

27 POWERHOUSE RD

Location	27 POWERHOUSE RD	Mblu	R057/ 39/ / /
Acct#	2181	Owner	FIFE CINDY
Assessment	\$320,000	Appraisal	\$320,000
PID	1704	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$212,100	\$107,900	\$320,000
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$212,100	\$107,900	\$320,000

Owner of Record

Owner	FIFE CINDY	Sale Price	\$0
Co-Owner		Certificate	
Address	27 POWERHOUSE RD BERWICK, ME 03901	Book & Page	16825/0924
		Sale Date	05/27/2014
		Instrument	DV

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FIFE CINDY	\$0		16825/0924	DV	05/27/2014
FIFE, MILTON D. & CINDY L.	\$76,000		06808/0333	00	11/16/1993
HARMON, LESLIE L. KIMBERLY C.	\$0		06339/0210	1E	11/20/1992
SEC. DEPT OF VETERANS AFFAIRS	\$0		06070/0019	1N	04/30/1992
MURRAY, DANIEL L. SR &	\$102,000		5263/0178	00	12/05/1989

Building Information

Building 1 : Section 1

Year Built: 1980

Living Area: 1,040
Replacement Cost: \$318,310
Building Percent Good: 65
Replacement Cost
Less Depreciation: \$206,900

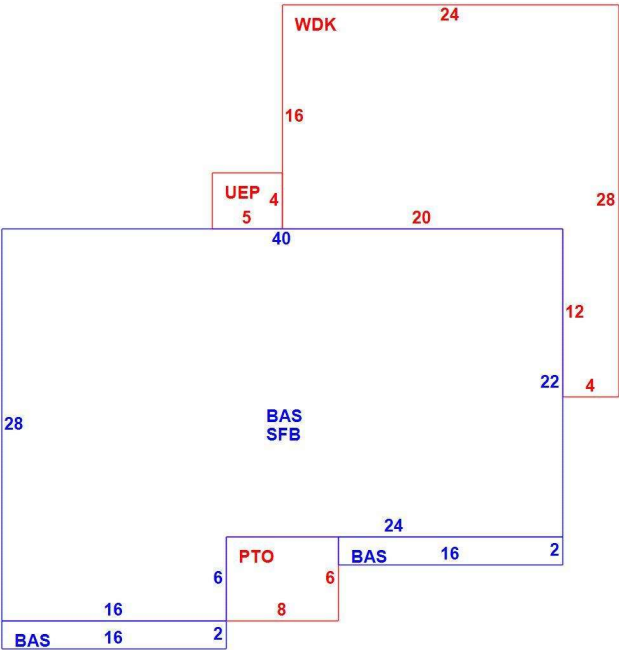
Building Attributes	
Field	Description
Style:	Raised Ranch
Model	Residential
Grade:	Average +10
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	Brick Veneer
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Typical
Kitchen Style:	Typical
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
MHP	
MHP2	
Fndtn Cndtn	
Basement	

Building Photo



(/photos/BerwickMEPhotos/\\0006\\IMG_5611_6808.JPG)

Building Layout



(ParcelSketch.ashx?pid=1704&bid=1684)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,040	1,040
PTO	Patio	48	0
SFB	Base, Semi-Finished	976	0
UEP	Porch, Enclosed, Unfinished	20	0
WDK	Wood Deck	432	0
		2,516	1,040

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	

FPL1	FIREPLACE 1 ST	1.00 UNITS	\$2,300	1
------	----------------	------------	---------	---

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	0.46
Description	Single Fam MDL-01	Frontage	0
Zone	RC/I	Depth	0
Neighborhood	60	Assessed Value	\$107,900
Category		Appraised Value	\$107,900

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			352.00 S.F.	\$2,600	1
RPV2	RES PAV MED			1.00 UNITS	\$300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$212,100	\$107,900	\$320,000
2024	\$212,100	\$107,900	\$320,000
2023	\$141,400	\$63,700	\$205,100

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$212,100	\$107,900	\$320,000
2024	\$212,100	\$107,900	\$320,000
2023	\$141,400	\$63,700	\$205,100



TOWN OF BERWICK
11 SULLIVAN ST
BERWICK, ME 03901-3004
(207) 698-1101



OFFICE HOURS

Monday & Wednesday: 8:00am to 5:30pm
Tuesday & Thursday: 8:00am to 5:00pm

Telephone: (207) 698-1101

S505251 P0 - 1of1

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

1278



FIFE CINDY
7 POWERHOUSE RD
BERWICK, ME 03901-2628

2027 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$107,900.00
BUILDING VALUE	\$212,100.00
TOTAL: LAND & BLDG	\$320,000.00
PERSONAL PROP.	\$0.00
	\$0.00
	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$320,000.00
TOTAL TAX	\$4,336.00
LESS PAID TO DATE	\$0.01
TOTAL DUE	\$4,335.99

ACCOUNT: 002181 RE

MIL RATE: \$13.55

LOCATION: 27 POWERHOUSE RD

BOOK/PAGE: B19878P766

ACREAGE: 0.46

MAP/LOT: R057-039

FIRST HALF DUE: \$2,167.99
SECOND HALF DUE: \$2,168.00

TAXPAYER'S NOTICE

INTEREST AT 7% PER ANNUM CHARGED STARTING 10/14/2026 AND 04/14/2027.

As per state law, the ownership and valuation of ALL property subject to taxation shall be fixed as of April 1st. For this tax bill, that date is April 1, 2026. If you have sold your real estate since then, 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 ADVISE YOUR MORTGAGE HOLDER OF THIS BILL.**

INFORMATION

Notice is hereby given that your property tax for fiscal year July 1, 2026 through June 30, 2027 is payable in two (2) equal installments on **10/13/2026** and **04/13/2027**.

Total outstanding bonded indebtedness of the Town as of August 19, 2026 is \$6,725,806.00.

This bill is for the current tax year July 1, 2026 through June 30, 2027. Past due amounts are **NOT** included.

As a result of the money our 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 37.56%.

CURRENT BILLING DISTRIBUTION

SCHOOL	\$1,991.09	45.92%
TOWN	\$2,251.68	51.93%
COUNTY	<u>\$93.22</u>	<u>2.15%</u>
TOTAL	\$4,336.00	100.00%

REMITTANCE INSTRUCTIONS

Please make check or money order payable to
TOWN OF BERWICK and mail to:

**TOWN OF BERWICK
11 SULLIVAN ST
BERWICK, ME 03901-3004**

2027 REAL ESTATE TAX BILL

ACCOUNT: 002181 RE

NAME: FIFE CINDY

MAP/LOT: R057-039

LOCATION: 27 POWERHOUSE RD

ACREAGE: 0.46

TOWN OF BERWICK, 11 SULLIVAN ST, BERWICK, ME 03901-3004



INTEREST BEGINS ON 04/14/2027

DUE DATE	AMOUNT DUE	AMOUNT PAID
04/13/2027	\$2,168.00	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

2027 REAL ESTATE TAX BILL

ACCOUNT: 002181 RE

NAME: FIFE CINDY

MAP/LOT: R057-039

LOCATION: 27 POWERHOUSE RD

ACREAGE: 0.46

TOWN OF BERWICK, 11 SULLIVAN ST, BERWICK, ME 03901-3004



INTEREST BEGINS ON 10/14/2026

DUE DATE	AMOUNT DUE	AMOUNT PAID
10/13/2026	\$2,167.99	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

Maine R.E. Transfer Tax Paid

NANCY E HAWMOND, REGISTER OF DEEDS
E-RECORDED Bk 19878 PG 766
Inst # 2026011541
04/06/2026 12:47:38 PM
Pages: 2 YORK CO

DLN:3743021

**WARRANTY DEED
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS, that **GL Repairs, LLC** a Maine Limited Liability Company of Saco, County of York and State of Maine, for consideration paid, GRANT(S) **Green Rock Investments, LLC** a New Hampshire Liability Company of Hampton, County of Rockingham and State of New Hampshire with WARRANTY COVENANTS, the land in the Town of Berwick, County of York, State of Maine, described as follows:

SEE EXHIBIT A, which is attached and made a part hereof.

WITNESS his hand and seal this 6 day of April, 2026

Signed, Sealed and Delivered in the presence of:

GL Repairs LLC

Witness

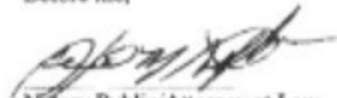

By: **Luke Lebel**
Its: **Member**

STATE OF MAINE
Cumberland County, ss.

April 6, 2026

Personally appeared the above-named **Luke Lebel**, Member of said **GL Repairs LLC** and acknowledged the above instrument to be his free act and deed in his stated capacity

Before me,


Notary Public/Attorney at Law

KENNETH M. LEFEVRE
NOTARY PUBLIC-MAINE

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, located on the Powerhouse Road in the Town of Berwick, County of York, State of Maine being Lot 6 on a plan entitled "Property Survey for James Doucette, Berwick, Maine, Charles E. Lawson, Surveyor, Scale; 1" – 100', dated March 1978", recorded in Plan Book 94, Page 22, bounded and described as follows:

Beginning at the northernmost corner of the premises herein conveyed; thence running South 53° 29' East along Lot 5 a distance of 200 feet, more or less, to an iron pin at other land now or formerly of James P. and Patricia M. Doucette; thence turning and running South 36° 31' West along other land now or formerly of James P. and Patricia M. Doucette a distance of 100 feet, more or less, to an iron pin at other land now or formerly of James P. and Patricia M. Doucette; thence turning and running North 53° 29' West along other land now or formerly of James P. and Patricia M. Doucette a distance of 200 feet, more or less, to an iron pin at Powerhouse Road; thence turning and running North 36° 31' East along said Powerhouse Road a distance of 100 feet, more or less, to the point of beginning.

Also granting to the grantees a right of way over said Powerhouse Road for the purpose of ingress and egress to Route 236, for reference, see Quit Claim Deed of Berwick Sewer District to James P. and Patricia M. Doucette, dated June 28, 1978, recorded at Book 2478, Page 160 of the York County Registry of Deeds.

This conveyance is made subject to the covenants listed on said Plan.

