _____

Source of information: _____

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? _____

Road Association Name (if known): _____

Source of information: _____

SECTION III – 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: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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: _____

PROPERTY LOCATED AT: **Map 023 Lot 036-D, Jefferson ,**

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: _____

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?

_____

Relevant Panel Number: **23015C0044D** Year: **2015** (Attach a copy)

Comments: **Tax acquired property being sold as is**

Source of Section III information: **Realtor**

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ☐ Yes ☐ No ☒ Unknown

If Yes, explain: _____

Source of information: _____

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☐ No ☒ Unknown

If Yes, explain: _____

Source of 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, Blind, Working Waterfront? ☐ Yes ☐ No ☒ Unknown

If Yes, explain: _____

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

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

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

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

If Yes, are the results available? ☐ Yes ☐ No ☒ Unknown

Are mobile/manufactured homes allowed? ☐ Yes ☐ No ☒ Unknown

Are modular homes allowed? ☐ Yes ☐ No ☒ Unknown

Source of Section IV information: **Realtor**

Additional Information: **Tax-acquired property being sold "as is". Buyer assumes all risks and liability for**

Continued... See Addendum additional information 1

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

SELLER	DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE

I/We have read and received a copy of this disclosure 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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REALTOR®

EQUAL HOUSING OPPORTUNITY

ADDENDUM

PROPERTY: **Map 023 Lot 036-D, Jefferson ,**

1) additional information

this property. Buyer pays seller real estate transfer deed tax at closing and any other costs related to the sale of the property.

Date: _____ Date: _____

_____ _____

Signature Signature

Date: _____ Date: _____

_____ _____

Signature Signature

Addendum

Bk 4473 Ps100 #11477
12-22-2011 @ 10:33a

MUNICIPAL QUITCLAIM DEED WITHOUT COVENANTS

The Inhabitants of the Municipality of Jefferson, a body corporate and politic located in Lincoln County, State of Maine, for consideration paid, release to Leonard Bechard of Lincoln County, State of Maine, a certain parcel of land with buildings thereon, if any, located in the Municipality of Jefferson, Lincoln County, State of Maine, identified as follows:

Map 023, Lot 036-D on the Tax Maps of the Municipality of Jefferson, dated 2009 on file in the Assessor's Office at 58 Washington Road, Jefferson, Maine.

Inhabitants of the Municipality of Jefferson have caused this instrument to be signed in its corporate name by James V. Hilton, Gregory A. Johnston, and Robert E. Clark, Jr.; its Municipal Officers duly authorized.

Witness our hands and seals this December 19, 2011.

Brenda F. Williams
Witness

Brenda F. Williams
Witness

Brenda F. Williams
Witness

James V. Hilton

Gregory A. Johnston

Robert E. Clark, Jr.

ACKNOWLEDGMENT

State of Maine
Lincoln County, ss.

Date: December 19, 2011

Then personally appeared before me the above-named James V. Hilton, Gregory A. Johnston, and Robert E. Clark, Jr., Municipal Officers of the Municipality of Jefferson and acknowledged the foregoing to be their free act and deed in their said capacity and the free act and deed of the Inhabitants of said Municipality.

Before me,

Lynne Barnikow
Notary Public

My Commission expires: June 4, 2012

Received
LINCOLN COUNTY REGISTRY OF DEEDS
REBECCA S. WOTTON, REGISTER

Name: GROTTON-GRANT, DEBBIE
PERSON IN POSSESSION
Account: 1177 Card: 1 of 2
Map/Lot: 023-036
Location: 102 MUNSEY ROAD

Neighborhood 48 ROCKLAND RD

Zoning/Use RURAL
Topography Rolling/
Utilities Drilled Well/Septic System
Street Gravel

Reference 1
Reference 2

0 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-HOMESITE	22,500.00	27,701	100%	- - - - -	27,701
5.05	Acres-ACRES 1-10	900.00	4,545	100%	- - - - -	4,545
1.00	SITE -SITE IMPROVEMENTS	9,000.00	9,000	100%	- - - - -	9,000
Total Acres 9.05				Land Total		41,246

Dwelling Description **Replacement Cost New**

Conventional	One Story	1,016 Sqft	Grade E 100	Base	44,187
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-6,309
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,446
Rooms	4	Secondary Heat	Wood Stove	Secondary Heat	414
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	PARTIAL			Insulation	-263
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Fair	Typical	36,583

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
COND/DES/UTIL...	None	50%	60%	95%	10,426

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1950			- - - - S O U N D V A L U E - - - -					500
1,016 SFLA		10.26 = $/SFLA (4)					Outbuilding Total		500

Accpt Land 41,200 **Accepted Bldg** 10,900 **Total** 52,100

Neighborhood 48	ROCKLAND RD
Zoning/Use	RURAL
Topography	Rolling/
Utilities	None/None
Street	Gravel
Reference 1	B2889P308
Reference 2	
	0 0
Exemption(s)	Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12Mobile Home	1975	12X56	D 100	14957	Fair	35%	100%	95%	4,973
Wood Deck	1975	80	D 100	397	Fair	63%	100%	95%	237
One Story Frame	1975	224	C 100	10781	Avg-	67%	100%	95%	6,862
1,912 SFLA		8.05 = $/SFLA (4)					Outbuilding Total		12,072

Accpt Land 0 **Accepted Bldg** 12,100 **Total** 12,100

Jefferson

Valuation Report

[illegible]

Name: [illegible]

[illegible]

Page 5

[illegible]

Account: [illegible]

Location: [illegible] YUNSEY ROAD

	Calculated			Cumulated		
Card	**Land**	**Building**	**Calc. Total**	**Land**	**Building**	**Total**
1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]