

PROPERTY LOCATED AT: **Lot 8 Dubay Pit Road, Connor Twp, ME 04736****PROPERTY DISCLOSURE – LAND ONLY**

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 – 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 your 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

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 limited knowlegde about the property. There are no tanks registered on the DEP website as of 12/4/25.

Source of information: Seller, DEP website

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

METHAMPHETAMINE: .....  Yes  No  Unknown

Comments: Seller has limited knowlegde about the property.

Source of information: Seller

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

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

Page 1 of 4

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

Initial  
*pwl*

PROPERTY LOCATED AT: **Lot 8 Dubay Pit Road, Connor Twp, ME 04736****SECTION II – 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/aSource of information: **Public records, 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/aRoad Association Name (if known): n/aSource of information: **Seller****SECTION III – 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

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

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Seller Initials

*p/w*  
Initials

(AR105 04 8) Lot

PROPERTY LOCATED AT: **Lot 8 Dubay Pit Road, Connor Twp, ME 04736**

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?

**Zone A**

Relevant Panel Number: **230451A** Year: **1985** (Attach a copy)

Comments: see attached

Source of Section III information: **FEMA, seller**

**SECTION IV — GENERAL INFORMATION**

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? .....  Yes  No  Unknown

If Yes, explain: **Shoreland zoning**

Source of information: **Public record**

Is the property the result of a division within the last 5 years (i.e. subdivision)? .....  Yes  No  Unknown

If Yes, explain: n/a

Source of information: **Registry of deeds**

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront? .....  Yes  No  Unknown

If Yes, explain: n/a

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

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

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

Has the property ever been soil tested? .....  Yes  No  Unknown

If Yes, are the results available? .....  Yes  No  Unknown

Are mobile/manufactured homes allowed? .....  Yes  No  Unknown

Are modular homes allowed? .....  Yes  No  Unknown

Source of Section IV information: **Seller**

Additional Information: **Seller has limited knowlegde about the property. See addendum 1.**

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

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

*pw*  
Initial

(AR105 04 8) Lot

PROPERTY LOCATED AT: **Lot 8 Dubay Pit Road, Connor Twp, ME 04736**ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:.....  Yes  No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Signed by: Peter W Lacy 12/15/2025  
SELLER DATE SELLER DATE  
**State of Maine**

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure 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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(AR105 04 8) Lot

ADDENDUM 1 TO AGREEMENT

Addendum to contract dated \_\_\_\_\_  
 between State of Maine \_\_\_\_\_ (hereinafter "Seller")  
 and \_\_\_\_\_ (hereinafter "Buyer")  
 property located at Lot 8 Dubay Pit Road, Connor Twp, ME 04736

- **This property was acquired by the State of Maine through tax foreclosure. The Seller makes no representations or warranties regarding the condition, history, or occupancy of the property. It is being sold strictly as-is, where-is, with all faults, known or unknown. The sale includes any and all personal property, outbuildings, vehicles, containers, or debris located on the premises, with no guarantees of ownership, value, or removal. The Seller is not responsible for identifying, removing, or disposing of any personal property remaining on site. Buyer holds seller and agency harmless for identifying property boundaries.**
- **Buyer acknowledges: The property may contain both patent and latent defects, including potentially unsafe or hazardous conditions. Entry is at the Buyer's own risk. Caution should be used at all times. Buyer is solely responsible for conducting all desired inspections, investigations, and due diligence prior to closing. The Seller shall have no liability for the property's condition, any defects, or any contents left behind.**

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property.

Buyer	Date	Signed by: <i>Peter W Lacy</i> Seller 12/15/2025	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date



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QUIT CLAIM DEED

DENNIS D. NORTON of the Town of Deep River, County of Middlesex and State of Connecticut, for consideration paid, GRANTS to, ROBERT J. MANDER, of 8 Rocky Brook Road, Lincoln, ME 04457, the following described real estate, to wit:

All that certain piece or parcel of land, with all buildings and improvements thereon, situated in the Township of Conner, County of Aroostook, State of Maine, bounded and described as follows:

CONNER TOWNSHIP, AROOSTOOK COUNTY

Plan #: Lot 2 in Lot A, with buildings.  
(B. 277, P. 492)

As described in Resolve S.P. 118 L.D. 247 Chapter 5  
Approved March 1, 1967.

Being the same premises as described in a Quit Claim deed from Henry Ziembra to Timothy Norton and Dennis Norton dated November 22, 1972 and recorded in the Northern Aroostook County Registry of Deeds in Book 398, Page 826.

Also see deed of Timothy A. Norton to Dennis D. Norton dated October 1, 1975 and recorded in said Registry in Book 427, Page 145.

WITNESS, my hand and seal this 28<sup>th</sup> day of September, 2020

Signed, Sealed and Delivered  
in presence of

Erin M Ambrosio  
Witness

Dennis D. Norton  
DENNIS D. NORTON

MAINE REAL ESTATE  
TRANSFER TAX  
PAID

STATE OF CONNECTICUT  
County of Middlesex

September 28, 2020

Personally appeared the above named, DENNIS D. NORTON, and acknowledged the foregoing instrument to be his free act and deed.

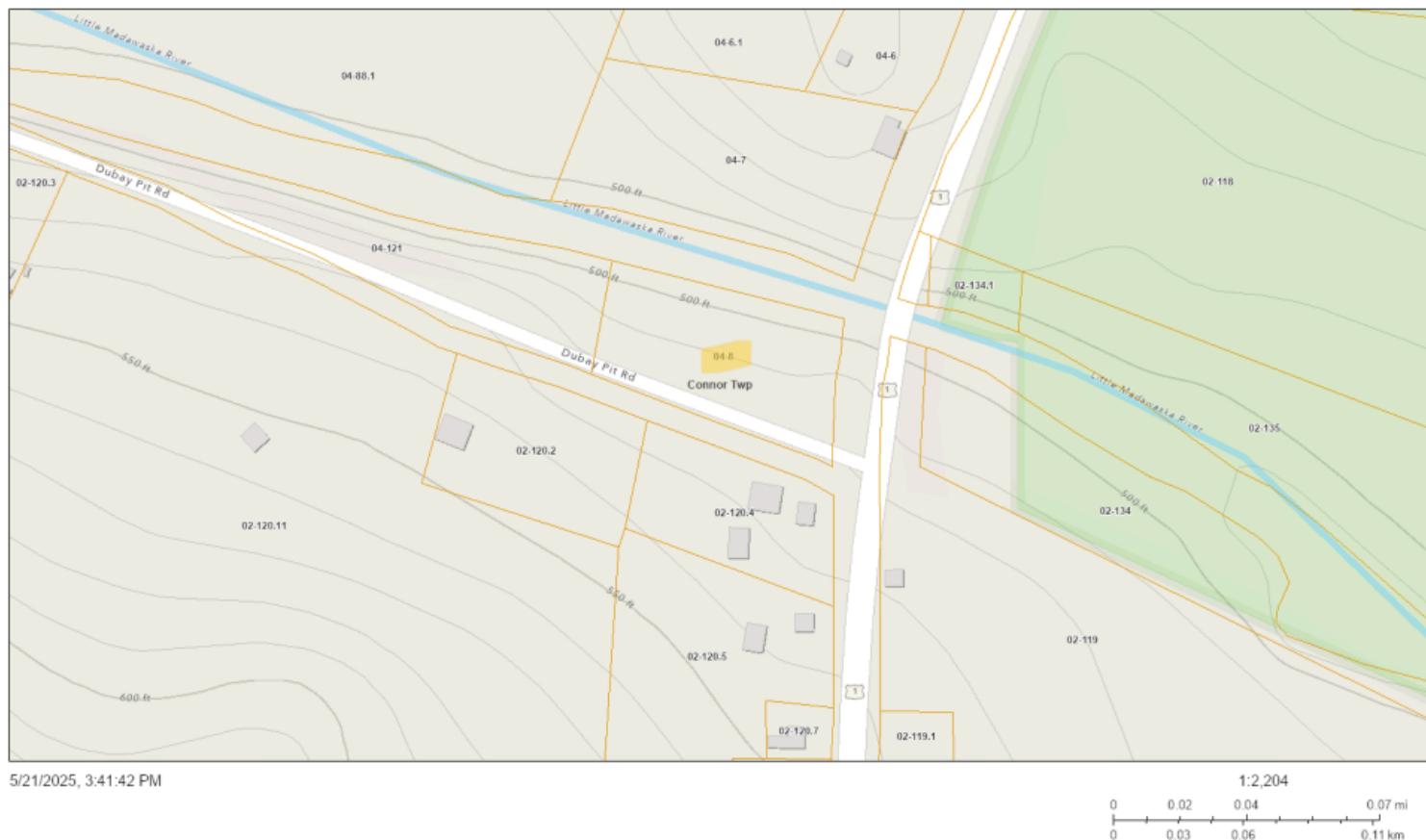
Before me,

*Evin M Ambrosino*  
NOTARY PUBLIC  
Evin M Ambrosino  
Notary Public-Connecticut  
My Commission Expires  
February 28, 2025  
(Print name, please)  
My Commission Expires:



Attest: *Louise M. Caron*  
Register of Deeds  
(N) Aroostook County

# LUPC Zoning and Parcel Viewer



5/21/2025, 3:41:42 PM

1:2,204

0 0.02 0.04 0.07 mi  
0 0.03 0.06 0.11 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

CURRENT OWNER		CURRENT ASSESSMENT				SUPPLEMENTAL DATA			PROPERTY LOCATION			
STATE OWNED TAX ACQUIRED 2021		Description	Code	Assessed	Assessed	Tax Year 2025			Township: Connor - (Township K)			
FORMERLY MANDER ROBERT J		LAND	1300	12,540	12,540	Map Plan Lot AR105 04 8			County: Aroostook			
8 ROCKY BROOK ROAD						Subdiv Lot			Physical Location: Unknown			
LICNCOLN ME 04457						Lease From			Water Body: PID 1250			
		Total		12,540	12,540	Lease #						

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
Year	Code	Description							Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed	
STATE OWNED TAX ACQUIRED 2021			0 0	07-21-2023	U	V		0	2024	1300	7,700	2023	1300	7,600	2022	1300	7,600		
MANDER ROBERT J	2123	229	2123 229	10-05-2020	U	V	2,000	0											
NORTON DENNIS D	0 0	0	0 0	07-04-1776	U	V	0	U											
									Total		7,700	Total		7,600	Total		7,600	Total	
EXEMPTIONS			VISIT / CHANGE HISTORY						ASSESSED VALUE SUMMARY										
Year	Code	Description	Date	Id	Type	Is	Cd	Purpost/Result	Total Building Value					0					
			09-26-2016	AO			01	Exterior Inspection	Land Value					12,540					
									Assessed					12,540					
NOTES																			

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Township	Batch
003-2			03802	

TOPO	UTILITIES	LOT DESCRIPTION
<input type="checkbox"/>	0 None	0 1.0 Acre
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>  None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LAND LINE VALUATION SECTION														
B#	Use Code	Description	LA	Land Type	Land Units	Frontage	Depth	WFNT AC	Unit Price	Size Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1300	Vacant - Residen	BA	Undev Pav	1.000 AC				15,000.0	1.00000	Very Steep	003	12,000	12,000
1	1300	Vacant - Residen	AC		1.000 AC				500.00	1.00000	Very Steep	544	0	540
		Total Card Land Units	2	AC	Parcel Total Land Area	2.00						Total Land Value		12,540

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description			
Model	00	Vacant	Fin Bsmt Area					
Style	99	Vacant Land	Loft Area					
Stories			Fin Loft Area					
Grade			CONDO DATA					
Exterior Wall 1			Parcel Id	C	Owner			
Exterior Wall 2				B	S			
Frame			Adjust Type	Code	Description			
Roof Structure			Condo Flr		Factor%			
Roof Cover			Condo Unit					
Interior Wall 1			COST / MARKET VALUATION					
Interior Wall 2			Building Value New	0				
Interior Floor 1			Year Built	0				
Interior Floor 2			Effective Year Built					
Heat Fuel			Depreciation Code	AV				
Heat Type			Remodel Rating					
AC Type			Year Remodeled					
Lighting			Depreciation %					
Plumbing			Functional Obsol					
Bedrooms			Economic Obsol					
Full Baths			Trend Factor	1				
Half Baths			Condition					
Fixtures			Condition %					
Total Rooms			Percent Good					
Fireplaces			RCNLND	0				
Foundation			Dep % Ovr	0				
Basement			Dep Ovr Comment	0				
MH Length			No Sketch					
MH Width								
MH Class								
Total Area								
No Bsmt Area								
Fin Bsmt Area								
Loft Area								
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)								
Description	Yr Blt	Width	Length	Grade	% Gd	Func Obs	Eco Obs	Assessed V
Miscob		0	0	C	75	100	100	0
BUILDING SUB-AREA SUMMARY SECTION								
Code	Description		Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
			0	0	0		0	
Ttl Gross Liv / Lease Area			0	0	0		0	

MAINE REVENUE SERVICES  
 PROPERTY TAX DIVISION  
 P. O. BOX 9101  
 AUGUSTA, MAINE  
 04332-9101  
 (207) 624-5600

2022 UNORGANIZED TERRITORY PROPERTY TAX BILL  
 REAL ESTATE or PERSONAL PROPERTY

MANDER ROBERT J  
 8 ROCKY BROOK ROAD  
 LINCOLN, ME 04457

Property Account #  
 038020203-2  
 Ownership Percentage:  
 100.00%

Map AR105 Plan 04 Lot 8

Mill Rate: 0.00705

Connor, Aroostook		
Total Land Value	7,600	Acreage 2.00
Total Building Value	0	
Personal Property Valuation	0	
Exempt Valuation	0	
Taxable Value:	7,600	
<b>Tax</b>	<b>53.58</b>	
03/07/23 Lien Charge	38.00	
03/30/23 Tax Acquired Journal	-53.58	
03/30/23 Tax Acquired Journal	-38.00	
03/30/23 Tax Acquired Journal	-1.07	

\* The above tax information is as of April 1, 2022. By law we must tax the owner of the parcel as of that date.

\* Tax is overdue if not paid by October 1, 2022 and interest is at the rate of 4.00% annually.

\* **Make checks payable to Treasurer State of Maine.**

\* Partial payments are accepted. Please call for forms.

\* If you would like a copy of the Unorganized Territory Fiscal report send request to Unorganized Territory Fiscal Administrator, State House Station #66, Augusta, ME 04333.

\* Note any address changes on the portion below.

\* Questions or concerns about your tax bill can be addressed by calling (207)624-5600.

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DETACH THIS PORTION AND RETURN WITH PAYMENT

6/20/2025

Maine Revenue Services  
 P.O. Box 9101  
 Augusta, ME 04332-9101  
 2022 Unorganized Territory Tax Bill - Real Estate or Personal Property

Property Account #	038020203-2	2022 Taxes:	53.58
		Total Paid:	0.00
MANDER ROBERT J 8 ROCKY BROOK ROAD LINCOLN, ME 04457		Interest to Jun 30, 2025:	1.07
		Total Costs:	38.00
		<b>Total Due:</b>	<b>0.00</b>

Map AR105 Plan 04 Lot 8  
 Connor, Aroostook



2022



MAINE REVENUE SERVICES  
PROPERTY TAX DIVISION  
P. O. BOX 9101  
AUGUSTA, MAINE  
04332-9101  
(207) 624-5600

2022 UNORGANIZED TERRITORY PROPERTY TAX BILL  
REAL ESTATE or PERSONAL PROPERTY

MANDER ROBERT J  
8 ROCKY BROOK ROAD  
LINCOLN, ME 04457

Property Account #  
038020203-2  
Ownership Percentage:  
100.00%

Map AR105 Plan 04 Lot 8

Mill Rate: 0.00705

Connor, Aroostook

Total Land Value	7,600	Acreage 2.00
Total Building Value	0	
Personal Property Valuation	0	
Exempt Valuation	0	
Taxable Value:	7,600	
<b>Tax</b>	<b>53.58</b>	
09/01/23 Interest	1.07	
<b>Amount Due:</b>	<b>0.00</b>	

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Map AR105 Plan 04 Lot 8  
Connor, Aroostook



2022



