

PROPERTY LOCATED AT: 52 Pratt Cove Rd Island Falls me

**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 Water is brought in by owner

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: \_\_\_\_\_

Source of Section I information: Observation / owner

Buyer Initials \_\_\_\_\_ Page 1 of 7 Seller Initials U WC

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**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): - System is a Composting Out house

Tank:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_  
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: System is currently a Composting Out House - Needs a soil

Source of Section II information: owner Test for Grey Water System  
or Periment Out House System

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**SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Wood stove			
Age of system(s) or source(s)	unknown			
Name of company that services system(s) or source(s)	Owmm			
Date of most recent service call	—			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	As Needed			
Malfunction per system(s) or source(s) within past 2 years	None			
Other pertinent information				

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/Power Vent(s): .....  Yes  No  Unknown

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

If Yes, date: \_\_\_\_\_

Comments: \_\_\_\_\_

Source of Section III information: owmm / observation

**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: \_\_\_\_\_

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u DS  
WC

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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: OWN

**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: OWN

**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: OWN

**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: OWN

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

Comments: \_\_\_\_\_

Source of information: OWN

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Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: S2 Pratt Cove Rd Island Falls ME

**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: Observation / own

**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: None known by this owner

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

**SECTION V — GENERAL INFORMATION**

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: - No official Home owners Association known by this

Source of information: Deed owner

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? Currently People Live Beyond

Road Association Name (if known): Property Plow Road - ~~the~~ owner  
Gives Them Few Hundred dollars  
Year to help out.

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Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

PROPERTY LOCATED AT: 52 Pratt Cove Rd Island Falls Me

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: Property Located In Water Shed Area

Is a Forest Management and Harvest Plan available?.....  Yes  No  Unknown

Is house now covered by flood insurance policy (not a determination of flood zone)  Yes  No  Unknown

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

Year Principal Structure Built: 2018/2019

What year did Seller acquire property? 2018

Roof: Year Shingles/Other Installed: metal Roof

Water, moisture or leakage: None

Comments: Roof has no Leaks

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: ---

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

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

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: Wen Generator used Runs Everything Inside/cabin

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 MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may  
 have an adverse impact on health/safety: \_\_\_\_\_

Comments: \_\_\_\_\_

Source of Section V information: owner/ observation

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**SECTION VI – ADDITIONAL INFORMATION**

All Personal Property, Bed's, Sofa, Tables, dishes, etc  
Will convey with Property exempt Sellers personal Items

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: .....  Yes  No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

DocuSigned by:  
Lisa Carter 5/6/2022  
212D257863FF498...

DocuSigned by:  
William Carter 5/6/2022  
62EB710705104D3...

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 \_\_\_\_\_



WARRANTY DEED

TIMOTHY W. PEPIN and ALISON F. PEPIN, of 375 Dingley Road, Bowdoinham, Maine, County of Sagadahoc and State of Maine, 04008 for consideration paid,

grants WILLIAM K. CARTER and LISA L. CARTER, of 1178 Ridge Road, Bowdoinham, County of Sagadahoc, and State of Maine, 04008 as JOINT TENANTS, with WARRANTY COVENANTS,

A certain piece or parcel of real estate situated in the Town of Island Falls, County of Aroostook and State of Maine, bounded and described as follows, to wit:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey a portion of the premises conveyed to Timothy W. Pepin and Alison F. Pepin, by virtue of a deed from Gregory Cabral dated June 08, 2018 and recorded in Book 5784 Page 228 with the Aroostook County Registry of Deeds.

The premises are conveyed together with and subject to any and all easements and appurtenances of record, insofar as the same are inforce and applicable.

As additional consideration for this conveyance, Grantees agree to enter into reasonable pro-rata cost sharing arrangements for maintenance of storm-water management infrastructure, as required by the storm-water management plan on file with the Town of Island Falls Planning Board, and maintenance of the Pratt Cove Road, located within the subdivision recorded in Plan Book 41, Page 172A of the Southern Aroostook County Registry, and all access roads from the end of the publicly maintained roads to the subdivision, in a passable graveled condition, with Lakeville Shores, Inc., (so long as it owns any lot within the subdivision) and its successors and assigns (including the owners of other lots within the subdivision), and also with other landowners who use the roads (including any homeowners' association which may be formed to maintain the roads). Said maintenance will be in accordance with the provisions set forth in the letter from Lakeville Shores, Inc.,

The Grantor hereby certifies that this transfer is for adequate and full consideration in money or monies worth.



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IN WITNESS WHEREOF, TIMOTHY W. PEPIN and ALISON F. PEPIN has hereunto set their hand and seal this day of August, 2018.

\_\_\_\_\_  
Witness

Timothy W. Pepin  
Timothy W. Pepin

Alison F. Pepin  
Alison F. Pepin

MAINE TRANSFER  
TAX PAID

STATE OF MAINE, COUNTY OF Androscoggin

Personally appeared before me on this 22<sup>th</sup> day of August, 2018 the above named Timothy W. Pepin and Alison F. Pepin and acknowledged the foregoing instruments to be their free act and deed.

Cynthia S. Lauze  
CYNTHIA S. LAUZE  
Notary Public, Maine  
My Commission Expires November 10, 2019

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<sup>DS</sup>  
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**EXHIBIT "A"**

The South half of Lot 8 as shown on a plan of land entitled "Final Plan of Lake View Subdivision" prepared by Coolong Land Surveys, for Lakeville Shores, Inc., dated July 26, 2009 and recorded on September 18, 2009 in Plan Book 41, Page 172 A of the Southern Aroostook County Registry of Deeds containing 9 acres, more or less. The South half of Lot 8 shall be described as follows: Commencing at the iron pin set at the Northwest corner of Lot 8 along Pratt Cove Road, 204 +/- feet, along Pratt Cove Road, to beginning of South half of Lot 8. Thence 204 +/- feet along Pratt Cove Road to iron pin set at the Southwest corner of Lot 8. Thence a distance of 974' along the northerly boundary line of Lot 9 to a blue set wooden post. Thence North a distance of 186.5 feet along the Easterly rear boundary of Lot 8, thence Westerly back to beginning of South half of Lot 8.

Received  
AROOSTOOK SS  
MELISSA L. RICHARDSON, REGISTRAR

Map Lot 022-030-8A

Account 2980

Location 52 PRATT COVE ROAD

Card 1 Of 1 5/02/2022

CARTER, WILLIAM K  
 CARTER, LISA L  
 1178 RIDGE RD  
 BOWDOINHAM ME 04008

B5816P201



**Property Data**

Neighborhood	8 lost pond
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	11 Island Falls

**Secondary Zone**

Topography 1 Level

1. Level	4. Below St	7. Level/Log
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	9 None	

1. Public	4. Dr Well	7. Cesspool
2. Water	5. Dug Well	8. Lake Wtr
3. Sewer	6. Septic	9. None
Street	3 Gravel	

1. Paved	4. Proposed	7.
2. Semi Imp	5. R/O/W	8.
3. Gravel	6.	9. None
TG PLAN YEAR		0
Tf District #		0

**Sale Data**

Sale Date	
Price	
Sale Type	

1. Land	4. Mobile	7. C/I LAB
2. L & B	5. Other	8.
3. Building	6. C/I Land	9.
Financing		

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

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

**Assessment Record**

Year	Land	Buildings	Exempt	Total
2019	11,900	0	0	11,900
2020	11,900	0	0	11,900
2021	11,900	0	0	11,900

**Land Data**

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11. Regular Lot				%		1. Unimproved
12. Delta Triangle				%		2. Excess Frng
13. Nicks Triangle				%		3. Topography
14. Excess Fronting				%		4. Size/Shape
15. Miscellaneous				%		5. Access
				%		6. Restriction
				%		7. Open Space
				%		8. View/Environ
				%		9. Fract Share

**Square Foot**

Acres	Square Feet	Influence
21. House/lot	1.00	100 %
22. Under Rear Ba	3.50	100 %
23.		0 %
24.		0 %
25.		0 %
26. GRAVEL PTT		0 %
28. Excess Acreage		0 %
29. excess Acreage		0 %
30. Excess Acreage		0 %

Total Acreage 4.50

Island Falls

Notes:

No./Date	Description	Date Insp.

Inspection Witnessed By:

Date

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Map Lot 022-030-8A

Account 2980

Location 52 PRATT COVE ROAD

Card 1 Of 1 5/02/2022

Island Falls

Building Style	4.Cape	8.Log	SF Basement Living	Layout:	4. 7.
0.Nbr Code	5.Garrison	9.Other	Fin Brnt Grade	1.Typical	4. 7.
1.Covr.	5.Spill	10.Tiny Ho	OPEN-5-CUSTOMIZE	2.Inclcd	5. 8.
2.Ranch	7.Contemp	11.Camp	Heat Type	3.	6. 9.
3.R.Ranch			0.Nbr Code	4.Stream	8.Fi/Wall
Dwelling Units			1.HW/B	5.FWA	9.No Heat
Other Units			2.HW/C	6.Grav/WA	11.
Spoils	4.1.5	7.	3.H Pump	7.Electric	12.
1.1	5.1.75	8.	Cool Type	1.Full	4.Minimal
2.2	6.2.5	9.	1.Refrg	2.Heavy	5. 8.
3.3			2.Evap	3.Capped	5. 9.None
Exterior Walls			3.H Pump	Unfinished %	
0.Nbr Code	4.Asbestos	8.Concrete	KITCHEN Style	Grade & Factor	
1.Wood	5.Stucco	9.Other	1.Modern	1.E Grade	4.B Grade
2.Vinyl	6.Brck	11.	2.Typical	2.D Grade	5.A Grade
3.Compos.	7.Stone	12.	3.Old Type	3.C Grade	6.AA Grade
Roof Surface			Bath(s) Style	4.B Grade	7. 8.
1.Asphalt	4.Compost	7.	1.Modern	5.A Grade	8. 9.Same
2.Safe	5.Wood	8.	2.Typical	6.AA Grade	9.Same
3.Metal	6.Other	9.	3.Old Type	7.V G	8.Bxc
SF Masonry Trim			# Bedrooms	8.Avg	7.V G
OPEN-3-CUSTOM			# Full Baths	2.Fair	5.Avg+
Year Built			Phys. % Good	3.Avg-	6.Good
Year Remodeled			Phys. % Good		9.Same
Foundation			Functional Code		
1.Concrete	4.Wood	7.	1.Incomp	4.Oelap	7.No Power
2.C Block	5.Slab	8.	2.O-Built	5.Bsmt	8.LongTerm
3.Br/Stone	6.Piers	9.	3.Damage	6.Common	9.None
Basement			Econ. % Good		
1.1/4 Brnt	4.Full Brnt	7.	Economic Code		
2.1/2 Brnt	5.None	8.	0.None	3.No Power	7.
3.3/4 Brnt	6.None	9.None	1.Location	4.Generate	8.
Basmt Gar # Cars			2.Encroach	5.None	9.
Wet Basement			Entrance Code		
1.Dry	4.	7.	1.Interior	4.Vacant	7.
2.Damp	5.	8.	2.Retusal	5.Estimate	8.
3.Wet	6.	9.	3.Informed	6.	9.
			Information Code		
			1.Owner	4.Agent	7.
			2.Relative	5.Estimate	8.
			3.Tenant	6.Other	9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.One Story Fram
					%	%	2.Two Story Fram
					%	%	3.Three Story Fr
					%	%	4.1 & 1/2 Story
					%	%	5.1 & 3/4 Story
					%	%	6.2 & 1/2 Story
					%	%	21.Open Frame Por
					%	%	22.End Frame Por
					%	%	23.Attached Garag
					%	%	24.Shed
					%	%	25.Frame Bay Wind
					%	%	26.1.SF. Overhang
					%	%	27.Ulnfr Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attc



TOWN OF ISLAND FALLS  
 PO BOX 100  
 ISLAND FALLS, ME 04747-0100  
 www.islandfallsme.us



THIS IS THE ONLY BILL  
 YOU WILL RECEIVE

2021 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION	
LAND VALUE	\$11,900.00
BUILDING VALUE	\$0.00
TOTAL: LAND & BLDG	\$11,900.00
OTHER	\$0.00
OTHER	\$0.00
OTHER	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$0.00
HOMESTEAD EXEMPT. ON	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$11,900.00
TOTAL TAX	\$291.55
LESS PAID TO DATE	\$0.00
<b>TOTAL DUE</b> ⇨	<b>\$291.55</b>

S105757 PO - 1of1



956 CARTER, WILLIAM K  
 CARTER, LISA L  
 1178 RIDGE RD  
 BOWDOINHAM, ME 04008-5806

ACCOUNT: 002980 RE  
 MIL RATE: 24.50  
 LOCATION: 52 PRATT COVE ROAD  
 BOOK/PAGE: B5816P201 09/04/2018

ACREAGE: 4.50 ✓  
 MAP/LOT: 022-030-8A

TOTAL DUE: \$291.55

TAXPAYER'S NOTICE

As a result of the money our municipality receives from the State Legislature through the State Municipal Sharing Program, Homestead Exemption Reimbursement and State Aid to Education, your property tax bill has already been reduced by 42%.  
 The total outstanding bonded indebtedness for the Town of Island Falls is \$1,357,864.00 due 12/01/2031.  
 Taxes are due and payable 10/31/2021. Interest at the rate of 6% per year will be charged on all taxes paid on or after 11/01/2021.  
 This bill is for the town's current fiscal year January 1, 2021 to December 31, 2021. Past due amounts are not included.  
 If you are unable to pay the full amount, partial payments are accepted at any time. If you should have any questions concerning your tax bill, please call the Tax Collector.  
 Per State Law the ownership and valuation of all real estate shall be fixed as of April 1st. For this tax bill, that date is April 1, 2021. If you have sold your real estate since April 1, 2021 it is your obligation to forward this bill to the current owner.  
 Failure to forward this bill may result in a lien being placed against your name.  
 After eight(8) months and no later than one(1) year from the date of commitment, a lien will be placed on real estate for which taxes remain unpaid.  
 If you would like a receipt, please send a self addressed stamped envelope with your payment.

CURRENT BILLING DISTRIBUTION		
EDUCATION	\$153.36	42.10%
MUNICIPAL	\$122.74	52.80%
COUNTY TAX	<u>\$15.45</u>	<u>5.30%</u>
<b>TOTAL</b>	<b>\$291.55</b>	<b>100.00%</b>

**REMITTANCE INSTRUCTIONS**  
 Please make checks or money order payable to  
**TOWN OF ISLAND FALLS** and mail to:  
 TAX COLLECTOR  
 TOWN OF ISLAND FALLS  
 PO BOX 100  
 ISLAND FALLS, ME 04747-0100  
 Tel: (207) 463-2246 Fax: (207) 463-2550

We Accept Visa/MasterCard/Amex/Discover for In-Person Payments.  
 The convenience fee is 2.5% but no less than \$1 per transaction.

2021 REAL ESTATE TAX BILL  
 ACCOUNT: 002980 RE  
 NAME: CARTER, WILLIAM K  
 MAP/LOT: 022-030-8A  
 LOCATION: 52 PRATT COVE ROAD  
 ACREAGE: 4.50

TOWN OF ISLAND FALLS, PO BOX 100, ISLAND FALLS, ME 04747-0100

INTEREST BEGINS ON 11/01/2021		
DUE DATE	AMOUNT DUE	AMOUNT PAID
10/31/2021	\$291.55	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

