Account	Name & Address	Land	Building	Exemption	Assessment	Tax
3240	BRATCHER, KATHERINE BRATCHER, BARAK 120 HERITAGE CIRCLE FARMINGTON ME 04938 120 HERITAGE CIRCLE R20-033 B4659P287 08/09/2024 B3476P193 09/18/2012	44,400 Acres 1.61	342,500	0	386,900	4,062.45 on Town Sewer
903	BREMNER, ELIZABETH A 142 JOHNSON HEIGHTS FARMINGTON ME 04938 142 JOHNSON HEIGHTS U13-136-D B2147P128 05/31/2002	64,100 Acres 0.46	178,700	25,000 01 Homestead Exempt	217,800	2,286.90
268	BRENNAN LOVING TRUST BRENNAN, MIRIAM (TRUSTEES) 277 OWEN MANN ROAD FARMINGTON ME 04938 306 OWEN MANN ROAD R14-044 B3227P213 02/25/2010	425,200 Acres 194.00	45,300	0	470,500	4,940.25
225	BRENNAN LOVING TRUST BRENNAN, MIRIAM (TRUSTEES) 277 OWEN MANN ROAD FARMINGTON ME 04938 277 OWEN MANN ROAD R14-044-A B1203P314 01/24/1991	110,200 Acres 36.49	158,400	25,000 02 Homestead Exempt	243,600	2,557.80
2300	BRENNAN, JESSICA C 114 MAPLE AVENUE FARMINGTON ME 04938 114 MAPLE AVENUE U10-023 B4092P155 06/07/2019 B3587P16 09/18/2013 B1315P70 09/22/1992	59,400 Acres 0.21	156,000	31,000 01 Homestead Exempt 28 Non War Period Disabled	184,400	1,936.20
3325	BRENNICK, PATRICIA A 1140 FARMINGTON FALLS ROAD FARMINGTON ME 04938 1140 FARMINGTON FALLS U01-008-A B2693P272 11/30/2005	67,400 Acres 1.43	74,200	25,000 01 Homestead Exempt	116,600	1,224.30

	Land	Building	Exempt	Total	Tax
Page Totals:	770,700	955,100	106,000	1,619,800	17,007.90
Subtotals:	29,749,196	74,298,800	4,824,877	99,223,119	1,041,842.75

Map Lot R20-033 | Account 3240 | Location 120 HERITAGE CIRCLE | Card 1 Of 1 | 9/23/2026

BRATCHER, KATHERINE
BRATCHER, BARAK
120 HERITAGE CIRCLE
FARMINGTON ME 04938

B3476P193 B4659P287

Previous Owner
ROBINSON, JEAN C
274 RED SCHOOLHOUSE ROAD

FARMINGTON ME 04938
Sale Date: 8/09/2024

Previous Owner
NOYA, ROBERTO F.
NOYA, VANESSA G.
155 ANSON VALLEY RD
NEW VINEYARD ME 04956
Sale Date: 9/14/2012

Previous Owner
CRANDALL, DAVID J.
CRANDALL, CONNIE

FARMINGTON ME 04938
Sale Date: 6/30/2011

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Farmington

Property Data

Neighborhood 59 Granite Hghts

Tree Growth Year 0

TG management plan 0

userdefined2 0

Zone/Land Use 12 URBAN

Secondary Zone 11 VILLAGE RESIDENTIAL

Topography 2 Rolling

1.Level 4.Below St 7.Sloped
2.Rolling 5.Low 8.Stp Slop
3.Above St 6.Swampy 9.

Utilities 1 All Public

1.Public 4.Well 7.Cesspool
2.Water 5.Well 8.Elec onl
3.Sewer 6.Septic 9.None

Street 1 Paved

1.Paved 4.Proposed 7.Priv R/W
2.Semi Imp 5.old rd 8.
3.Gravel 6.Disc Rd 9.None

NextEra Solar 0

SEE NEXT YEAR 0

Sale Data

Sale Date 8/09/2024

Price 415,000

Sale Type 2 Res Ld & Bldg

1.Res-land 4.MoHo/lot 7.Condo
2.Res L&B 5.Comm Ld 8.MovMoHo
3.Building 6.Comm L&B 9.Pk Moho

Financing 1 Conventional

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity 1 Arms Length Sale

1.Valid 4.Split 7.Stat Chg
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.2-townor

Verified 5 Public Record

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2013	40,700	177,900	0	218,600
2014	40,700	177,900	10,000	208,600
2015	41,000	178,000	15,750	203,250
2016	41,000	178,000	21,000	198,000
2017	41,000	178,000	21,000	198,000
2018	41,000	178,000	21,000	198,000
2019	41,000	178,000	26,250	192,750
2020	40,700	177,900	23,750	194,850
2021	40,700	177,900	23,750	194,850
2023	40,700	177,900	21,750	196,850
2024	40,700	177,900	19,750	198,850
2025	44,400	342,500	0	386,900
2026	44,400	342,500	0	386,900

Land Data

Front Foot
11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Land
15.Miscellaneous

Square Foot
16.PRIM LOT (COMM
17.Sec'd Lot (Com
18.Excess Land
19.Condominium
20.APT PARCEL

Fract. Acre
21.BASE LOT
22.Vacant BASE LO
23.Misc (Fract)
Acres
24.Base or Fm Stw
25.Base or Fm Mix
26.Pond
27.Farmld Hardwoo
28.Rear Land TO 2
29.Rear Land 21-4

Type	Effective Frontage	Effective Depth	Square Feet	Influence Factor	Influence Code
				%	
				%	
				%	
				%	
				%	
				%	
				%	
			Square Feet		
				%	
				%	
				%	
				%	
				%	
				%	
				%	
			Acreage/Sites		
21			1.00	100 %	0
28			0.61	100 %	0
				%	
				%	
				%	
				%	
				%	

Total Acreage 1.61

Influence Codes
1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Corner Infl
8.View/Environ
9.Fract Share
Acres
30.Rear Land 41-7
31.Rear Land 71+
32.Cropland
33.Blueberry Land
34.Hortl Land I
35.Hortl Land II
36.Pasture Land
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Gravel Pit
42.Mobile Home Si
43.Condo Site
44.Road Frontage
45.Subdivision Lo
46.Mobile/House s

Bk 4659 Pg287 #5260
08-14-2024 @ 03:38p

DEED OF SALE
BY PERSONAL REPRESENTATIVE

DLN:1002440283255

KNOW ALL PERSONS BY THESE PRESENTS, that **I, Kenneth D. Robinson**, of the Town of New Bern, in the County of Craven, and State of North Carolina, the duly appointed and acting Personal Representative of the **Estate of Jean C. Robinson**, deceased, as shown by the Probate records of the County of Franklin and State of Maine, Docket No. 2024-0118, by the powers conferred by the Probate Code, and every other power, and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, as the decedent's Will directs sale without notice, for consideration paid, **GRANT** to **Katherine Bratcher** and **Barak Bratcher**, with a mailing address of 1123 Industry Rd, Industry, ME, the real property commonly known as 120 Heritage Circle, in the Town of Farmington, County of Franklin, State of Maine, described as follows:

See Exhibit A attached hereto and made a part hereof.

Also conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Meaning and intending to convey a portion of the premises as described in that certain deed from Roberto F. Noya to Vanessa G. Noya to Jean C. Robinson dated August 16, 2012 and recorded in the Franklin County Registry of Deeds at Book 3476, Page 193. Jean C. Robinson having died on December 27, 2023.

WITNESS my hand and seal this 9th day of August, 2024.

SIGNED AND SEALED
IN THE PRESENCE OF

Printed Name: Isaiah Dixon

Kenneth D. Robinson
Personal Representative of the
Estate of Jean C. Robinson

STATE OF NORTH CAROLINA
CRAVEN COUNTY, ss

August 9, 2024

Then personally appeared the above-named Kenneth D. Robinson in his capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

ISAIAH DIXON NOTARY PUBLIC CRAVEN COUNTY, NORTH CAROLINA

Notary Public/Attorney at Law
My Commission Expires: 08/24/2027

Exhibit A

A certain lot or parcel of land, containing 70,200 square feet, more or less, being Lot #33 as depicted on a certain plan entitled "Granite Heights", Farmington, Franklin County, Maine, prepared by Acme Engineering & Design, Inc., dated August 21, 1986, and recorded in the Franklin County Registry of Deeds as P#876 (Farmington). Said lot or parcel of land herein conveyed being more particularly bounded and described as follows: COMMENCING at a 5/8" rebar set in the ground on the southerly sideline of a fifty (50') foot right of way as depicted on the aforesaid plan, said rebar marking the northeasterly comer of Lot #33 herein described and the northwesterly comer of Lot #32

as depicted on the aforesaid plan, thence North 70° 37' 46" West following the southerly sideline of said fifty (50') foot right of way one hundred twenty (120) feet, more or less, to a 5/8" rebar set in the ground marking the northwesterly comer of the parcel herein described and the northeasterly comer of Lot #34 as depicted on the aforesaid plan; thence South 36° 43' 29" West following the common boundary between Lot #33 herein described and Lot #34 as depicted on the aforesaid plan six hundred fifty-four and eighteen hundredths feet (654.18'), more or less, to an iron pin set in the ground on the northwesterly line of land now or formerly of Donald and Linda Peterson; thence North 66° 26' 09" East following the northwesterly line ofland now or formerly of said Peterson two hundred seventy feet (270'), more or less, to a 5/8" rebar set in the ground and marking the southeasterly comer of the parcel herein described and the southwesterly comer of Lot #32 as depicted on the aforesaid plan; thence North 34° 18' 02" East following the common boundary between Lot #33 herein described and Lot #32 as depicted on the aforesaid plan, four hundred fifty-five and eighty-eight hundredths feet (455.88'), more or less, to a 5/8" rebar set in the ground on the southerly sideline of said fifty (50') foot right of way which marks the point of beginning.

ALSO hereby describing a right of way over the aforesaid Granite Heights Road, so-called, as depicted on the aforesaid plan, and over the aforesaid fifty (50') foot right of way, leading westerly to Lot #33 herein described and depicted on the aforesaid plan, said right of way being from the premises herein described to Middle Street on the north and to Maple Avenue on the south (identified as Maple Street on said plan).

RESERVING, however, the right to establish and maintain water, sewer, electrical and telephone lines across said Lot #33 herein conveyed for the purpose of providing the said premises and the remaining lots in the aforesaid subdivision with access to said services, said lines to be installed as close to the limits of the aforesaid right of way as possible,

meaning hereby, however, to impose no requirement that Cousineau Lumber, Inc. (a/k/a Cousineau Lumber Co., Inc.) provided utility service connections for any individual residence constructed within the subdivision.

The above Lot #33 herein described is a residential lot within the development known as Granite Heights Subdivision, and is subject to the conditions and restrictions set forth in the Department of Environmental Protection Site Location Order for Granite Heights Subdivision #L-013135-86-A-N, dated June 18, 1986, and recorded in the Franklin County Registry of Deeds on July 3, 1986 in Book 904, Page 75.

In addition to the applicable conditions set forth in the aforesaid Site Location Order, the following restrictions and covenants shall apply to all lots conveyed within the Granite Heights Subdivision, and shall be enforceable by any lot owner within the subdivision:

1. Only single family residences may be constructed on subdivision lots and there shall be only one residence structure with appropriate outbuildings constructed on each lot. The uses to which said residence structure and outbuildings may be put shall be limited to those uses set forth in "Section 3 - Residence Zone" of the Farmington Village Corporation Zoning Plan adopted on October 4, 1955 as amended on February 24, 1972.

2. There will be no mobile homes installed on any lot within the subdivision.

3. All single story dwellings will have a minimum of nine hundred fifty (950) square feet of liveable floor space. Dwellings of more than one story will have a minimum of twelve hundred (1,200) square feet ofliveable floor space.

4. All home exteriors will be finished within one year from the date that construction is commenced.

5. The landscaping shall be completed within two years of the date that construction is commenced.

6. Only domesticated household pets may be maintained on lots within the subdivision.

7. No lot depicted on the aforesaid Granite Heights subdivision may be subdivided.

8. No lot owner shall store or accumulate on any lot within the subdivision, anyrefuse,junk automobiles, junk appliances, or any other tangible personal property of any nature or description not regularly used in the residence situated thereon.

9. There shall be no commercial cutting of trees within the subdivision and there shall be no clear cutting of trees within the subdivision.

10. Any log homes constructed within the subdivision shall be built of log's milled to a pattern.

The above described Lot #33 herein described in SUBJECT TO the additional condition that by agreement between Cousineau Lumber, Inc. (a/k/a Cousineau Lumber Co., Inc.) and the Farmington Village Corporation, dated February 2, 1987, and recorded in said Registry of Deeds in Book 973, Page 84, said Lot #33 will be subject to a limited service contract with the Farmington Village Corporation with regard to the delivery of water to the subject premises. Cousineau Lumber, Inc. (a/k/a Cousineau Lumber Co., Inc.) in no way warrants or guarantees the level of water pressure

which will serve the subject premises from the public water system serving the subject premises, and the Grantees of the above described land accept the subject premises with the understanding that he/she, his/her heirs and assigns shall be solely responsible for the costs and maintenance of any individual residential pump required to provide adequate water pressure from the public water main to the improvements established on the subject premises.

Maine Real Estate Transfer Tax Paid
SUSAN BLACK, REGISTER
FRANKLIN COUNTY MAINE E-RECORDED