PROPERTY LOCATED AT: **43 Winthrop Road, Readfield, ME 04364**

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: **08/27/2026** 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? **n/a**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **In front of pole barn**
Installed by: **unknown**
Date of Installation: **August 27, 2026**

USE: Number of persons currently using system: **2**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **Well is 18' deep, has filter and softener, new pump 2015, occasional air in water line**

Source of Section I information: **Seller**

PROPERTY LOCATED AT: **43 Winthrop Road, Readfield, ME 04364**

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: **under maple trees near road** OR ☐ Unknown

Date installed: **unk** Date last pumped: **5/2016** Name of pumping company: **Pat Jackson**

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

If Yes, give the date and describe the problem: **n/a**

Date of last servicing of tank: **n/a** Name of company servicing tank: **N/A**

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

If Yes, Location: **in field behind garage**

Date of installation of leach field: **08/27/2026** Installed by: **unk**

Date of last servicing of leach field: **n/a** Company servicing leach field: **N/A**

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: **line from septic tank to box replaced 2016+/-, system is a pre 1974 system.**

Source of Section II information: **Seller**

PROPERTY LOCATED AT: **43 Winthrop Road, Readfield, ME 04364**

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**	**Wood stove**		
Age of system(s) or source(s)	**2005**	**2007**		
TYPE(S) of Fuel	**Oil**	**Wood**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**2025-387 gallons 2024-439 gallons**	**3-4 cords**		
Name of company that services system(s) or source(s)	**Winthrop Fuel**	**n/a**		
Date of most recent service call	**3/2026**	**n/a**		
Malfunctions per system(s) or source(s) within past 2 years	**none**	**n/a**		
Other pertinent information	**275 gal oil tank New tank 2025**	**n/a**		

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 [ ] No [X] Unknown

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

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

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

If Yes, date: **n/a**

Date chimney(s) last cleaned: **fall 2024**

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: **Hot Water heater is oil fired and goes into same flue as furnace, 2 chimneys, woodstove chimney cleaned each year**

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**

PROPERTY LOCATED AT: **43 Winthrop Road, Readfield, ME 04364**

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

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

Comments: **Seller has no knowledge of storage tanks on the property**

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: _____	☐ Yes	☒ No	☐ Unknown

Comments: **seller has no knowledge of asbestos on site**

Source of information: **Seller**

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: **n/a**

Source of information: **Seller**

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: **n/a**

Source of information: **Seller**

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: **Seller has never used meth on the property**

Source of information: **Seller**

PROPERTY LOCATED AT: **43 Winthrop Road, Readfield, ME 04364**

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: **normal wear and tear, most interior painted since 2022**

Source of information: **Seller and visual inspection**

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**

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: **n/a**

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**

PROPERTY LOCATED AT: **43 Winthrop Road, Readfield, ME 04364**

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/a**

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

If Yes, explain: **n/a**

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

If Yes, explain: **n/a**

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: **n/a**

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: **n/a**

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?

EL 215

Relevant Panel Number: **23011C0314D / 23011C0313D** Year: **2011** (Attach a copy)

Comments: _____

Source of Section VI information: **Seller and FEMA**

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PROPERTY LOCATED AT: **43 Winthrop Road, Readfield, ME 04364**

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: **Homestead Exemption**

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: **1900 +/-** What year did Seller acquire property? **2005**

Roof: Year Shingles/Other Installed: **Metal roof - 2005, garage shinglels 2017+/-,Barn metal unknown**

Water, moisture or leakage: **none**

Comments: **minimal staining is old**

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: **older farmhouse is designed for any water to flow through**

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

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

Comments: **n/a**

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

Comments: **Fuses located in barn. Circuit breaker in house and garage**

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: **no damage to owners knowledge,**

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PROPERTY LOCATED AT: **43 Winthrop Road, Readfield, ME 04364**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **A couple of storm windows cracked in home as well as a couple of windows in the garage.**

Comments: **n/a**

Source of Section VII information: **seller**

SECTION VIII - ADDITIONAL INFORMATION

Heat tape on one pipe in basement. Spectrum services the area. Metal storage trailer and generator hook up and generator conveys at time of sale. Second story of the barn flooring has a some softness. Second story barn is blocked off as a per caution.

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: Mark W. Wicks 96B6E9BABD344A...	9/2/2026	Signed by: Darcy L. Adams 4828C99FCA2247C...	9/2/2026
SELLER **Mark W. Wicks**	DATE	SELLER **Darcy L. Adams**	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

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EQUAL HOUSING OPPORTUNITY

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Mark W. Wicks, Darcy L. Adams** (hereinafter "Seller")

AND (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **43 Winthrop Road, Readfield, ME 04364**

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.

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: Mark W. Wicks Seller **Mark W. Wicks**	8/31/2026 Date
Buyer	Date	Darcy L. Adams Seller **Darcy L. Adams**	8/31/2026 Date
Buyer	Date	Seller	Date
Buyer	Date	DocuSigned by: Seller	Date
Agent	Date	Jackson Ladd Agent **Patricia P. Ladd / Jackson Ladd**	8/31/2026 Date

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SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION

Town or Plantation: READFIELD

Street Subdivision Lot #: RT 41 South
WINTHROP RD.

READFIELD Permit # 1254 STATE COPY

Date Permit Issued: 6/10/97

$ 130.00 FEE # Double Fee Charged

Local Plumbing Inspector Signature

L.P.I. # 0221

PROPERTY OWNERS NAME

Last: HARRIMAN First: SARA

Mailing Address of Owner: P.O. Box 136
READFIELD ME 04355

Daytime Tel. #: 685-4243

Municipal Tax Map # 5 Page # 67

Owner Statement

I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit

Sara Harriman 6-10-97
Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application

Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:

1. First Time System
2. Multi-User System
3. Replacement System
4. Expanded System
   a. One-time exempted
   b. Non-exempted
5. Experimental System
6. Seasonal Conversion

THIS APPLICATION REQUIRES:

1 X No Rule Variance
2 First Time System Variance (Municipal)
3 First Time System Variance (State)
4 Replacement System Variance
   a Local Plumbing Inspector approval
   b State & Local Plumbing Inspector approval
5 Minimum Lot Size Variance
6 Seasonal Conversion Variance

DISPOSAL SYSTEM COMPONENT(S)

1 Non-Engineered System
2 Primitive System
3 Alternative Toilet
   Specify
4 X Non-Engineered Treatment Tank
5 Holding Tank Gallons
6 Non-Engineered Disposal Area (only)
7 Separated Laundry System
8 Engineered System (+2000 gpd)
9 Engineered Treatment Tank (only)
10 Engineered Disposal Area (only)

SIZE OF PROPERTY

SHORELAND ZONING

Yes X No

DISPOSAL SYSTEM TO SERVE:

1 Single Family Dwelling Unit
2 Multiple Family Dwelling Unit
   Number of Units
3 Other
   SPECIFY

TYPE OF WATER SUPPLY

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. X Concrete
   X Regular
   Low Profile
2. Plastic

SIZE 1,000 Gallons

DISPOSAL AREA TYPE/SIZE

1 Stone Bed Sq. Ft.
2 Proprietary Device Sq. Ft.
   Clustered Linear
   Regular H-20
3 Trench Lin. Ft.
4 Other

GARBAGE DISPOSAL UNIT

1 No
2 Yes
   Multi-compartment tank
   Tank in series
   Increase in tank capacity
   Filter on tank outlet

CRITERIA USED FOR DESIGN FLOW
(Show Calculations)

PROFILE & DESIGN CLASS

PROFILE DESIGN

DEPTH TO MOST LIMITING FACTOR

DISPOSAL AREA SIZING

1 Small 2.0
2 Medium 2.60
3 Medium-Large 3.30
4 Large 4.10
5 Extra-Large 5.00

PUMPING

1 Not required
2 May be required
3 Required

DOSE Gallons

DESIGN FLOW: (Gallons/Day)

SITE EVALUATOR'S STATEMENT

On ____ / ____ / ____ (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules.

Site Evaluator Signature SE # Date

Print Name Telephone

Readfield, Maine

43 WINTHROP ROAD

Wicks, Mark W
Adams, Darcy L

PO Box 124
Readfield, ME 04355
United States of America

Map/Lot: 120-089

Account: 1805

Last Updated: 05/27/2026



Assessment

Land	$60,200
Building	$353,500
Exempt	$25,000
Taxable	$388,700

Sales

Date	Price	Book & Page	Selling Party	Sale Type

No Data

Property

Land Code	RESIDENTIAL
Building Code	1 Family Bldg.
Total Acreage	15.5
Neighborhood	NEIGHBORHOOD 10
Zone	Residential
Topography 1	Level
Utilities 1	Drilled Well
Utilities 2	Septic System
Street	Paved

Building

Residence

Type	Cape Cod
Area	624 sqft
Attic	None
Bath Style	Typical Bath(s)
Building Units	1
Condition	Fair
Cool Type	None
Economic Code	None
Economic Percent Good	100%
Construction Grade	Average
Factor	100

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Land

Code	BASE LOT-DEC
Units	1
Type	Fractional Acreage
Influence	100%
Value	$15,200

Code	BASE LOT-VAL(0-1 ACRES)
Units	1
Type	Fractional Acreage
Influence	100%
Value	$22,800

Code	REAR (1-10 ACRES)
Units	10
Type	Acres
Influence	100%
Value	$19,000

Code	REAR (10-20 ACRES)
Units	1.75
Type	Acres
Influence	100%
Value	$2,660

Code	WASTELAND
Units	2.75
Type	Acres
Influence	100%
Value	$523

Residence

Functional Percent Good	92%
Heat Type	Forced Warm Air
Insulation	Full
Kitchen Style	Typical
Layout	Typical
Number of Bedrooms	3
Number of Full Baths	2
Number of Rooms	6
Percent Heated	100%
Roof Surface	Sheet Metal
Stories	One & 1/2 Story
Value	$106,100

Additional Assessments

Type	Year Built	Units	Grade	Factor	Condition	Physical Percent Good	Functional Percent Good	Value
One Story		634	Average	100	Fair		95%	$51,825

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Type	Year Built	Units	Grade	Factor	Condition	Physical Percent Good	Functional Percent Good	Value
Frame Shed		558	Low	100	Below Average		75%	$4,216
1.5 FR/B		276	Average	100	Fair		95%	$32,500
Unfin Att/ Fr Gar	1989	432	Average	100	Average		100%	$21,730
1FR/B	1989	720	Fair	105	Average		95%	$77,168
Frame Shed	1989	324	Low	100	Poor		100%	$2,519
Wood Deck	2007	352	Average	100	Average		100%	$6,994
Frame Shed		832	Average	100	Below Average		75%	$12,209

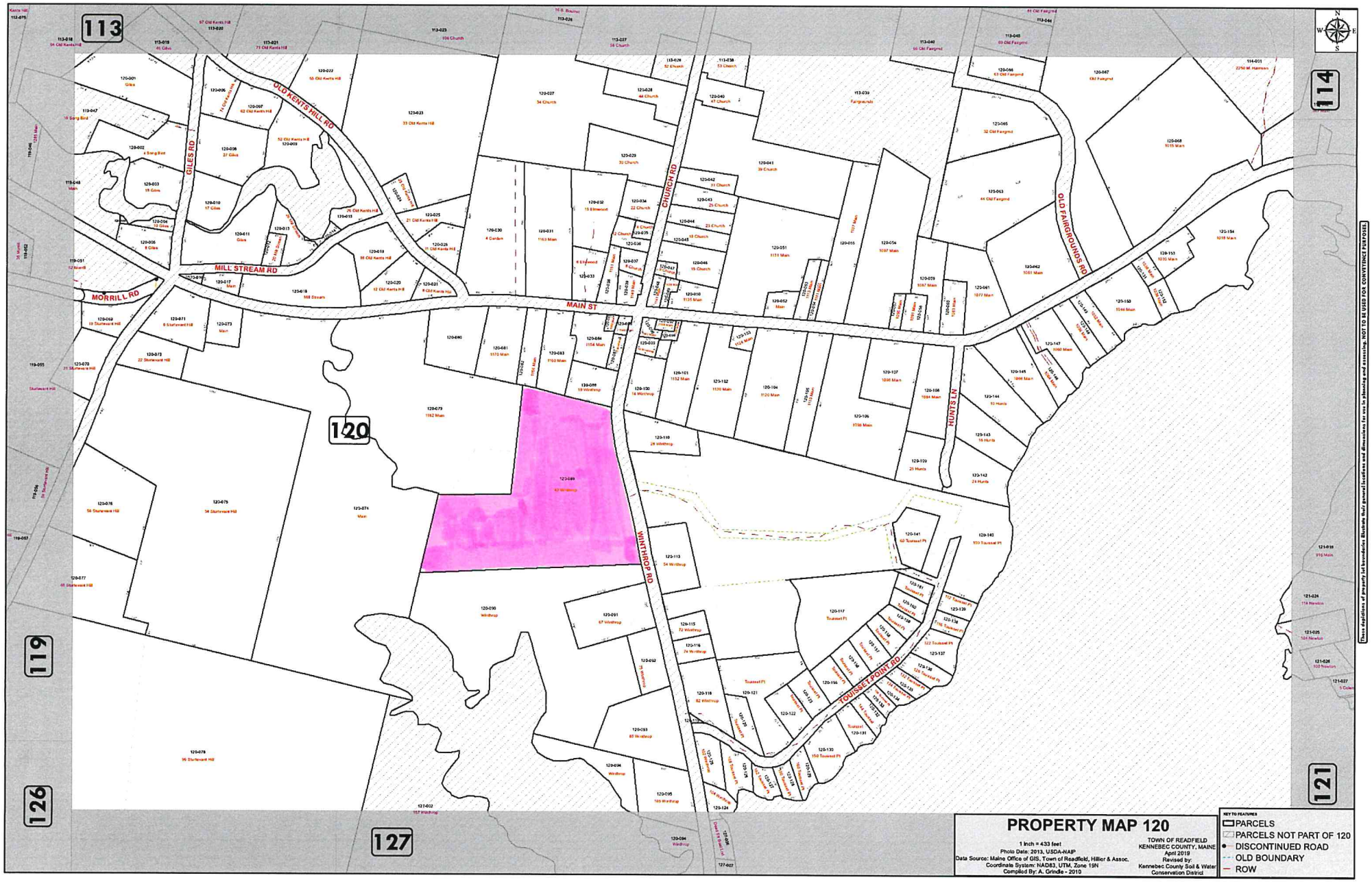
Tax Details As Of 05/19/2026

Year	Rate	Land Value	Building Value	Exemption Value	Taxable Value	Original Tax Amount	Outstanding Tax Balance
1997	18.60	$39,600	$98,600	$0	$138,200	$2,570.52	$0.00
1998	18.60	$39,600	$98,600	$7,000	$131,200	$2,440.32	$0.00
1999	18.60	$39,600	$98,600	$7,000	$131,200	$2,440.32	$0.00
2000	18.60	$39,600	$98,600	$7,000	$131,200	$2,440.32	$0.00
2001	19.90	$39,600	$98,600	$7,000	$131,200	$2,610.88	$0.00
2002	21.50	$39,600	$98,600	$7,000	$131,200	$2,820.80	$0.00
2003	23.50	$32,300	$99,100	$4,730	$126,670	$2,976.75	$0.00
2004	23.80	$63,100	$99,900	$4,400	$158,600	$3,774.68	$0.00
2005	14.50	$39,500	$192,300	$13,000	$218,800	$3,172.60	$0.00
2006	15.50	$31,700	$192,300	$0	$224,000	$3,270.50	$0.00
2007	15.40	$31,700	$193,800	$13,000	$212,500	$3,272.50	$0.00
2008	15.40	$31,700	$193,800	$12,220	$213,280	$3,284.51	$0.00
2009	15.40	$31,700	$193,800	$12,220	$213,280	$3,284.51	$0.00
2010	15.85	$31,700	$186,100	$9,700	$208,100	$3,298.39	$0.00
2011	15.80	$31,700	$186,100	$10,000	$207,800	$3,283.24	$0.00
2012	16.20	$31,700	$186,100	$10,000	$207,800	$3,366.36	$0.00

← Return to search

Year	Rate	Land Value	Building Value	Exemption Value	Taxable Value	Original Tax Amount	Outstanding Tax Balance
2015	18.08	$31,700	$186,100	$10,000	$207,800	$3,757.02	$0.00
2016	18.93	$31,700	$186,100	$15,000	$202,800	$3,839.00	$0.00
2017	19.29	$31,700	$186,100	$20,000	$197,800	$3,815.56	$0.00
2018	19.44	$31,700	$186,100	$20,000	$197,800	$3,845.23	$0.00
2019	19.55	$31,700	$186,100	$20,000	$197,800	$3,866.99	$0.00
2020	17.57	$34,800	$204,700	$25,000	$214,500	$3,768.77	$0.00
2021	15.79	$38,000	$223,300	$25,000	$236,300	$3,731.18	$0.00
2022	14.80	$41,200	$241,900	$25,000	$258,100	$3,819.88	$0.00
2023	14.161	$45,900	$269,800	$25,000	$290,700	$4,116.66	$0.00
2024	13.391	$52,300	$307,000	$25,000	$334,300	$4,476.61	$0.00
2025	12.058	$60,200	$353,500	$25,000	$388,700	$4,686.94	$0.00

← Return to search


113
114
119
120
121
126
127
OLD KENTS HILL RD
GILES RD
MILL STREAM RD
MORRILL RD
MAIN ST
CHURCH RD
OLD FAIRGROUNDS RD
HUNTS LN
WINTHROP RD
TOUSSET POINT RD
PROPERTY MAP 120
1 Inch = 433 feet
Photo Date: 2013, USDA-NAIP
Data Source: Maine Office of GIS, Town of Readfield, Hillier & Assoc.
Coordinate System: NAD83, UTM, Zone 19N
Compiled By: A. Grindle - 2010
TOWN OF READFIELD
KENNEBEC COUNTY, MAINE
April 2019
Revised by:
Kennebec County Soil & Water Conservation District
KEY TO FEATURES
PARCELS
PARCELS NOT PART OF 120
DISCONTINUED ROAD
OLD BOUNDARY
ROW
These depictions of property lot boundaries illustrate their general locations and dimensions for use in planning and assessing. NOT TO BE USED FOR CONVEYANCE PURPOSES

NO REAL ESTATE TRANSFER TAX PAID

BK15044 PGS 31 - 32 05/08/2024 01:50:53 PM
INSTR#: 2024008821 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

WARRANTY DEED

DLN: **1002440272582**

MARK W. WICKS, with a mailing address of 43 Winthrop Road, Readfield, Maine 04355, for consideration paid, grants to **MARK W. WICKS and DARCY ADAMS**, with a mailing address of 43 Winthrop Road, Readfield, Maine 04355 with **WARRANTY COVENANTS**, *as joint tenants*, a certain lot or parcel of land with the buildings thereon situated in the Town of Readfield, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at a point in the northwesterly side line of the Winthrop Road, so-called, said point being about five hundred fifty (550) feet southwesterly of the intersection of Main Street (Route 17) and Winthrop Road (Route 41) and being at the southeasterly end of a stonewall, and marked by a no.4 rebar;

Thence S 5° 23' W three hundred eighty-nine and five tenths (389.5) feet along the northwesterly side line of said Winthrop Road, said line being a stonewall to a point, at the end of said stonewall;

Thence S 5° 58' W along the northwesterly side line of said Winthrop Road four hundred fourteen and eight tenths (414.8) feet to a point near the southeasterly end of a stonewall;

Thence N 73° 26' W along a stonewall, and land now or formerly of Sara E. Harriman, six hundred sixty-seven and three tenths (667.3) feet to a point formed by the intersection of two stonewalls;

Thence N 74° 05' W along a stonewall, and land now or formerly of Sara E. Harriman, one hundred eighty-eight and three tenths (188.3) feet to the southeasterly edge of a brook;

Thence continuing across said brook about three hundred ten (310) feet to a point in the southeasterly line of land now or formerly Wayne Fish, John Fish and Robert Fish;

Thence about N 30° E along the line of said Fish about four hundred eighty (480) feet to the center of a brook;

Thence southeasterly along the center of said brook and land now or formerly Donn and Jill Harriman about seventy-eight (78) feet to a point;

Thence about N 43° E about fifteen (15) feet to a point marked by a no.4 rebar set in a stonewall;

Thence S 66° 26' E by and along a stonewall about two hundred ninety-five and six tenths (295.6) feet to a point marked by a no.4 rebar at the intersection of two stonewalls;

Thence N 22° 30' E along a stonewall two hundred fifteen and one tenth (215.1) feet to a point marked by a no.4 rebar and the southerly corner of land now or formerly Donn and Jill Harriman;

Thence N 22° 17 E by and along a stonewall and the southeasterly line of land now or formerly Donn & Jill Harriman two hundred sixty and seven tenths (260.7) feet to a point marked by a no.4 rebar set in the intersection of two stonewalls;

Thence S 59° 56' E along the southwesterly line of land now or formerly Norman Trask and land now or formerly Robin Glassman, said line being a stonewall two hundred five and three tenths (205.3) feet to a point marked by the intersection of two stonewalls;

Thence S 59° 01' E along the land now or formerly of Potter Tank Farm, Inc., said line being a stonewall two hundred seventy-three and seven tenths (273.7) feet to the point of beginning.

Said lot or parcel contains about 15-1/2 acres.

Meaning and intending to convey the premises described in deed of Sara E. Harriman and Daniel O. Harriman to Mark W. Wicks and Janet L. Harriman-Wicks, dated September 7, 2005 and recorded in the Kennebec County Registry of Deeds at Book 8586, Page 77. Janet L. Harriman-Wicks died May 27, 2016, leaving Mark W. Wicks as the surviving joint tenant.

This conveyance is subject to mortgages to Kennebec Savings Bank recorded in the Kennebec County Registry of Deeds at Book 10413, Page 284 and Book 12609, Page 225.

WITNESS my hand and seal this 8th day of May, 2024.

MARK W. WICKS

STATE OF MAINE
COUNTY OF KENNEBEC

May 8, 2024

Personally appeared the above named **MARK W. WICKS** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

EMILIA SINIAK
Notary Public
Maine
My Commission Expires June 21, 2028

Notary Public
Print Name:
Commission Expires:

LD/es
NTS