

PROPERTY LOCATED AT: 20 Lucette Ave, Old Orchard Beach, ME 04064-1850

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: N/A Are test results available? ... ☐ Yes ☐ No~~

To your knowledge, have any test results ever:

a) Been reported as unsatisfactory or satisfactory with notation?..... ☐ Yes ☒ No

b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☒ No

~~If Yes to (a) and/or (b) above, are test results available? ☐ Yes ☐ No~~

What steps were taken to remedy the problem? None needed

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: N/A

Installed by: N/A

Date of Installation: N/A

USE: Number of persons currently using system: N/A

Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown

Comments: None

Source of Section I information: Seller and previous owners' disclosures

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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:~~ N/A

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

~~What steps were taken to remedy the problem?~~ N/A

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: _____ OR ☐ Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: ☐ Yes ☐ No ☐ Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? ☐ Yes ☐ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

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 previous owners' disclosures

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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	Gas heat stove	Gas heater	Rinnai 556F
Age of system(s) or source(s)	2023±	9/10/2004 (or older)	Unknown (looks old)	2000-2009±
TYPE(S) of Fuel	Propane	Propane	Propane	Propane
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	600± Shared w/cook range	<---shared	<---shared	<---shared
Name of company that services system(s) or source(s)	Checking...	Not serviced	Not serviced	Not serviced
Date of most recent service call	Unknown	Unknown	Unknown	Unknown
Malfunctions per system(s) or source(s) within past 2 years	None known	Not working	None known	None known
Other pertinent information	Viessmann Vitodens 100W Crown storage tank	Livingroom	Basement Empire brand	Upstairs RHFE-556FAIII-P

Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown

Are any buried? ☒ Yes ☐ No ☐ Unknown

Are all sleeved? ☒ Yes ☐ No ☐ Unknown

Chimney(s): ☒ Yes ☐ 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: N/A

 Date chimney(s) last cleaned: Not yet needed

Direct and/or Power Vent(s): ☒ Yes ☐ No ☐ Unknown

 Has vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

 If Yes, date: N/A

Comments: Electric baseboard is also found in some rooms.

Source of Section III information: Seller and previous owners' disclosures

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 ☐ 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? N/A

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

Location: N/A

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What materials are, or were, stored in the tank(s)? N/A
 Have you experienced any problems such as leakage? ☐ Yes ☐ No ☐ Unknown

Comments: No known underground storage tanks on property

Source of information: Seller and previous owners' disclosures

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: N/A ☐ Yes ☐ No ☐ Unknown

Comments: None

Source of information: Seller and previous owners' disclosures

C. RADON/AIR - 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: No known radon tests performed

Source of information: Seller and previous owners' disclosures

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: No known radon tests performed

Source of information: Seller and previous owners' disclosures

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: None

Source of information: Seller and previous owners' disclosures

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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: N/A

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: Some cracking, peeling or flaking may be found.

Source of information: Seller and previous owners' disclosures

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 and previous owners' disclosures

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: protective/restrictive covenants in deed expired in year 2000

Source of information: Seller deed, and previous owners' disclosures

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 previous owners' disclosures

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PROPERTY LOCATED AT: 20 Lucette Ave, Old Orchard Beach, ME 04064-1850**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/AHave any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown~~If Yes, explain:~~ N/AHas any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown~~If Yes, explain:~~ N/AHas 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/AHas 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/AIs 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/ARelevant Panel Number: 23031C0319G Year: 7/17/2024 (Attach a copy)Comments: NoneSource of Section VI information: Attached FIRMette map

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PROPERTY LOCATED AT: 20 Lucette Ave, Old Orchard Beach, ME 04064-1850**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 ☐ UnknownIf Yes, explain: Homestead Exemption available to most primary owner occupants after first year.Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs 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 ☐ UnknownIf Yes, explain: N/AEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, solar panels, wind turbines): Type: 3x propane tanksFrom Whom: Superior PlusYear Principal Structure Built: 1979 What year did Seller acquire property? 8/12/2013Roof: Year Shingles/Other Installed: House roof prior to 2013. Garage 2023Water, moisture or leakage: None known or observedComments: None

Foundation/Basement:

Is there a Sump Pump? ☒ Yes ☐ No ☐ UnknownWater, moisture or leakage since you owned the property: ☒ Yes ☐ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☐ No ☒ UnknownComments: Sump pump failed which caused a few inches of water to cover the floor.Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown~~If Yes, are test results available? ☐ Yes ☐ No~~Comments: NoneElectrical: ☐ Fuses ☒ Circuit Breaker ☒ Other: Generator 50AMP ☐ UnknownComments: Generator Serviced 7/31/2025 by Rod's Electric (by Connor) 207-282-5398Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

..... ☐ Yes ☐ No ☒ UnknownComments: None

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KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Deferred maintenance (some flaking paint or rotting trim)

Comments: None

Source of Section VII information: Seller and previous owners' disclosures

SECTION VIII - ADDITIONAL INFORMATION

See attached assessor record, tax and zoning map, FIRMette map, survey, floorplans, 2027 tax bill, deed

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.

Signed by: James P. Huxley Oct 3, 2026
James P. Huxley **DATE** **SELLER** **DATE**

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**

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN James P. Huxley (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 20 Lucette Ave, Old Orchard Beach, ME 04064-1850

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).~~
N/A
N/A
☒ 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).~~
N/A
N/A
☒ 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.~~

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.

Buyer	Date	Signed by: <u>James P. Huxley</u> Seller James P. Huxley 00337FD447A6426...	Oct 3, 2026
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Signed by: <u>Tim Dunham</u> Agent Tim Dunham 207-407-9707 A52BCACAB8B0A91...	Oct 3, 2026



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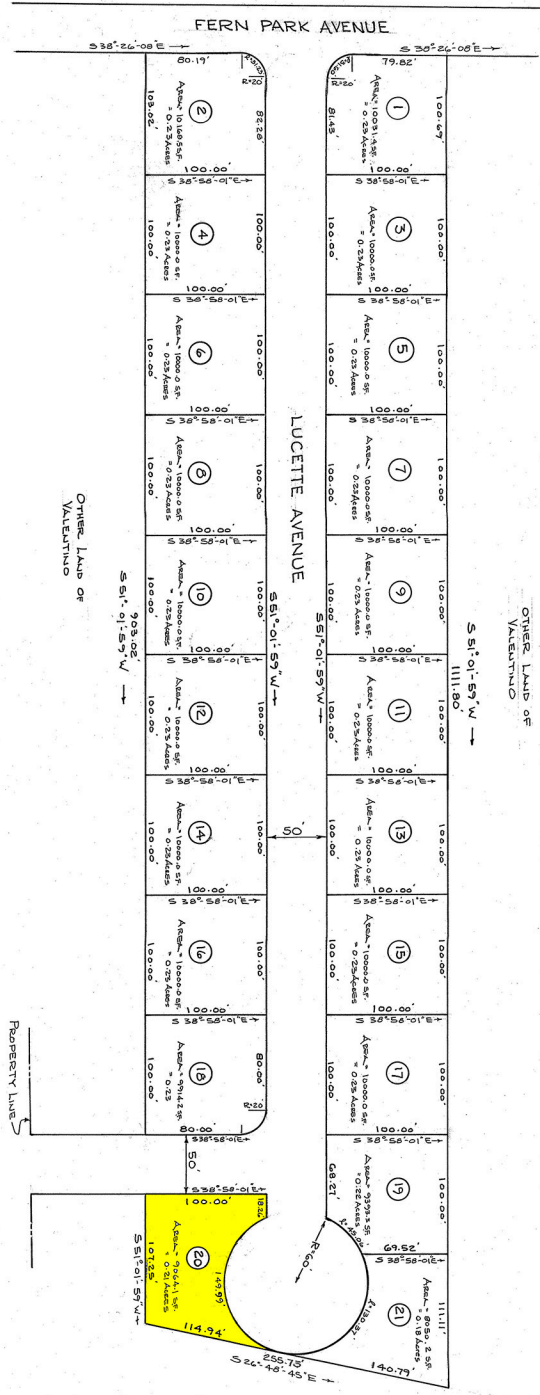
Tim Dunham Realty - Topsham, 643 Lewiston Rd Topsham ME 04086
Timothy Dunham

(207) 720-0660



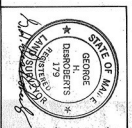
20 Lucette Ave.,

APPROVED BY PLANNING BOARD
OLD ORCHARD BEACH - MAINE
Henry Roberts April 26, 1978
[Signature]

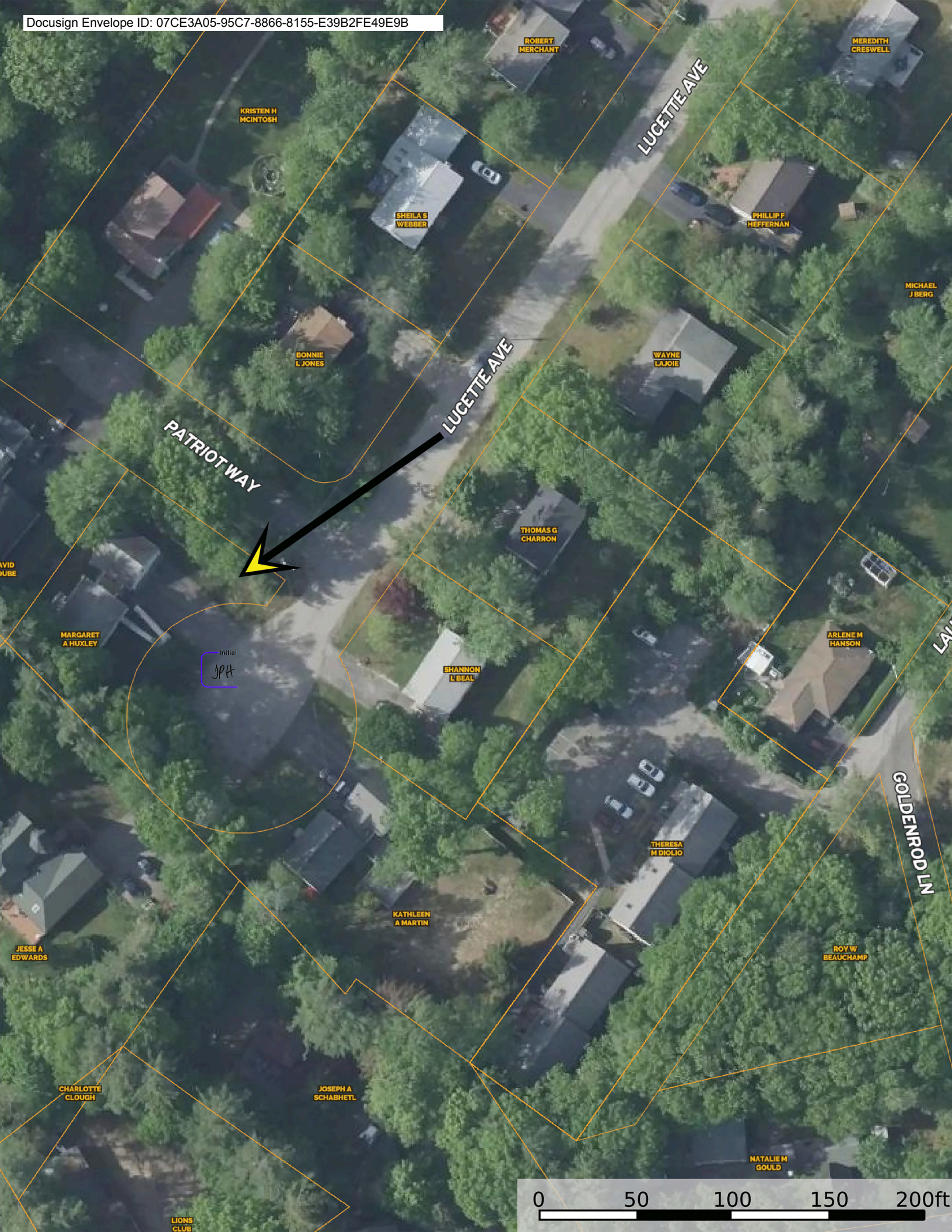


N/E MSAULEY
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WORK SHEET
REVIEW OF DEEDS
Recorded 4PP 21 1978
at 4:30 P.M. and
Filed in Plan Book 57 Page 19
Official Notary Public
[Signature]

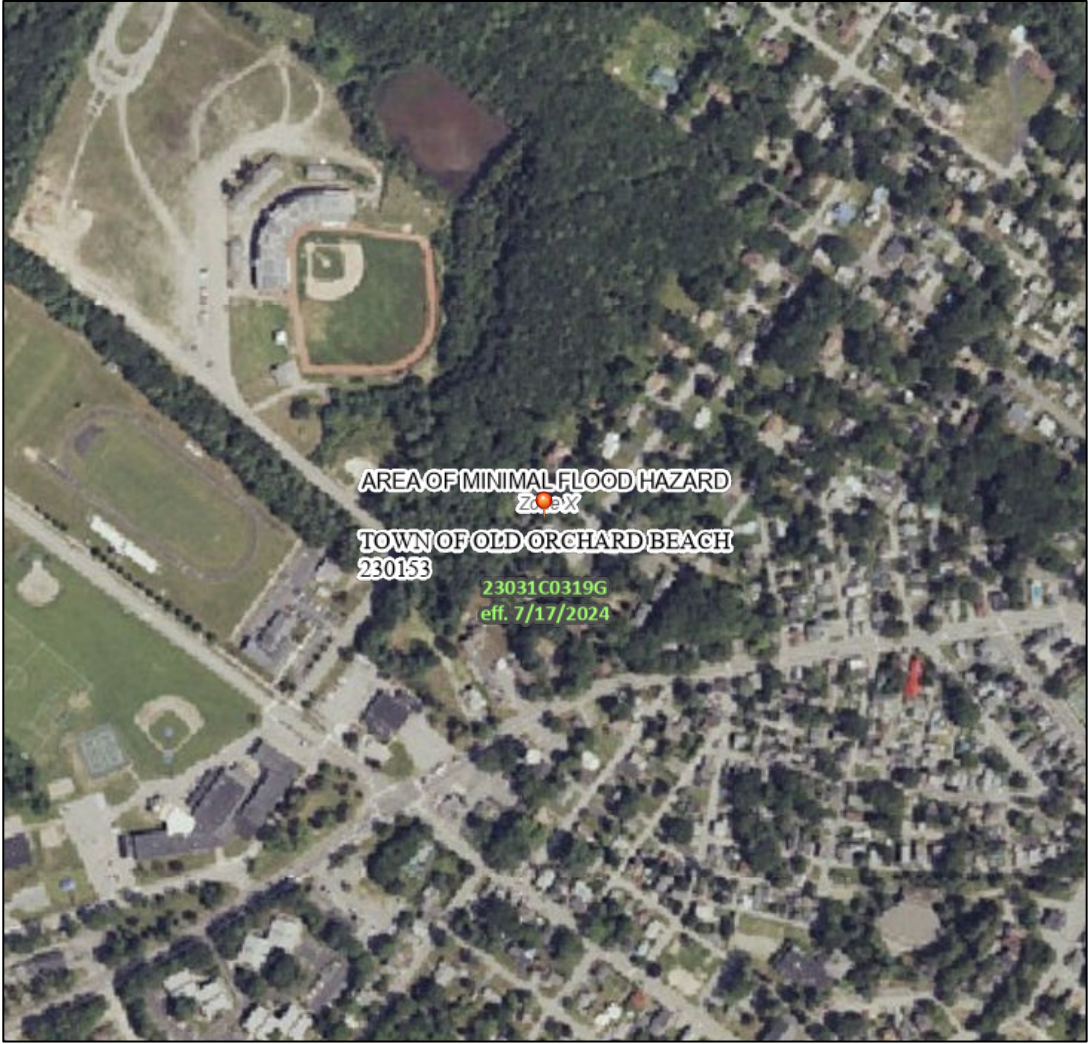


des roberts & henry, inc.
SUBDIVISION OF LAND
RICHARD E. VALENTINO
DEVELOPER
OLD ORCHARD BEACH - MAINE
[Signature]
[Stamp]



National Flood Hazard Layer FIRMette

70°23'40"W 43°31'8"N



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

1:6,000

70°23'2"W 43°30'42"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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		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 10/3/2026 at 10:23 AM 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.

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Property Card: 20 LUCETTE AV

Town of Old Orchard Beach, ME

Parcel Information



Parcel ID: 206-34-1

Vision ID: 1670

Owner: HUXLEY JAMES P

Mailing Address: 20 LUCETTE AVENUE

OLD ORCHARD BEACH ME 04064

General Information

Map: 206

Block: 34

Lot: 1

Use Description: Single Fam MDL-01

Zone: R-1

Land Area in Acres: 0.222681

Assessed Value

Land: \$141,900

Buildings: \$204,200

Extra Bldg Features: \$600

Outbuildings: \$26,000

Total: \$372,700

Sale History

Book/Page: 16672/0852

Sale Date: 8/14/2013

Sale Price: \$228,000

Building Details: Building # 1

Kitchen Desc: Modern

Interior Wall Desc 1: Drywall/Sheet

Interior Wall Desc 2:

Exterior Wall Desc 1: Vinyl Siding

Exterior Wall Desc 2:

No. Total Rooms: 5

No. Bedrooms: 3

No. Baths: 1

No. Half Baths: 1

Bathroom Desc: Average

Model Description: Residential

Living Area: 1372

Approx Year Built: 2011

Style: Colonial

Stories: 2

Occupancy: 1

Roof Cover: Asph/F Gls/Cmp

Roof Structure: Gable/Hip

Heating Type: Hot Water

Heating Fuel: Oil

A/C Type: None

Exemptions

Code	Type	Year	STAB Fiscal Year
90	HOME-EX	2018	



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

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Property Location20 LUCETTE AV
Vision ID1670

Account #

Map ID206/ 34/ 1/ /
Bldg #1

Bldg Name
Sec #1 of 1

Card #1 of 1

State Use 1010
Print Date 09-01-2026 6:09:44 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				4521 OLD ORCHARD BEACH, ME VISION											
HUXLEY JAMES P		1 Level	1 All Public	1 Paved	1 Urban	Description	Code	Assessed	Assessed												
20 LUCETTE AVENUE						RESIDENTL	1010	204,800	204,800												
OLD ORCHARD BEACH ME 04064						RES LAND	1010	141,900	141,900												
						RESIDENTL	1010	26,000	26,000												
SUPPLEMENTAL DATA																					
Alt Prcl ID NOTES 1 NOTES 2 NOTES 3 NOTES 4 ACCESS				MH MBL'S BUS LIC NOTES 8 PFTC MVR EXE																	
GIS ID 1670				Assoc Pid#																	
RECORD OF OWNERSHIP						BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HUXLEY JAMES P						16672	0852	08-14-2013	Q	I	228,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
MARSHALL KATHLEEN						15902	606	07-26-2010	Q	I	225,000	00	2026	1010	204,800	2026	1010	195,700	2026	1010	195,700
MORENCY DONALD G & SUSAN C						11348	0015	01-31-2002	Q	I	135,000	00		1010	141,900		1010	141,900		1010	141,900
MOSCONE JEFFREY M & CASSANDRA L						10290	0155	10-31-2000	Q	I	114,900	00		1010	26,000		1010	26,000		1010	26,000
AMMONS TROY A & DEBRAA (JT)						5754	0196	07-01-1991	Q	I	91,000	00									
						Total						372,700		Total		363,600		Total		363,600	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int													
2018	90	HOME-EX	25000.00																		
Total			25,000.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Sub	Nbhd Name		B		Tracing		Batch												
1		A																			
NOTES																					
GRAY																					
ADDED WDK; CHG TO GOOD CONDITION 2007																					
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result							
									08-26-2010	WD	03	1	31	Office Visit							
									03-05-1997	MB			00	Measur+Listed							
									05-30-1989	10	R		00	Measur+Listed							
LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value						
1	1010	Single Fam MDL	R-1		9,700 SF	10.09	1.45000	6	1.00	1	1.000			1.0000	14.63	141,900					
Total Card Land Units					9,700 SF	Parcel Total Land Area					0.22	Total Land Value					141,900				

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Property Location
Vision ID 1670

20 LUCETTE AV
Account #

Map ID 206/ 34/ 1/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date 09-01-2026 6:09:45 P

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	03	Colonial									
Model:	01	Residential									
Grade:	03	Average									
Stories:	2	2 Stories									
Occupancy	1										
Exterior Wall 1	25	Vinyl Siding									
Exterior Wall 2											
Roof Structure:	03	Gable/Hip									
Roof Cover	03	Asph/F Gls/Cmp									
Interior Wall 1	05	Drywall/Sheet									
Interior Wall 2											
Interior Flr 1	14	Carpet									
Interior Flr 2											
Heat Fuel	02	Oil									
Heat Type:	05	Hot Water									
AC Type:	01	None									
Total Bedrooms	03	3 Bedrooms									
Total Full Baths:	1										
Total Half Baths	1										
Total Xtra Fixtrs											
Total Rooms:	5	5 Rooms									
Bath Style:	02	Average									
Kitchen Style:	02	Modern									



TOWN OF OLD ORCHARD BEACH TAX COLLECTOR

ONE PORTLAND AVENUE
OLD ORCHARD BEACH, MAINE 04064
TEL. 207-934-5714 - ext 1531

OFFICE HOURS: MONDAY - FRIDAY 8:00 A.M. – 4:00 P.M.
TUESDAY EVENINGS UNTIL 6:00 P.M.

FISCAL 2027 ANNUAL TAX BILL July 1, 2026 - June 30, 2027

TAX RATE PER \$1,000: \$11.49

00206-00034-00001
HUXLEY JAMES P
20 LUCETTE AVE
OLD ORCHARD BEACH ME 04064-1850

REAL ESTATE

Location: 20 LUCETTE AV
MAP/BLOCK/LOT: 00206-00034-00001

CURRENT BILLING INFORMATION

LAND VALUE	\$	141,900
BUILDING VALUE	\$	230,800
TOTAL EXEMPTIONS	\$	25,000
TAXABLE VALUATION	\$	347,700
TOTAL TAX	\$	3,995.07
TAX DUE	\$	3,995.07

DUE DATE	TAX DUE 1ST BILL
09/16/2026	\$ 1,997.54
DUE DATE	TAX DUE 2ND BILL
03/17/2027	\$ 1,997.53

Bill #: 2702327

IMPORTANT TAX BILL INFORMATION

- If you have sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.
- The Commitment date for FY 2027 is August 19, 2026.
- The Bond Indebtedness on the Commitment Date is \$39,610,732.60
- The percentage rate for FY 2027 tax bill to be used for the operations and maintenance of the Waste Water Treatment Plant and Sewer Infrastructure is 16.84%.
- Without State Aid for Education, Homestead Exemption Reimbursement, and State Revenue Sharing, your tax bill would have been 8.55 % higher.
- Payments made after due date will be subject to interest at 7.0% per annum.

PAY YOUR REAL ESTATE TAX BILL ONLINE AT:
www.oobmaine.com

PRE-PAYMENTS OF TAXES
ARE REFLECTED ON THIS BILL

YOU WILL NOT RECEIVE A REMINDER FOR
THE SECOND INSTALLMENT WHEN DUE

IMPORTANT INFORMATION ON REVERSE SIDE

TAX DISTRIBUTION

SCHOOL:	40%
COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%

LISA DUPRA
COLLECTOR OF TAXES

159175

PAYMENT 2

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT.
Checks payable to: Town of Old Orchard Beach

FY 2027 January 1, 2027 - June 30, 2027

BILL NUMBER: 2702327
LOCATION: 20 LUCETTE AV
MAP/BLOCK/LOT: 00206-00034-00001
BOOK / PAGE: 16672/0852
OWNERS NAME(S): HUXLEY JAMES P

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: \$ 1,997.53
AMOUNT PAID: \$

If you sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.

PAYMENT 1

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT.
Checks payable to: Town of Old Orchard Beach

FY 2027 July 1, 2026 - December 31, 2026

BILL NUMBER: 2702327
LOCATION: 20 LUCETTE AV
MAP/BLOCK/LOT: 00206-00034-00001
BOOK / PAGE: 16672/0852
OWNERS NAME(S): HUXLEY JAMES P

BILL DATE: 08/19/2026
DATE DUE: 09/16/2026
AMT DUE: \$ 1,997.54
AMOUNT PAID: \$

If you sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.



BK 16672 PGS 852 - 853 08/14/2013 09:58:10 AM
INSTR # 2013040541 DEBRA ANDERSON
RECEIVED YORK SS REGISTER OF DEEDS

(the space above is reserved for recording information)

WARRANTY DEED
JOINT TENANCY
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That KATHLEEN MARSHALL of Old Orchard Beach, County of York and State of Maine, for consideration paid, grant to MARGARET A. HUXLEY and JAMES P. HUXLEY, both having a current mailing address of 16 Medallion Road, Holbrook, Massachusetts 02343, with ***WARRANTY COVENANTS***, AS JOINT TENANTS, the land in Old Orchard Beach, in the County of York and State of Maine, described as follows:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on Lucette Avenue, in the Town of Old Orchard Beach, County of York and State of Maine, and being Lot No. 20 as shown on Plan of Fern Park Estates, a subdivision of land of Richard E. Valentino, dated April 12, 1972 by DesRoberts & Henry, Inc., and recorded in the York Registry of Deeds in Plan Book 57, Page 19, to which plan and the record thereof reference is hereby made for a more particular description.

Also conveying hereby, a right of way for ingress and egress to said Lot No. 20 over Lucette Avenue and for all other purposes, including the installation of utility services in, over and under said Avenue.

The premises are conveyed subject to the following covenants, conditions and restrictions which shall be considered as real covenants running with the land to remain in force until the year 2000A.D., further the within Grantees, by acceptance of this deed and as part of the consideration hereof, do hereby covenant and agree for themselves, their heirs and assigns, that they will hold said premises subject to said restrictions and conditions and that these are imposed upon their premises for the benefit of all land shown on said plan but not for the benefit of any other land adjacent to said plan that may not be owned by Linda M. Valentino, her heirs or assigns, and shall be enforceable either in law or equity by the said Linda M. Valentino, her heirs, executors, administrators, devisees or assigns, at the expense of the owner of the premises who violates any such covenant, condition or restriction, and shall also be enforceable by any person holding any of the lots as shown on said plan under a deed with similar conditions and restrictions.

1. The premises herein conveyed shall be used only as a single family residential unit and no commercial enterprise of any nature or description shall be conducted or maintained on the premises herein conveyed.

2. A residential unit shall include no buildings or structures other than the following, viz: one detached dwelling house designed as a residence for one family, one garage for private use constructed either as an integral part of the dwelling or as a detached building and adapted for the storage of not more than three automobiles. No additions to the building currently on the premises or outbuildings including, but not limited to garages,

MAINE R.E. TRANSFER TAX PAID

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fences or other appurtenant buildings of any object, thing or structure (which consumes space in excess of 10 cubic feet) shall be constructed, remain or allowed to stand upon the premises herein conveyed without the consent in writing of the said Linda M. Valentino, her heirs, successors and assigns.

3. The keeping of poultry, swine, dog kennels, livestock or other animals shall not be permitted on said premises except household pets normally housed in a single family residence and no house trailer or mobile home nor more than one business or commercial vehicle of similar nature shall be brought upon or maintained or be permitted to remain on said property except that a business vehicle normally used by the Grantees in their business may remain on said property, provided said vehicle is parked in an enclosed garage.

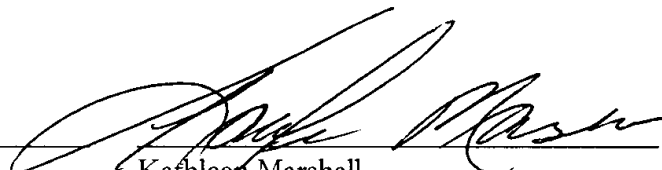
4. The current zoning ordinance of the Town of Old Orchard Beach, whether the same be legal and effective ordinance or not, said premises to remain subject to all terms, conditions and restrictions imposed by said ordinances, even though the same may be repealed, altered, amended or declared to be void in whole or in part by judicial proceedings or otherwise.

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

Being the same premises conveyed to Kathleen Marshall by virtue of a deed from Donald G. Morency and Susan C. Morency dated July 23, 2010 and recorded in the York County Registry of Deeds in Book 15902, Page 606.

WITNESS my hand this 12th day of August, 2013.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

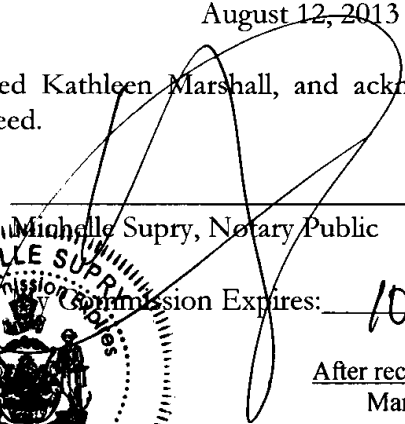

Kathleen Marshall

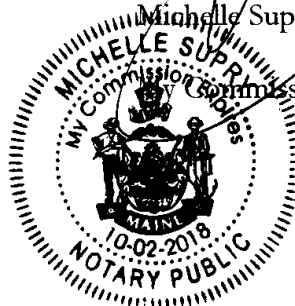
STATE OF MAINE
COUNTY OF YORK, ss.

August 12, 2013

Personally appeared the above named Kathleen Marshall, and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Michelle Supry, Notary Public



Commission Expires: 10.02.2018

After recording return to:
Margaret A. Huxley
James P. Huxley
16 Medallion Road
Holbrook, MA 02343

z/13huxleyml/ deed/mjk

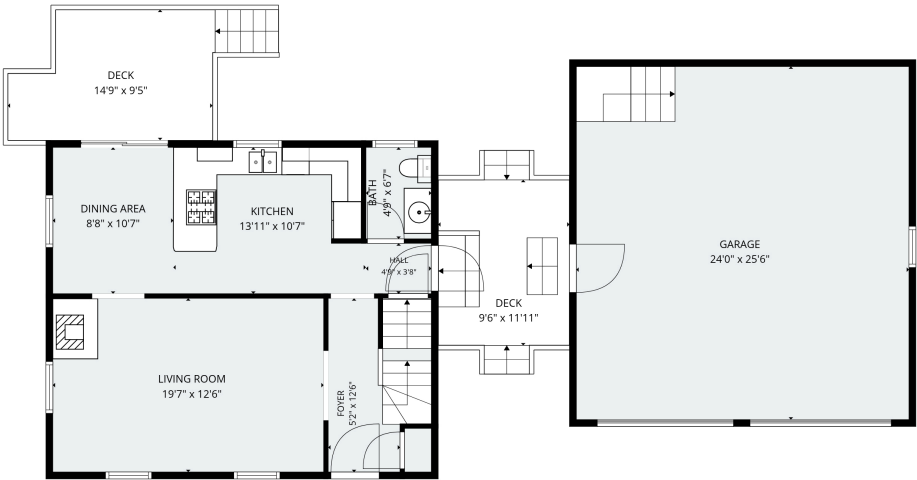
Initial
JPH

2pg → H & D TITLE & CLOSING 32 ATLANTIC PLACE, 50. PTD ME 04106

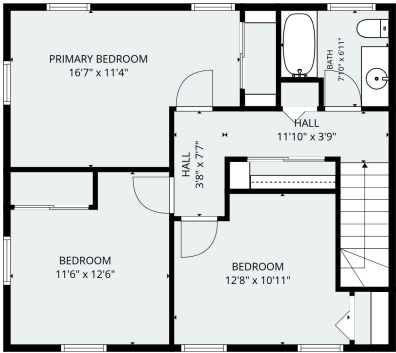
20 Lucette Avenue

Old Orchard Beach, Maine

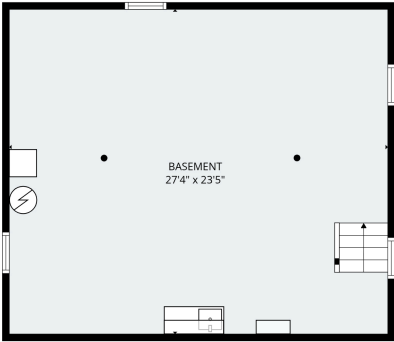
Complete floor-plan overview



1st floor



2nd floor



Basement

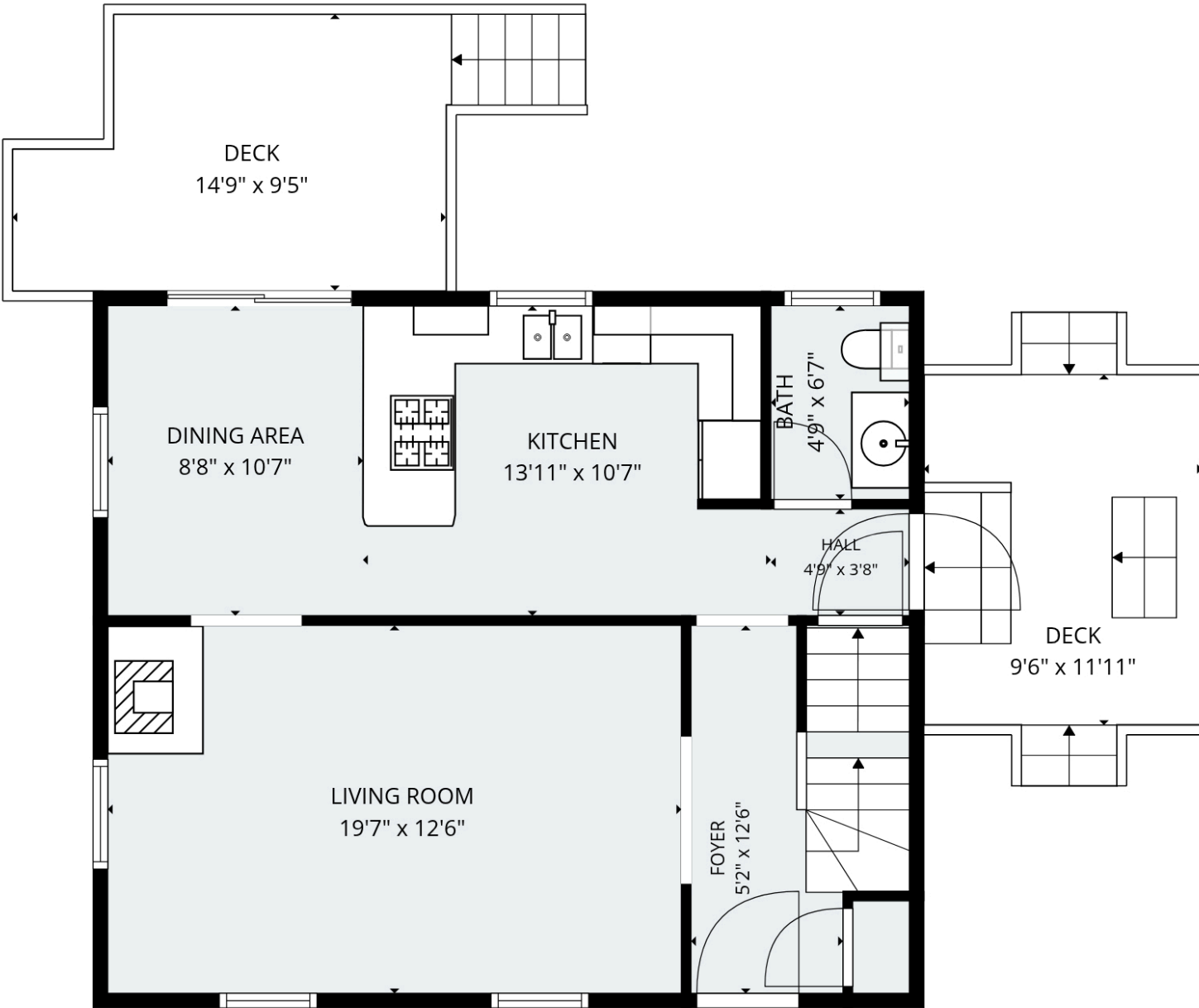
Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

20 Lucette Avenue

Old Orchard Beach, Maine

First floor and decks

Enlarged detail; see the complete overview for the full layout.



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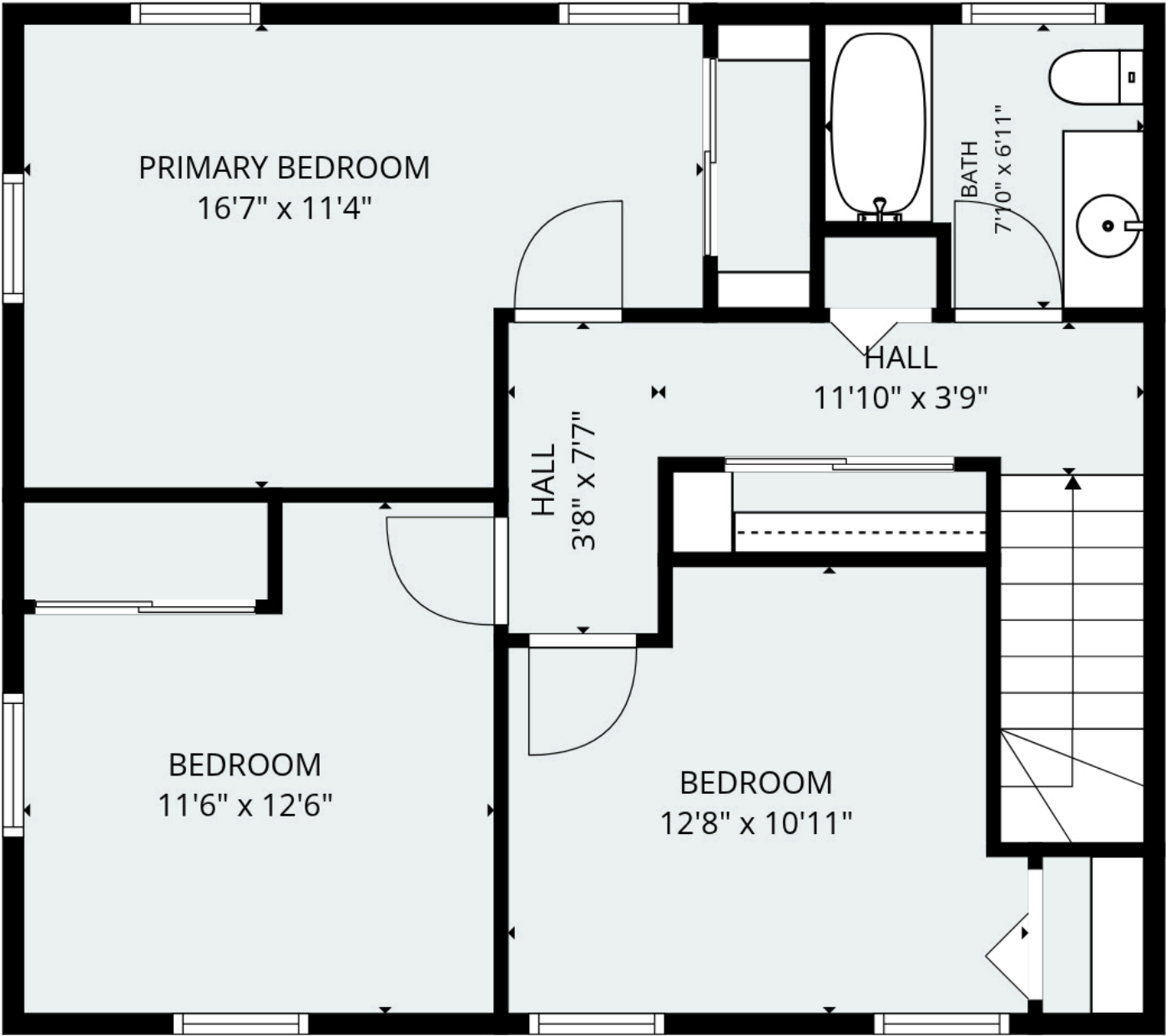
Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

20 Lucette Avenue

Old Orchard Beach, Maine

Second floor

Enlarged detail; see the complete overview for the full layout.



2nd floor

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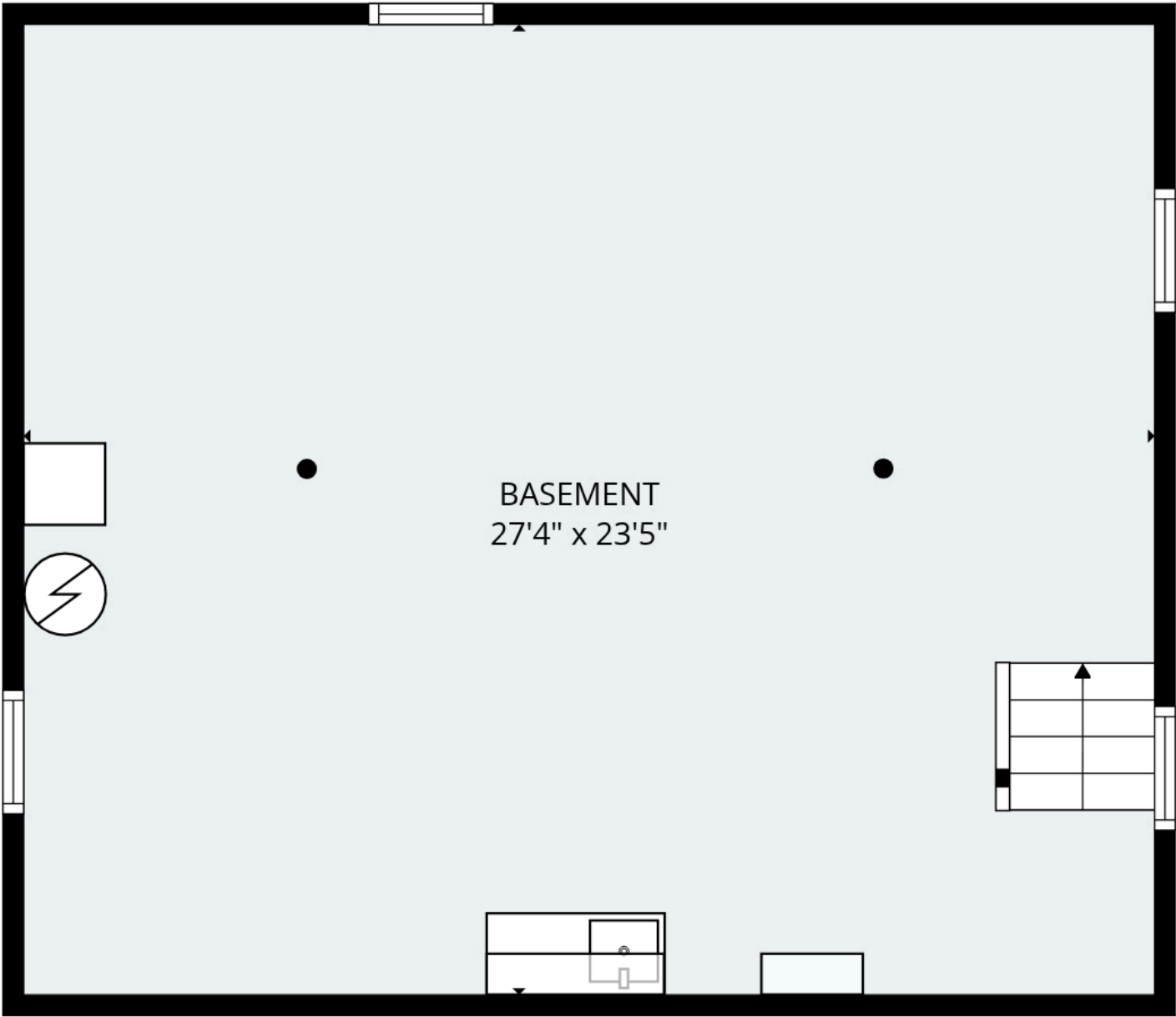
Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

20 Lucette Avenue

Old Orchard Beach, Maine

Basement

Enlarged detail; see the complete overview for the full layout.



Basement

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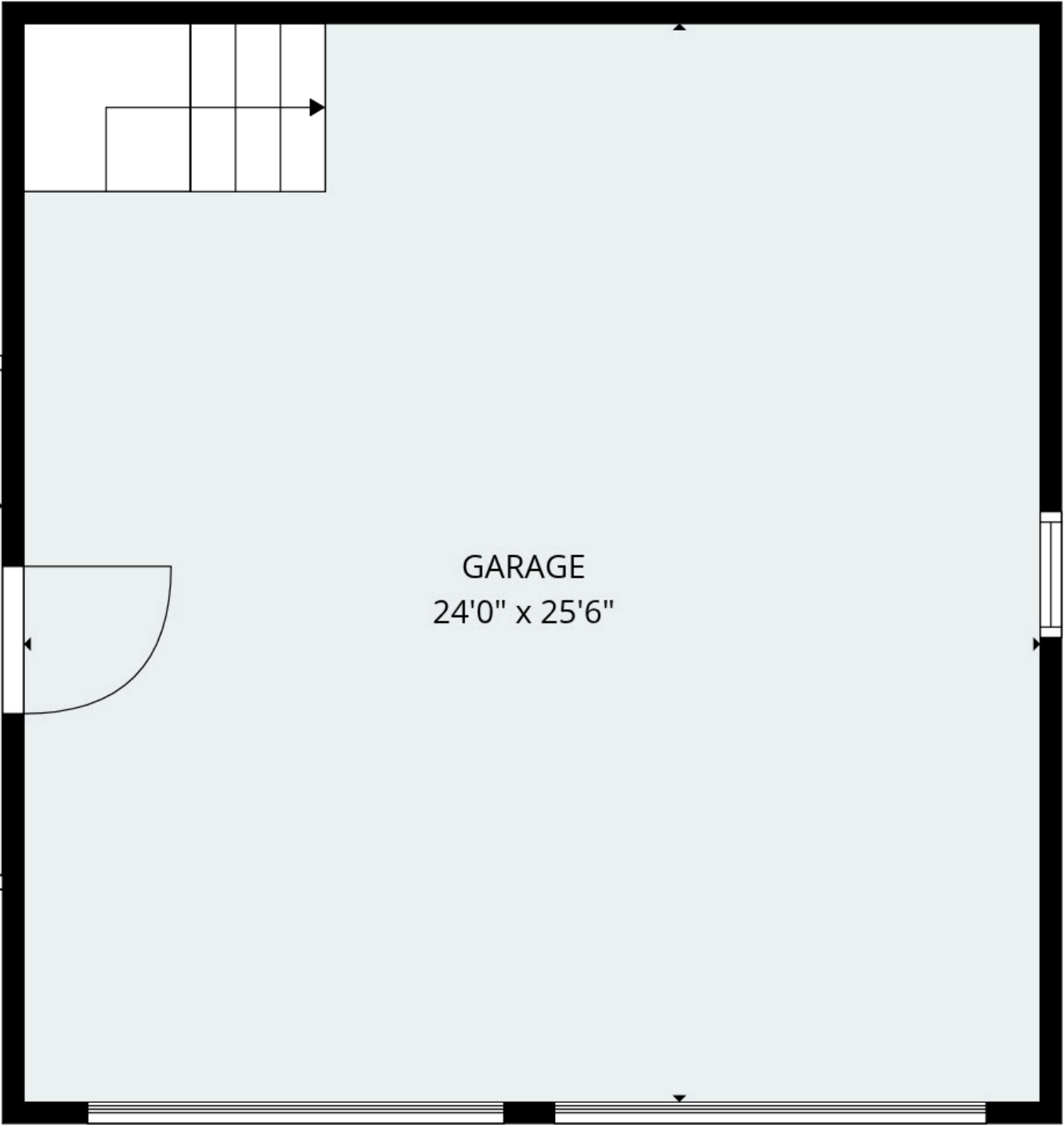
Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

20 Lucette Avenue

Old Orchard Beach, Maine

Garage

Enlarged detail; see the complete overview for the full layout.



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Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

Home data report

20 Lucette Avenue, Old Orchard Beach, Maine 04064, United States



Total Area: 1403 sq. ft

Basement: 0 sq. ft, 1st Floor: 692 sq. ft, 2nd Floor: 711 sq. ft

Excluded: Basement 692 sq. ft, Garage 662 sq. ft, Deck 265 sq. ft

Property summary

 **3** FLOORS

 **3** Bedrooms

 **1** Bathroom

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Home data report

20 Lucette Avenue, Old Orchard Beach, Maine 04064, United States

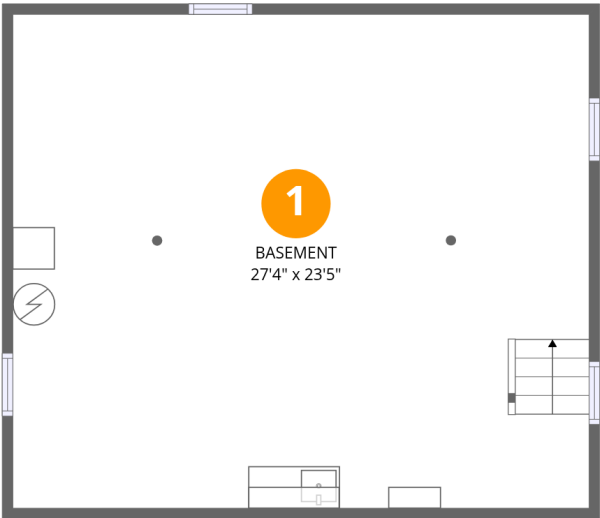
 **1**
Half bath

 **1**
Garage

Initial
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Home data report

20 Lucette Avenue, Old Orchard Beach, Maine 04064, United States



Room dimensions

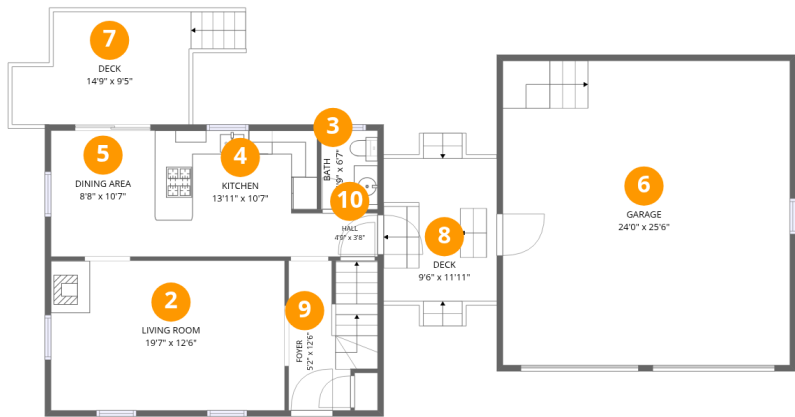
Floor 1 Below grade Total:0sqft Excluded: 692sqft

#		Dimensions	sqft	Counted as living area
1	Basement	27'4" x 23'5"	640 sq. ft	No

Initial
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Home data report

20 Lucette Avenue, Old Orchard Beach, Maine 04064, United States



Room dimensions

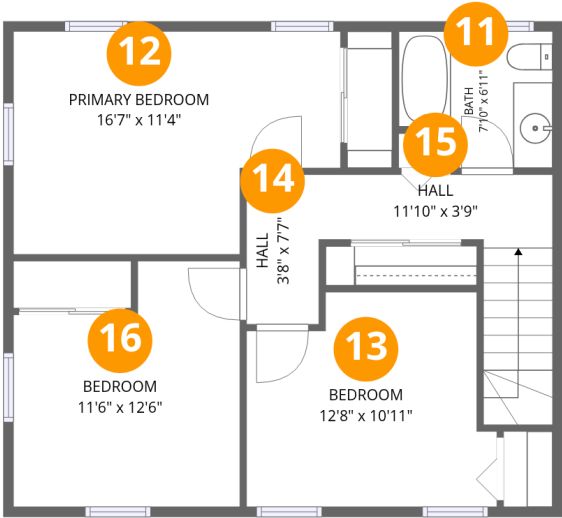
Floor 2 Total:692sqft Excluded: 927sqft

#		Dimensions	sqft	Counted as living area
2	Living Room	19'7" x 12'6"	245 sq. ft	Yes
3	Bath	4'9" x 6'7"	31 sq. ft	Yes
4	Kitchen	13'11" x 10'7"	144 sq. ft	Yes
5	Dining Area	8'8" x 10'7"	92 sq. ft	Yes
6	Garage	24'0" x 25'6"	612 sq. ft	No
7	Deck	14'9" x 9'5"	139 sq. ft	No
8	Deck	9'6" x 11'11"	126 sq. ft	No
9	Foyer	5'2" x 12'6"	84 sq. ft	Yes
10	Hall	4'9" x 3'8"	17 sq. ft	Yes

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Home data report

20 Lucette Avenue, Old Orchard Beach, Maine 04064, United States



Room dimensions

Floor 3 Total:711sqft Excluded: 0sqft

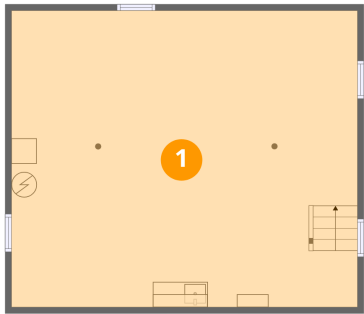
#		Dimensions	sqft	Counted as living area
11	Bath	7'10" x 6'11"	48 sq. ft	Yes
12	Primary Bedroom	16'7" x 11'4"	165 sq. ft	Yes
13	Bedroom	12'8" x 10'11"	123 sq. ft	Yes
14	Hall	3'8" x 7'7"	28 sq. ft	Yes
15	Hall	11'10" x 3'9"	72 sq. ft	Yes
16	Bedroom	11'6" x 12'6"	126 sq. ft	Yes

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Home data report

20 Lucette Avenue, Old Orchard Beach, Maine 04064, United States

1 Floor 1 - Basement



Dimensions: 27'4" x 23'5"
Area: 640 sq. ft
Counted as living area: No

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

2 Floor 2 - Living Room



Dimensions: 19'7" x 12'6"
Area: 245 sq. ft
Counted as living area: Yes

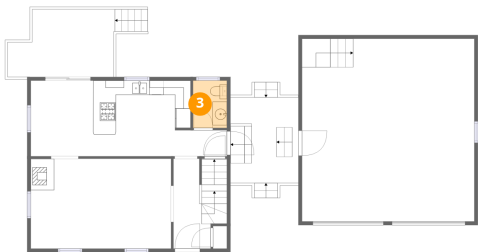
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

Initial
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Home data report

20 Lucette Avenue, Old Orchard Beach, Maine 04064, United States

3 Floor 2 - Bath



Dimensions: 4'9" x 6'7"
Area: 31 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: 13'11" x 10'7"
Area: 144 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 - Dining Area



Dimensions: 8'8" x 10'7"
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

Initial
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Home data report

20 Lucette Avenue, Old Orchard Beach, Maine 04064, United States

6 Floor 2 - Garage



Dimensions: 24'0" x 25'6"
Area: 612 sq. ft
Counted as living area: No

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

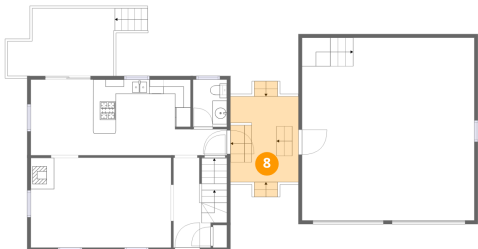
7 Floor 2 - Deck



Dimensions: 14'9" x 9'5"
Area: 139 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 - Deck



Dimensions: 9'6" x 11'11"
Area: 126 sq. ft
Counted as living area: No

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

Initial
JPH

Home data report

20 Lucette Avenue, Old Orchard Beach, Maine 04064, United States

9 Floor 2 - Foyer



Dimensions: 5'2" x 12'6"
Area: 84 sq. ft
Counted as living area: Yes

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

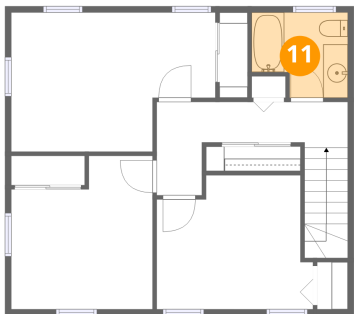
10 Floor 2 - Hall



Dimensions: 4'9" x 3'8"
Area: 17 sq. ft
Counted as living area: Yes

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

11 Floor 3 - Bath



Dimensions: 7'10" x 6'11"
Area: 48 sq. ft
Counted as living area: Yes

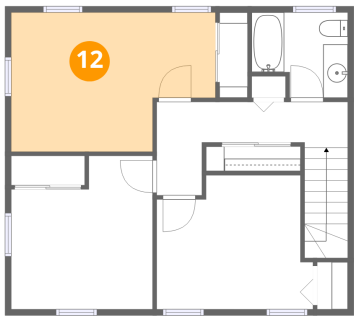
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

Initial
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Home data report

20 Lucette Avenue, Old Orchard Beach, Maine 04064, United States

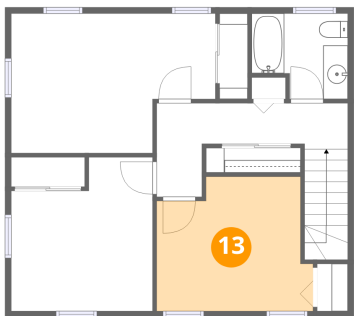
12 Floor 3 - Primary Bedroom



Dimensions: 16'7" x 11'4"
Area: 165 sq. ft
Counted as living area: Yes

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

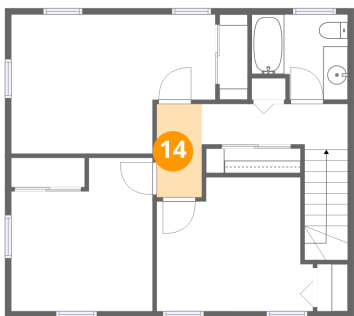
13 Floor 3 - Bedroom



Dimensions: 12'8" x 10'11"
Area: 123 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 3 - Hall



Dimensions: 3'8" x 7'7"
Area: 28 sq. ft
Counted as living area: Yes

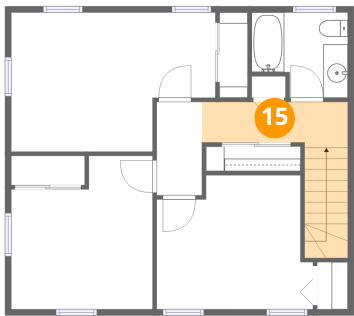
Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

Initial
JPH

Home data report

20 Lucette Avenue, Old Orchard Beach, Maine 04064, United States

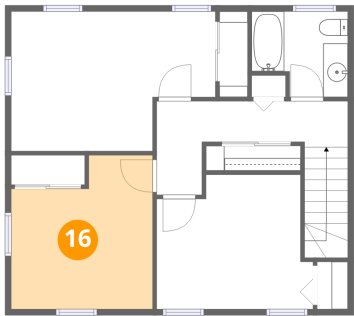
15 Floor 3 - Hall



Dimensions: 11'10" x 3'9"
Area: 72 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 - Bedroom



Dimensions: 11'6" x 12'6"
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

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JPH