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PROPERTY LOCATED AT: **17 Ellingwood Rd, West Paris, ME 04289**

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 ☐ Unknown
☒ Drilled ☐ Dug ☐ Other

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: **07/25/2026** 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? **High in arsenic. Filtration system installed**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **front lawn to the right side of house**
Installed by: **Sunco Well Drilling (2017)**
Date of Installation: **1990 & 2017 (see below)**

USE: Number of persons currently using system: **0**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **Unknown who drilled well in 1990. Sunco Hydrofracked and replaced pump in 2017**

Source of Section I information: **Seller**

Buyer Initials _____ _____ _____ _____ Seller Initials DS DkB _____ _____ _____ _____

Everett Realty Group, 4 Park Street Farmingdale ME 04344 Phone: 2074614249 Fax: Doreen K. Brown
Shelly Everett
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PROPERTY LOCATED AT: **17 Ellingwood Rd, West Paris, ME 04289**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ 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: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☒ Unknown ☒ Other: _____

Tank Type: ☐ Concrete ☐ Metal ☒ Unknown ☐ Other: _____

Location: **To the back left of the house** OR ☐ Unknown

Date installed: **Unknown** Date last pumped: **Unknown** Name of pumping company: **None**

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

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

Date of last servicing of tank: **Unknown** Name of company servicing tank: **Unknown**

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Back left of the house**

Date of installation of leach field: **Unknown** Installed by: **Unknown**

Date of last servicing of leach field: **Unknown** Company servicing leach field: **Unknown**

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**

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: **During the past two-year renovation period, the system has only been used on occasion.**

Source of Section II information: **Seller**

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PROPERTY LOCATED AT: **17 Ellingwood Rd, West Paris, ME 04289**

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	**FHA**	**Electric Fireplace**		
Age of system(s) or source(s)	**Unknown**	**2025**		
TYPE(S) of Fuel	**Oil**	**Electric**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**Unknown**	**Unknown**		
Name of company that services system(s) or source(s)		**None**		
Date of most recent service call	**2025**			
Malfunctions per system(s) or source(s) within past 2 years	**None**	**None**		
Other pertinent information	**2 Furnaces - Basement and upstairs closet**	**Electric insert installed In original fireplace**		

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): ..... [X] Yes [ ] No

If Yes, are they lined: ..... [ ] Yes [X] No [ ] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown

Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown

Has chimney(s) been inspected? ..... [ ] Yes [ ] No [X] Unknown

If Yes, date: **Unknown**

Date chimney(s) last cleaned: **Unknown**

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

Has vent(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown

If Yes, date: **N/A**

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 [X] No [ ] Unknown

If no longer in use, how long have they been out of service? **N/A**

If tanks are no longer in use, have tanks been abandoned according to DEP? [ ] Yes [X] No [ ] Unknown

Are tanks registered with DEP? ..... [ ] Yes [X] No [ ] Unknown

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

Location: **N/A**

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PROPERTY LOCATED AT: **17 Ellingwood Rd, West Paris, ME 04289**

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

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

Comments: **None**

Source of information: **Seller**

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: **XXXX**	☐ Yes	☒ No	☐ Unknown

Comments: **Stucco exterior installed sometime in the 1980's**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **XXXX** By: **XXXXX**

Results: **XXXX**

If applicable, what remedial steps were taken? **XXXXX**

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

~~Are test results available?~~ ☐ Yes ☐ No

Results/Comments: **None**

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: **XXXX** By: **XXXX**

Results: **XXXX**

If applicable, what remedial steps were taken? **XXXX**

~~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: **Seller has no knowledge of current or previously existing Methamphetamine.**

Source of information: **Seller**

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PROPERTY LOCATED AT: **17 Ellingwood Rd, West Paris, ME 04289**

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: **XXXX**

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

If Yes, describe: **N/A**

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

Comments: **Home has had extensive renovations in 1980, and 2025.**

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: **None**

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 neighbors' home behind this property.**

Source of information: **Seller and Deed**

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 and Public Record**

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PROPERTY LOCATED AT: **17 Ellingwood Rd, West Paris, ME 04289**

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: _____

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: _____

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?

Not in a Flood Zone

Relevant Panel Number: **23017C1090D** Year: **2009** (Attach a copy)

Comments: **Area of Minimal Flood Hazard**

Source of Section VI information: **FEMA / FIRMette**

DS

Buyer Initials _____ _____ _____ _____

Seller Initials DkB _____ _____ _____

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PROPERTY LOCATED AT: **17 Ellingwood Rd, West Paris, ME 04289**

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?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **N/A**

~~Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ 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 ☒ 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: **1847** What year did Seller acquire property? **2024**

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

Water, moisture or leakage: **No**

Comments: **None**

Foundation/Basement:

Is there a Sump Pump? ..... ☒ Yes ☐ No ☐ Unknown

Water, moisture or leakage since you owned the property: ..... ☒ Yes ☐ No ☐ Unknown

Prior water, moisture or leakage? ..... ☐ Yes ☐ No ☒ Unknown

Comments: **Wetness during heavy rains and spring runoff. Sump Pump and drainage system work.**

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, are test results available? ..... ☐ Yes ☐ No~~

Comments: **None**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: **200 AMP**

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

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

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... ☐ Yes ☒ No ☐ Unknown

Comments: **None**

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PROPERTY LOCATED AT: **17 Ellingwood Rd, West Paris, ME 04289**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **No known defects**

Comments: **None**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

Home has been extensively renovated. Updated electrical, new windows, new exterior doors. Completely new kitchen, including cabinetry, 10' island with new sink, appliances and improved pantry area. Two new bathrooms, new laminate flooring in all but three rooms. The original floors in those rooms were sanded and painted. Fresh paint and molding throughout.

Repairs and improvements to heating systems.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ 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.

DocuSigned by:
Doreen K. Brown 8/27/2026
518BE1E8D6349D...

SELLER	DATE	SELLER	DATE
Doreen K. Brown			
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

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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Doreen K. Brown** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **17 Ellingwood Rd, West Paris, ME 04289**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards **(check one below):**

___ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller **(check one below)**:

___ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has **(check one below)**:

___ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

___ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

DS SE

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

		DocuSigned by: Doreen K. Brown 8/27/2026	
Buyer	Date	Seller Doreen K. Brown	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller DocuSigned by: Shelly Everett 8/28/2026	Date
Agent	Date	Agent Shelly Everett	Date

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DkB

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**

March 2020

Everett Realty Group, 4 Park Street Farmingdale ME 04344 Phone: 2074614249 Fax: Doreen K. Brown
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Fact Sheet: Arsenic Treated Wood

Department of Health and Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

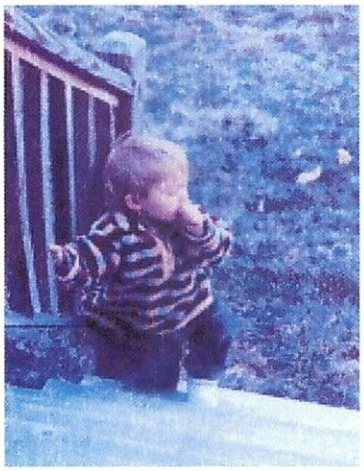
TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

Receipt # 239867
ERECORD
Bk 5837 PG 643
10/11/2024 01:16:01 PM
Pages 2
DEED
Instr # 12759
Cherri L Crockett Register of Deeds OXFORD COUNTY

WARRANTY DEED
Statutory Short Form

KNOW ALL BY THESE PRESENTS, That **I, Jessica R. Lobb**, whose mailing address is **17 Ellingwood Road, West Paris, ME 04289**, for consideration paid, grant to **Doreen K. Brown**, whose mailing address is **20 Ellingwood Road, West Paris, ME 04289**, with Warranty Covenants, the real property in the Town of **West Paris**, County of **Oxford** and State of **Maine**, more particularly described as follows:

A certain parcel of land, together with the buildings and improvements thereon, situated in the Town of West Paris, County of Oxford and State of Maine, bounded and described as follows:

Beginning at a survey marker on the westerly side of Ellingwood Road at the end of a stone wall. Said survey marker being the southeasterly corner of Dolleman;

THENCE on a bearing of South 76° 55' 40" West along a stone wall and along land of Dolleman a distance of 487.19 feet, more or less, to a survey marker;

THENCE on a bearing of South 11° West a distance of 138.3 feet, more or less, to an iron pipe on the northerly edge of a driveway;

THENCE on a bearing of North 82° 31' 48" East a distance of 205.81 feet, more or less, along the northerly edge of a driveway to an iron pipe;

THENCE on a bearing of South 78° East a distance of 279.75 feet, more or less, to an iron pipe on the westerly edge of Ellingwood Road;

THENCE northerly along the westerly side of Ellingwood Road a distance of 278.33 feet, more or less, to the point of beginning.

The above described parcel contains 2.0 acres, more or less.

Together with a shared driveway easement as described in the Deed from Shawn McNutt and Dawn McNutt to Frederick L. Grace, dated October 11th, 2006 and recorded in the Oxford County Registry of Deeds in Book 4026, Page 123.

Meaning and intending to convey and conveying the real property described in a deed to **Jessica R. Lobb**, dated September 12, 2017, and recorded with the Oxford County Registry of Deeds in Book 5375, Page 82.

MAINE REAL ESTATE TRANSFER TAX PAID

Witness my hand and seal this 11th day of October, 2024.

Witness:

_____

_____
Jessica R. Lobb

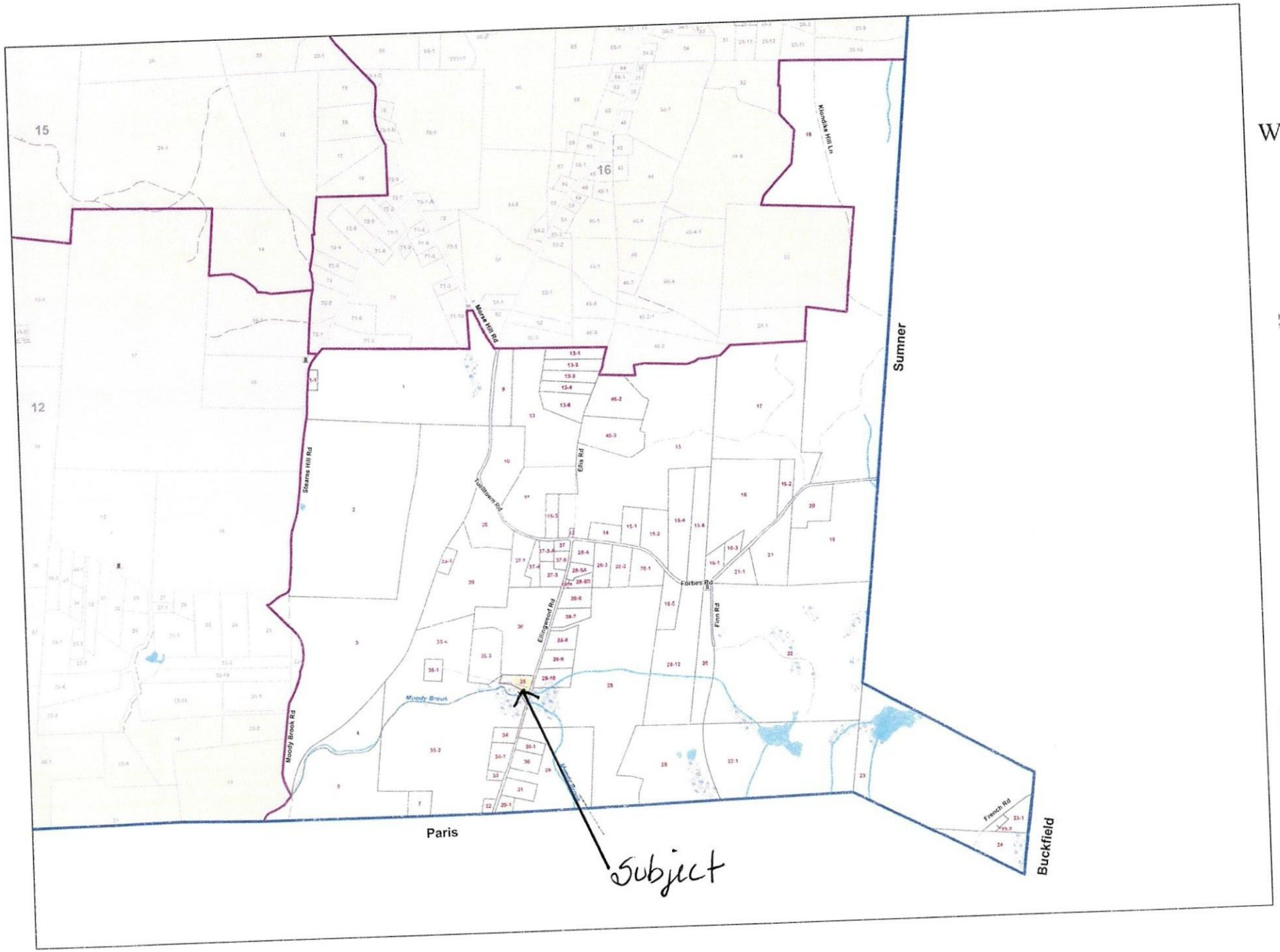
STATE OF **MAINE**
COUNTY OF Androscoggin, ss. October 11, 2024

Personally appeared on the above date, the above-named **Jessica R. Lobb** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

_____
Notary Public/Attorney at Law
Print name:
Exp: _____

Alizabeth J. Dowling
Notary Public, State of Maine
My Commission Expires 01/03/2030



Town Of
West Paris
Maine

Map updated to:
April 1, 2025

DISCLAIMER

For Assessment Purposes Only
Not For Property Conveyances

LEGEND

Easements
Map Boundaries
Town Boundary
Current Maps Parcels
Adjacent Maps Parcels
Water
Cemeteries

West Paris 2025 GIS Tax Map
Revision by:

CGIS Solutions LLC

11

TAX MAP

0 300 600 1,200 Feet

SCALE 1:7,300

Map Lot 011-035 Account 55 Location 17 Ellingwood Rd Card Of

LOBB, JESSICA R
17 ELLINGWOOD ROAD
WEST PARIS ME 04289
Maplot: 011-035
55

BROWN, DOREEN K
20 ELLINGWOOD ROAD
WEST PARIS ME 04289
B5837P643 B5375P82 B5238P331 B5187P34
MapLot: 011-035 55

Property Data

Neighborhood 16
Tree Growth Year
Front Foot
Depth
Zone/Land Use 11
Secondary Zone

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

Utilities
1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.Shared
3.Sewer 6.Septic 9.None

Street
1.Paved 4.Proposed 7.
2.Semi Imp 5. 8.
3.Gravel 6. 9.None

NAME CODE 1 0
TYPE CODE 0

Sale Data

Sale Date 10/17
Price 50000

Sale Type
1.Land 4.Mobile 7.
2.L & B 5.Other 8.
3.Building 6. 9.

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

Validity
1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified
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
Calc.				

Land Data

Front Foot	Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
11.Regular Lot				%	
12.Delta Triangle				%	
13.Nabla Triangle				%	
14.Rear Land				%	
15.Miscellaneous				%	
				%	
				%	
Square Foot		**Square Feet**			
16.Regular Lot				%	
17.Secondary Lot				%	
18.Excess land				%	
19.Condominimums				%	
20.Miscellaneous				%	
				%	
				%	
Fract. Acre		**Acreage/Sites**			
21.Baselot Imp (	21	1.00		%	
22.Baselot UnImp(	28	1.00		%	
23.Misc (	44	2.0		%	
Acres				%	
24.Baselot Imp				%	
25.Baselot UnImp				%	
26.Frontage				%	
27.2ND ACRE				%	
28.Rear Land (2+				%	
29.Rear Land (12+				%	

Total Acreage 2.0

Influence Codes
1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Working Waterf
9.Conservation E
Acres
30.Water Frontage
31.Tillable
32.Pasture
33.Orchard
34.FarmSpace-Hard
35.FarmSpace-SftW
36.FarmSpace-Mixe
37.TreeGrowth-Sof
38.Treegrowth-Mix
39.Treegrowth-Har
40.Wasteland
41.FarmSpace-Hard
42.MoHo Sites
43.Condo Sites
44.Lot Improvemen
45.Camp Sites
46.Gravel Pit

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:
25-Permit-Replacement/Renovate
Chg cond
9-4-25-Inspected-Chg cond √26
26-Chg to 60% √27

West Paris

TAN

West Paris

Map Lot | Account | Location | Card 1 Of 1

Building Style		
1.Conv.	5.Garrison	9.Colonial
2.Ranch	6.Split	10.Gambrel
3.R Ranch	7.Contemp	11.Cottage
4.Cape	8.Saltbox	12.Other

Dwelling Units	1
Other Units	0

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.Wood Shi	5.Stucco	9.Masonite
2.Vin/Al	6.Brick/St	10.Clapboa
3.T111/Dro	7.Cement P	11.B& B
4.Asbestos	8.Log Sidi	12.Vertica

Roof Surface		
1.Asphalt	4.Composit	7.Rubber
2.Slate	5.Wood	8.Other
3.Metal	6.Rolled	9.

SF Masonry Trim	
OPEN-3-CUSTOM	
OPEN-4-CUSTOM	
Year Built	1840
Year Remodeled	1980

Foundation		
1.Concrete	4.Wood	7.
2.C Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.Piers
2.1/2 Bmt	5.Crawl Sp	8.
3.3/4 Bmt	6.Slab	9.No Basem

Bsmt Gar # Cars	0

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living	
Fin Bsmt Grade	
OPEN-5-CUSTOMIZE	

Heat Type		
1.HWBB /Ra	5.FWA	9.None 1.0
2.HWCI	6.GravWA	10.None1.5
3.H Pump	7.Electric	11.None2.0
4.Steam	8.Fl/Wall	12.None2nd

Cool Type		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

# Rooms	11
# Bedrooms	A 5
# Full Baths	2
# Half Baths	0
# Addn Fixtures	0
# Fireplaces	X NOT FUNC

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.

Attic		
1.1/4	4.Full Fin	7.1/4 UnFi
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.1/2 UnFi	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.	8.
3.Capped	6.	9.None

Unfinished %	
Grade & Factor	3105

1.E Grade	4.B Grade	7.AA
2.D Grade	5.A Grade	8.AA+10
3.C Grade	6.A+10	9.Same

SQFT (Footprint)	1368

Condition		
1.Poor	4.Avg	7.V G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good	
Funct. % Good	45 50

Functional Code		
1.Incomp	4.Bsmt	7.
2.O-Built	5.	8.
3.Heat	6.	9.None

Econ. % Good	100

Economic Code		
0.None	9.None	7.
1.Location	5.	8.
2.Encroach	6.	9.

Entrance Code	0	
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.	9.

Information Code	0	
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

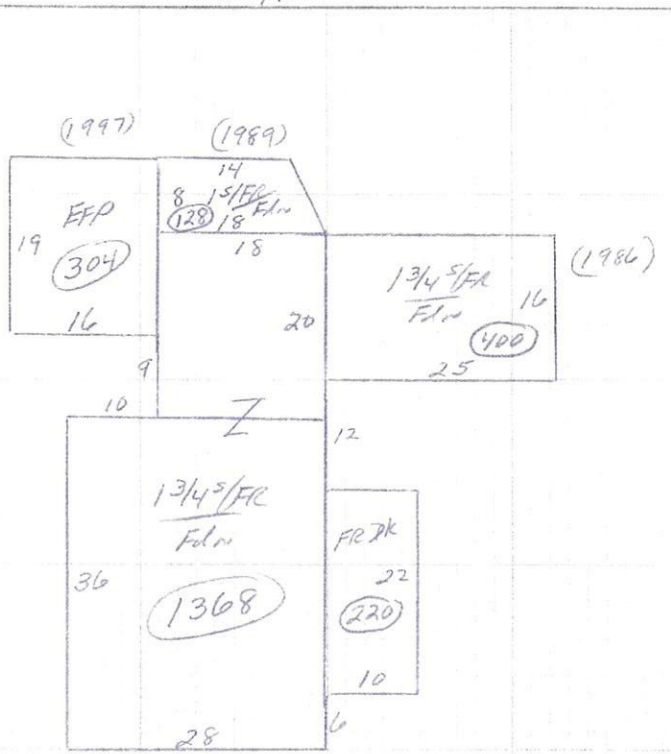
TRIO Software
A Division of Harris Computer Systems

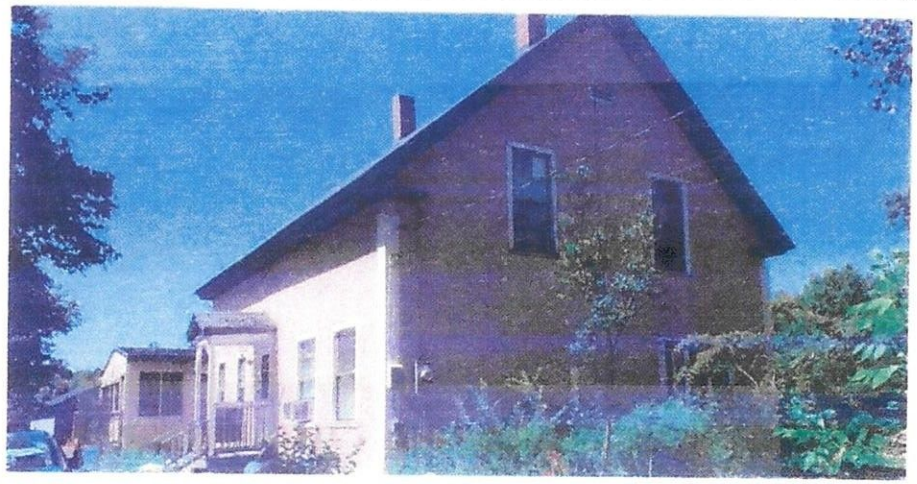
Date Inspected 8/5/19

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
22	1997	304			%	%	
1	1989	128	3120	2	%	100 %	
5	1986	400	3120	2	%	100 %	
67	2008	220			%	%	
23 FAR 22x40	1989	880	3092	2	%	80 %	
24 ATTSHED 14x40	1989	560	2100	2	%	80 %	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic





National Flood Hazard Layer FIRMette

FEMA

70°29'39"W 44°18'48"N



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

1:6,000

70°29'2"W 44°18'22"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 / 17.5 Cross Sections with 1% Annual Chance / 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 8/19/2026 at 3:36 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.

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