

PROPERTY LOCATED AT: 117 Mill Street, Orono, ME 04401

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: _____ 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? _____

IF PRIVATE: (Strike Section if Not Applicable):

~~INSTALLATION~~ Location: _____

~~Installed by:~~ _____

~~Date of Installation:~~ _____

USE: ~~Number of persons currently using system:~~ _____

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

Comments: water line replaced by city in 2019

Source of Section I information: seller, previous seller's disclosures

Buyer Initials _____ Page 1 of 8 Seller Initials SOE TLS

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: _____ 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: _____

Source of Section II information: seller

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	<u>HWBB</u>			
Age of system(s) or source(s)	<u>2024</u>			
TYPE(S) of Fuel	<u>propane</u>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<u>~3000 G</u>			
Name of company that services system(s) or source(s)	<u>Dead River</u>			
Date of most recent service call	<u>5/5/25</u>			
Malfunctions per system(s) or source(s) within past 2 years	<u>no</u>			
Other pertinent information	<u>—</u>			

- 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: _____

Date chimney(s) last cleaned: _____

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

- Has vent(s) been inspected? Yes No Unknown

If Yes, date: _____

Comments: Chimney is not being used

Source of Section III information: seller, previous seller's 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? _____
 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): _____ Size of tank(s): _____

Location: _____

Buyer Initials _____

Seller Initials SME TCS

PROPERTY LOCATED AT: 117 Mill Street, Orono, ME 04401

What materials are, or were, stored in the tank(s)? _____

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

Comments: _____

Source of information: Seller, previous seller's 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: _____ Yes No Unknown

Comments: _____

Source of information: Seller, previous seller's disclosures

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: Seller, previous seller's disclosures

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: Seller, previous seller's disclosures

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

Comments: _____

Source of information: Seller, previous seller's disclosures

Buyer Initials _____

Seller Initials SME TJS

PROPERTY LOCATED AT: 117 Mill Street, Orono, ME 04401

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: _____

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

If Yes, describe: _____

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

Comments: _____

Source of information: Seller, previous seller's 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: _____

Source of information: Seller, previous seller's 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: See Deed

Source of information: Seller, previous seller's 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? _____

Road Association Name (if known): _____

Source of information: Seller, previous seller's disclosure

Buyer Initials _____

Seller Initials SME PLS

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?

Relevant Panel Number: 23019C1943 D Year: 07/14/03 (Attach a copy)

Comments: See Attached FEMA Map

Source of Section VI information: Seller, previous seller's disclosures

Buyer Initials _____ Page 6 of 8 Seller Initials SME TJS

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: _____

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: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: propane tanks belong to Dead River

Year Principal Structure Built: 1900 What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: 2018

Water, moisture or leakage: _____

Comments: _____

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: foundation reinforced Spring 2024

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

If Yes, are test results available? Yes No

Comments: several mold found under single ceiling tile on 3rd floor

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

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: _____

Buyer Initials _____

Seller Initials SMETLS

PROPERTY LOCATED AT: 117 Mill Street, Orono, ME 04401

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: forementioned sealer in mold on 3rd floor under single tile found was sealer in. Signs of fire some time in past. Was not disclosed to seller on either point

Comments: _____

Source of Section VII information: seller, previous seller's disclosures

SECTION VIII - ADDITIONAL INFORMATION


This residential property disclosure is for the purposes of the two residential units floor 2 and floor 3. A commercial property disclosure is to be cross-referenced with residential property disclosure.

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.

 6/16/26
SELLER DATE
Scary Mountain Enterprises, LLC

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



PROPERTY DISCLOSURE
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 117 Mill Street, Orono, ME 04401

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility has has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

- Single soiled in section of mold found on third floor behind ceiling tile
- Signs of undisclosed fire @ unknown date.
- neither had been disclosed by previous seller

(attach additional sheets as necessary)

Page 1 of 3 Buyer Initials _____ Seller Initials SME TLS

PROPERTY LOCATED AT: 117 Mill Street, Orono, ME 04401

SECTION IV. ACCESS TO THE PROPERTY

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? _____

Road Association Name (if known): _____

Source of information: seller, previous seller's disclosures

SECTION V. 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: _____

PROPERTY LOCATED AT: 117 Mill Street, Orono, ME 04401

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?

Relevant Panel Number: 23019C13430 Year: 7/14/23 (Attach a copy)

Comments: _____

Source of Section V information: Seller, previous seller's disclosures

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

[Signature] 6/16/26
Seller Date Seller Date
Scary Mountain Enterprises, LLC

Seller Date Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date Buyer Date

Buyer Date Buyer Date

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY WARRANTY DEED NOT AN OFFICIAL COPY

SONS OF CARPENTRY, LLC, a Maine limited liability company, whose address is 70 Briarwood Drive, Bangor, Maine 04401, for consideration paid, grant(s) to **SCARY MOUNTAIN ENTERPRISES LLC**, A Maine limited liability company, whose address is 5 Scary Mountain Drive, Swanville, Maine 04915 with **WARRANTY COVENANTS**, certain lots or parcels of land, together with the buildings thereon and all improvements thereto, situated in said Orono, Penobscot County and State of Maine, and being more particularly bounded and described as follows, to wit:

“Parcel Three: (117-121 Mill Street, Orono, Maine)

- (a) A certain lot of land with the buildings thereon, situate in Orono, in said Penobscot County in Stillwater Village on the southwesterly side of Mill Street and bounded as follows, to wit: Beginning in the southwest side of said street at the corner of Lot No. 17, formerly owned by Daniel Seward; thence South 20° West one hundred twenty (120) feet to a stake; thence North 64° West fifty (50) feet to a stake; thence North 26° East one hundred twenty (120) feet to a stake at said street, thence South 54° East to the point begun at, being part of Lot No. 16; and also land in said Orono bounded as follows: beginning at a hub on the corner of Hamlin’s store lot (now or formerly); thence North 62° West fourteen and one-half (14 ½) feet by said store lot to a stone post; thence same course and parallel to Mill Street sixty-seven and one-half (67 ½) feet to a hub; thence at right angles southerly thirty (30) feet to the back side of the shed built by H. C. Henries; thence South 66° East sixty-eight (68) feet and seven (7) inches by the southerly side of said shed to a hub thence South 77° East thirty-two (32) feet to a hub; thence North 17° West twenty four (24) feet and eight (8) inches to the place begun at.

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

(b) A certain lot or parcel of land situated in said Orono, bounded and described as follows: Beginning at an iron pin in line bearing N 57° W (present magnetic bearing) from another iron pin at the roots of a blazed elm tree, near the tenement houses formerly of N. A. Ring and twenty-five (25) feet in a southerly direction therefrom; thence N 57° W to the easterly line of land of the Estate of the late Jennie Waite; thence N 41 ° E to the southerly line of the land now or formerly of George Harold Hamlin and Charles M. Hamlin, or its prolongation in a northwesterly direction; thence in a southeasterly direction by said line to its intersection with the line between land formerly of N. A. Ring and the line of the Oliver lot; thence by said Oliver line and Henry McPheters line to an iron pin twenty-five (25) feet from the iron pin at the roots of said elm tree; thence to the pin begin at.

(c) A strip of land on the generally easterly side of Beech Street in said Orono, County of Penobscot and State of Maine, running southerly on said generally easterly side of Beech Street twenty (20) feet from the generally northerly side line of the premises conveyed by George H. Hamlin to J. H. Waite by deed dated December 15, 1920, recorded in Penobscot Registry of Deeds, Volume 933, page 253, to a point; thence running generally easterly maintaining a uniform width of twenty (20) feet from said generally northerly side line to the dividing line between said Waite land and the rear of land now or formerly of said George H. Hamlin, which land is located on Mill Street and is described in Parcel (a) and Parcel (b) above.

Also conveying the following easements:

1) A twenty (20) foot right of way, a portion of which shall be located on the above-described premises, for purposes of ingress and egress of all kinds along the easterly sideline of the described premises from Mill Street to other property of the Grantor described as 117 Mill Street, a/k/a 117-121 Mill Street. Said twenty (20) foot right of way will be used solely to provide a means of ingress and egress for a parking lot located behind the building as 117 Mill Street, and will be as close as possible to the three story brick tenement house situated at property described as 117 Mill Street. Said right is reserved in the deed from Brian K. Kennedy to Jean Lavigne and Patricia Hofmaster dated April 28, 1995, and recorded at the Penobscot County Registry of Deeds in Volume 5843, Page 135.

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

- 2) The easement described in the deed of Clarence N. Myers to Brian K. Kennedy dated September 25, 1995, and recorded in Volume 5962, Page 24.
- 3) A ten (10) foot wide easement for parking and buffer strip adjacent to the easterly line of the property described in the deed dated June 1, 1999, and recorded in Volume 7065, Page 286 and more precisely described in Volume 7065, Page 286. This easement was excepted and reserved in Volume 7065, Page 286.

Also conveying the rights and benefits but subject to the restrictions and obligations set forth in the Contract Zoning Agreement dated October 17, 1995, and recorded in Volume 5986, page 14 and dated June 27, 2011, recorded in Volume 12525, Page 57.

EXCEPTING from the above described the following three parcels:

1. Warranty Deed from Brian K. Kennedy to Jean Lavigne and Patricia Hofmaster dated April 28, 1995, and recorded in Volume 5843, Page 135; (107-109 Mill Street, Orono, Maine)
2. Warranty Deed from Keith Kennedy f/k/a Brian K. Kennedy to Rebecca H. V. St. Clair and Stephen A. St. Clair dated August 27, 1999, and recorded in Volume 7156, Page 174; (110 Mill Street, Orono, Maine)
3. Warranty Deed from Keith Kennedy f/k/a B. Keith Kennedy f/k/a Brian K. Kennedy to Jeffrey J. Armstrong and Lisa M. Armstrong dated June 1, 1999, and recorded in Volume 7065, Page 286. (6 Beech Street, Orono, Maine)

Being a portion of the deed from Key Bank of Maine to Brian K. Kennedy dated May 24, 1994, and recorded at the Penobscot County Registry of Deeds in Volume 5639, Page 75."

Meaning and intending to convey all of the same premises as conveyed from Brian K. Kennedy to Sons of Carpentry, LLC by deed dated May 18, 2018 and recorded in the Penobscot County Registry of Deeds in Book 14814, Page 246.

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

WITNESS my/our hand(s) and seal(s) this 11th day of February, 2021.

OFFICIAL Sons of Carpentry, LLC
COPY COPY

 Member  - Member
Jason Fish, Member Adam Jandreau, Member

STATE OF MAINE
COUNTY OF Penobscot ss. February 11, 2021

Then personally appeared the above-named, Jason Fish and Adam Jandreau as Members of Sons of Carpentry, LLC, and acknowledged the foregoing instrument to be his/her/their free act and deed.

Marshall Smith
Notary Public, State of Maine
My Commission Expires July 15, 2027


Attorney at Law/Notary Public

Print Name

117 MILL STREET

Location 117 MILL STREET

Mblu 027/ 012/ 043/ 1

Acct# 1370

Owner SCARY MOUNTAIN ENTERPRISES, LLC

Building Name

PBN

Total Market Value \$430,400

PID 390

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$382,400	\$48,000	\$430,400

Owner of Record

Owner SCARY MOUNTAIN ENTERPRISES, LLC
Co-Owner
Address 5 SCARY MOUNTAIN DRIVE
SWANVILLE, ME 04915

Sale Price \$375,000
Book & Page 15901/2
Sale Date 02/11/2021
Instrument 00
Qualified Q

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
SCARY MOUNTAIN ENTERPRISES, LLC	\$375,000	15901/2	00	02/11/2021
SON'S OF CARPENTRY, LLC	\$175,000	14814/246	01	05/18/2018

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 4,560
Replacement Cost: \$440,867
Building Percent Good: 70
Replacement Cost
Less Depreciation: \$308,600

Building Attributes

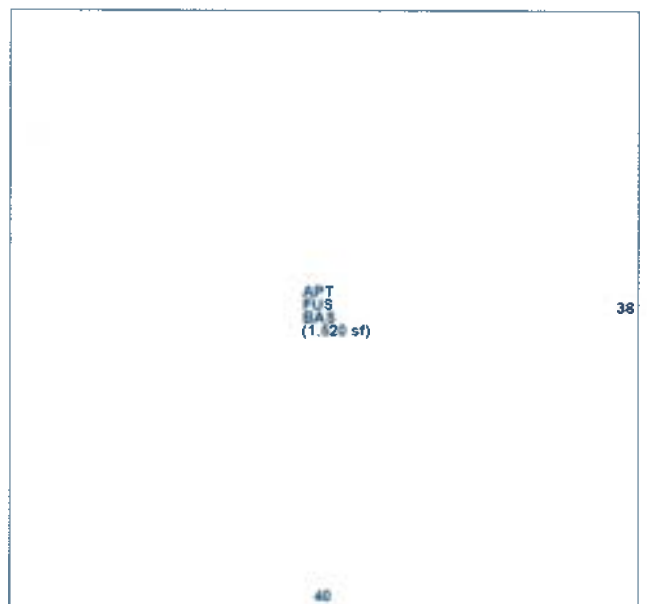
Field	Description
Style	Office/Apt
Model	Commercial
Grade	Average +10
Stories	3
Occupancy	3.00
Exterior Wall 1	Stucco/Masonry
Exterior Wall 2	Vinyl Siding
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Bldg Use	OFFICE BLDG
Total Rooms	
Total Bedrooms	
Total Baths	
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/OronoMEPhotos///0007/100_2340_7996.J)

Building Layout



(ParcelSketch.ashx?pid=390&bid=390)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
APT	Apartment	1,520	1,520	
BAS	First Floor	1,520	1,520	
FUS	Upper Story, Finished	1,520	1,520	
		4,560	4,560	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 0340
Description OFFICE BLDG
Neighborhood
Alt Land Appr No

Land Line Valuation

Size (Acres) 0.25
Depth
Total Market Land \$48,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
PAV1	PAVING-ASPHALT			3600.00 S.F.	\$4,300	1
FGR1	GARAGE-AVG			352.00 S.F.	\$5,500	1
WDK	DECK, WOOD			256.00 S.F.	\$2,300	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$382,400	\$48,000	\$430,400
2024	\$350,700	\$44,000	\$394,700
2023	\$318,700	\$40,000	\$358,700

Navigation

Search

Enter an address, place, or coordinates:

117 Mill Street Orono maine

Search

Whether you are in a high risk zone or not, you may need [flood insurance](https://www.fema.gov/national-flood-insurance-program) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about [steps you can take](https://www.fema.gov/what-mitigation) to reduce flood risk damage.

Search Results—Products for ORONO, TOWN OF

Show ALL Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=230113&communityName=ORONO, TOWN OF#search>)

The flood map for the selected area is number **23019C1943D**, effective on **7/19/2023**

DYNAMIC MAP



PRINT this FIRMette

(<https://msc.fema.gov/portal/firmette?latitude=44.882621&longitude=-68.667519>)

MAP IMAGE



DOWNLOAD FIRM PANEL

([https://msc.fema.gov/portal/downloadProduct?](https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=23019C1943D)

[productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=23019C1943D](https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=23019C1943D))

Changes to this FIRM

- Revisions (0)
- Amendments (0)
- Revalidations (1)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

Go To NFHL Viewer » (<https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>)



<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an actual location property boundary. <p>MAP PANELS</p> <ul style="list-style-type: none"> Select Flood boundary Digital Data Available No Digital Data Available Unassigned <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Internal Flood Hazard (Zone X) Internal Levee Area of Unflooded Flood Hazard (Zone A) Coastal Protection Area Coastal Barrier Reserve System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> 1% Annual Chance Flood Hazard (Zone A) 1% Annual Chance Flood Hazard (Zone B) 1% Annual Chance Flood Hazard (Zone C) 1% Annual Chance Flood Hazard (Zone D) 1% Annual Chance Flood Hazard (Zone E) 1% Annual Chance Flood Hazard (Zone F) 1% Annual Chance Flood Hazard (Zone G) 1% Annual Chance Flood Hazard (Zone H) 1% Annual Chance Flood Hazard (Zone I) 1% Annual Chance Flood Hazard (Zone J) 1% Annual Chance Flood Hazard (Zone K) 1% Annual Chance Flood Hazard (Zone L) 1% Annual Chance Flood Hazard (Zone M) 1% Annual Chance Flood Hazard (Zone N) 1% Annual Chance Flood Hazard (Zone O) 1% Annual Chance Flood Hazard (Zone P) 1% Annual Chance Flood Hazard (Zone Q) 1% Annual Chance Flood Hazard (Zone R) 1% Annual Chance Flood Hazard (Zone S) 1% Annual Chance Flood Hazard (Zone T) 1% Annual Chance Flood Hazard (Zone U) 1% Annual Chance Flood Hazard (Zone V) 1% Annual Chance Flood Hazard (Zone W) 1% Annual Chance Flood Hazard (Zone X) 1% Annual Chance Flood Hazard (Zone Y) 1% Annual Chance Flood Hazard (Zone Z) <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> Area with Reduced Flood Risk due to Levee (See Notes 2-6, 7) Area with Flood Risk due to Levee (See Note 2) 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Coastal Protection Area Coastal Barrier Reserve System Coastal Flood Hazard (Zone X) Coastal Flood Hazard (Zone Y) Coastal Flood Hazard (Zone Z) Coastal Flood Hazard (Zone AA) Coastal Flood Hazard (Zone AB) Coastal Flood Hazard (Zone AC) Coastal Flood Hazard (Zone AD) Coastal Flood Hazard (Zone AE) Coastal Flood Hazard (Zone AF) Coastal Flood Hazard (Zone AG) Coastal Flood Hazard (Zone AH) Coastal Flood Hazard (Zone AI) Coastal Flood Hazard (Zone AJ) Coastal Flood Hazard (Zone AK) Coastal Flood Hazard (Zone AL) Coastal Flood Hazard (Zone AM) Coastal Flood Hazard (Zone AN) Coastal Flood Hazard (Zone AO) Coastal Flood Hazard (Zone AP) Coastal Flood Hazard (Zone AQ) Coastal Flood Hazard (Zone AR) Coastal Flood Hazard (Zone AS) Coastal Flood Hazard (Zone AT) Coastal Flood Hazard (Zone AU) Coastal Flood Hazard (Zone AV) Coastal Flood Hazard (Zone AW) Coastal Flood Hazard (Zone AX) Coastal Flood Hazard (Zone AY) Coastal Flood Hazard (Zone AZ) <p>GENERAL FEATURES</p> <ul style="list-style-type: none"> Coastal Flood Hazard (Zone X) Coastal Flood Hazard (Zone Y) Coastal Flood Hazard (Zone Z) Coastal Flood Hazard (Zone AA) Coastal Flood Hazard (Zone AB) Coastal Flood Hazard (Zone AC) Coastal Flood Hazard (Zone AD) Coastal Flood Hazard (Zone AE) Coastal Flood Hazard (Zone AF) Coastal Flood Hazard (Zone AG) Coastal Flood Hazard (Zone AH) Coastal Flood Hazard (Zone AI) Coastal Flood Hazard (Zone AJ) Coastal Flood Hazard (Zone AK) Coastal Flood Hazard (Zone AL) Coastal Flood Hazard (Zone AM) Coastal Flood Hazard (Zone AN) Coastal Flood Hazard (Zone AO) Coastal Flood Hazard (Zone AP) Coastal Flood Hazard (Zone AQ) Coastal Flood Hazard (Zone AR) Coastal Flood Hazard (Zone AS) Coastal Flood Hazard (Zone AT) Coastal Flood Hazard (Zone AU) Coastal Flood Hazard (Zone AV) Coastal Flood Hazard (Zone AW) Coastal Flood Hazard (Zone AX) Coastal Flood Hazard (Zone AY) Coastal Flood Hazard (Zone AZ)
---	--	--

Share This Page.