

Features Sheet - 22 Spring Pond Circle, York ME

- Part of Spring Pond Estates 55+ Community
- Conveniently located just 1/2 mile to **Long Sands Beach**
 - Long Sands is 1.3 miles in length
 - Enjoy in summer months or walk the beach in winter
 - Liquid Dreams Surf Shop
 - Restaurants & More!
- 2.5 miles (less than 10 minutes) to Nubble Lighthouse
- 5 minutes to Wiggly Bridge Trail & Walking System
- 5 minutes to Short Sands Beach
- Less than 10 minutes to York's Wild Kingdom
- Less than 10 minutes to Rt. 95 for quick commuting
- 15 minutes to Kittery Trading Post or Take Flight Aerial Park (Kittery, ME)
- 15 minutes to Mount Agamenticus Trails and Hiking

Home Info

- Association fee of \$270 per month includes:
 - Lawn care
 - Snow removal (including walkways)
 - Taxes and insurance for common areas
 - Exterior maintenance of the buildings
 - Operation of the Community Center
 - Daily operation of the association
- Two car attached garage has direct entry into the home
- Three season porch on the front of the house
- Hardwood floors throughout
- Natural light, and an open floor plan on 1st level
- The living room includes a cozy gas fireplace and the ceiling opens into the second level bonus room
- The kitchen is warm and inviting, plenty of counter space and cabinets
- Dining area has a slider leading to a side patio on the exterior
- The first floor includes one bedroom that could be used as the primary
- Full bathroom in the hallway (shower and tub) with laundry closet.
- Second floor landing is open and expansive - use this flexible space as a home office, second living space, etc.
- Two additional bedrooms on the second level (no carpets, hardwood floors throughout), The larger of the two bedrooms includes a walk in closet
- Plenty of opportunities for storage with the size of the garage and closets in the home

PROPERTY LOCATED AT: 22 Spring Pond Circle, York, 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 _____

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: check with town for water results

Source of Section I information: Seller

Buyer Initials _____

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Seller Initials EYN NAC DNW

PROPERTY LOCATED AT: 22 Spring Pond Circle, York, ME

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: _____

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

Buyer Initials _____

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Seller Initials C.J.W. NAC DW

PROPERTY LOCATED AT: 22 Spring Pond Circle, York, ME

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	Fireplace		
Age of system(s) or source(s)	25 years	25 years		
TYPE(S) of Fuel	propane	propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	* see attached utility sheet provided			
Name of company that services system(s) or source(s)	DF Richard	DF Richard		
Date of most recent service call	3/10/2025	4/1/2025		
Malfunctions per system(s) or source(s) within past 2 years	Heat was not working, service call.			
Other pertinent information	See receipt provided.	See receipt provided.		

Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown
Are any buried? ☐ Yes ☒ No ☐ Unknown
Are all sleeved? ☒ Yes ☐ No ☐ Unknown
Chimney(s): ☐ Yes ☒ No ☐ Unknown
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: 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 ☒ 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 _____

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Seller Initials E.I.W. NAC DWY

PROPERTY LOCATED AT: 22 Spring Pond Circle, York, ME

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

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:

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

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

E. METHAMPHETAMINE - Current or previously existing:

Comments: ☐ Yes ☒ No ☐ Unknown

Source of information: Seller

Buyer Initials

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Seller Initials S.L.W.

NAC DMB

PROPERTY LOCATED AT: 22 Spring Pond Circle, York, 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: Seller

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

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: Spring Pond Estates HOA

Source of information: Seller / HOA President

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? HOA maintains roads

Road Association Name (if known): None

Source of information: Seller / HOA

Buyer Initials _____

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Seller Initials EJW

NAC DMG

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: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: HOA President

Buyer Initials _____

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Seller Initials E.L.W.

NAC DWB

PROPERTY LOCATED AT: 22 Spring Pond Circle, York, ME

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

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality?

☐ 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 owned by DE Richard

Year Principal Structure Built: 1999 What year did Seller acquire property? 2000

Roof: Year Shingles/Other Installed: 2008

Water, moisture or leakage: None

Comments: All roofs were redone in 2008.

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

Comments: _____

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

Comments: 200 amps

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: Minor Mouse activity, have not seen any recently.

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None.

Comments: _____

Source of Section VII information: Seller

Buyer Initials _____

PROPERTY LOCATED AT: 22 Spring Pond Circle, York, ME

SECTION VIII - ADDITIONAL INFORMATION

Hardwood floors added upstairs on 2nd floor as an
upgrade. Porch (sunroom) was added as a builder
upgrade.

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.

* Ernest L. Wheeler, Trustee 4/21/25
SELLER DATE

Wheeler Ancestral Grantor Trust

* Dwight W. Goodman, Trustee 4/21/25
SELLER DATE

* Nancy A. Curran, Trustee 4/21/25
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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CONDOMINIUM ADDENDUM - RESALES

To Agreement dated April 20, 2025, between
Wheeler Ancestral Grantor Trust ("Seller")
 and _____ ("Buyer")
 for property located at 22 Spring Pond Circle, York, ME

The Purchase and Sale Agreement is further subject to the following terms:

- Seller shall provide Buyer, at Seller's expense, with the following within the indicated number of days from the Effective Date of this Agreement:
 - A copy of the current Condominium Declaration, Bylaws and Rules/Regulations within 5 days;
 - Copies of the minutes of meetings of the Association and its Board of Directors for the preceding 12 months within 5 days; and
 - An original Resale Certificate for the Condominium Association in accordance with the Maine Condominium Act * within 10 days.
- Buyer shall have 5 days (by statute cannot be less than 5 calendar days) from receipt to review and approve the above documents. If Buyer is not satisfied with such documents, Buyer may terminate this Agreement by written notice to Seller within the specified number of days in which case the earnest money deposit shall be returned to Buyer. In the event Buyer does not so notify Seller within the specified number of days, this contingency is waived by Buyer.
- Seller shall provide Buyer with an updated Resale Certificate if required by Buyer's lender or closing agent and shall provide Buyer with a lender questionnaire if required by Buyer's lender. Buyer will pay any fee charged by the association for these documents when due.
- Seller represents that condominium association fees in the current amount of \$ 270.00 are due ☒ monthly ☐ quarterly, and include the following:

• Water:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
• Sewer:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
• Heat:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
• Hot Water:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
• Insurance: (common areas)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
• Maintenance: (common areas)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
• Other: <u>Lawn Care</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
• Other: <u>Snow Removal</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
• Other: <u>Community Center</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
• Other: _____	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown

Page 1 of 2

Buyer Initials _____

Seller Initials

E.T.V. NAR DTM-21

For Property Located At: 22 Spring Pond Circle, York, ME

5. Are there any special assessments known to the Seller? ☐ Yes ☒ No ☐ Unknown
If Yes, explain: _____

6. Buyers are required to pay an entry fee of \$ None to the association at closing.
The association fees are payable to Spring Pond Estates
at the following address: _____

_____ Buyer	_____ Date	<u>* Ernest L. Wheeler Trustee</u> Seller Wheeler Ancestral Grantor Trust	<u>4/21/25</u> Date
_____ Buyer	_____ Date	<u>* Nancy A. Luman Trustee</u> Seller	<u>4/21/25</u> Date
_____ Buyer	_____ Date	<u>* Doreen W. Goodwin, Trustee</u> Seller	<u>4/21/25</u> Date
_____ Buyer	_____ Date	<u>* _____</u> Seller	_____ Date

* The Maine Condominium Act establishes the following requirements in connection with the resale of a condominium unit: A unit owner is required to furnish to a purchaser a copy of the declaration (other than the plats and plans), the bylaws, the rules or regulations of the association, and a reasonably current certificate containing the items set forth in 33 MRSA §1604-108. The condominium's association is required, within 10 calendar days after a request by a unit owner and payment of any reasonable fee established by the association, to furnish a certificate containing the information necessary to enable the unit owner to comply with this requirement. If the certificate is not provided prior to execution of the purchase contract, the purchase contract is voidable by the purchaser until the certificate has been provided and for 5 calendar days thereafter or until conveyance, whichever first occurs.

22 SPRING POND CIRCLE

Location 22 SPRING POND CIRCLE

Mblu 0032/ 0003/A 0010/ /

Acct# 011087

Owner WHEELER ERNEST
L/GOODWIN DIANE W/CURRAN
NANCY A - TRUSTEES

Assessment \$658,800

Appraisal \$658,800

PID 9846

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$367,900	\$290,900	\$658,800
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$367,900	\$290,900	\$658,800

Owner of Record

Owner	WHEELER ERNEST L/GOODWIN DIANE W/CURRAN NANCY A - TRUSTEES	Sale Price	\$0
		Book & Page	19387/592
Co-Owner	WHEELER ANCESTRAL GRANTOR TRUST	Sale Date	01/12/2024
Address	22 SPRING POND CIR YORK, ME 03909		

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
WHEELER ERNEST L/GOODWIN DIANE W/CURRAN NANCY A - TRUSTEES	\$0	19387/592	01/12/2024
WHEELER ERNEST	\$219,000	10021/0163	05/01/2000

Building Information

Building 1 : Section 1

Year Built:	1999
Living Area:	1,866
Replacement Cost:	\$442,246

Building Percent Good: 83

Replacement Cost

Less Depreciation: \$367,100

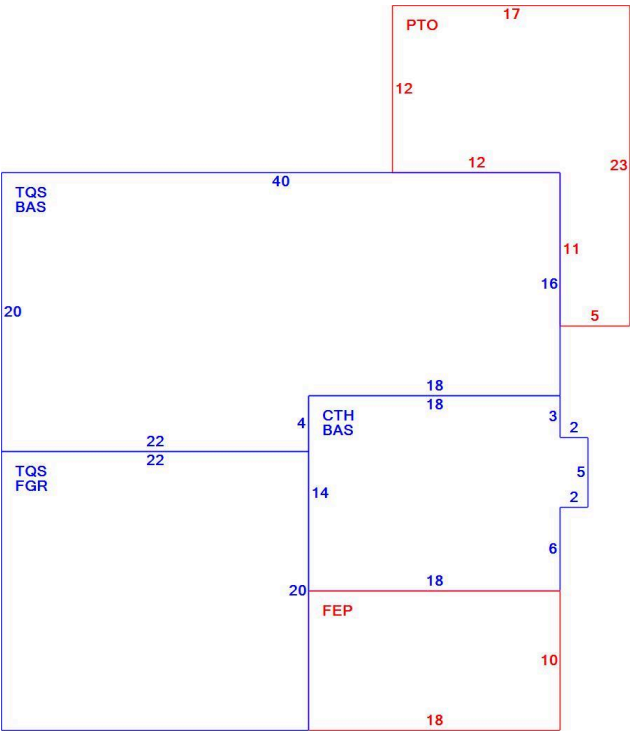
Building Attributes	
Field	Description
Style:	Conventional
Model	Res Condo
Stories:	2 Stories
Grade	C+
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Ttl Bedrms:	3 Bedrooms
Ttl Bathrms:	2 Full
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	00
Pct Low Ceiling	
Unit Lochn	
Grade	C+
Stories:	2
Residential Units:	35
Exterior Wall 1:	Vinyl Siding

Building Photo



(<https://images.vgsi.com/photos/YorkMEPhotos/\00\00\59\17.jpg>)

Building Layout



([ParcelSketch.ashx?pid=9846&bid=9846](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	FIRST FLOOR	990	990
TQS	THREE QUARTER STORY	1,168	876
CTH	CATHEDRAL CEILING	262	0
FEP	PORCH, ENCLOSED FINISH	180	0
FGR	GARAGE, ATTACHED	440	0
PTO	PATIO	259	0
		3,299	1,866

Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Cmrcl Units:	0
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	65
Grade	

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
HARTH	HEARTH	1.00 UNITS	\$800	1

Land

Land Use		Land Line Valuation	
Use Code	1020	Size (Acres)	0.19
Description	Condo MDL-05	Frontage	
Zone		Land	\$290,900
Neighborhood	125	Appraised Value	\$290,900
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$367,900	\$290,900	\$658,800
2023	\$426,200	\$200,000	\$626,200
2022	\$426,200	\$165,800	\$592,000

2021	\$319,800	\$144,800	\$464,600
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Assessment			
Valuation Year	Improvements	Land	Total
2024	\$367,900	\$290,900	\$658,800
2023	\$426,200	\$200,000	\$626,200
2022	\$426,200	\$165,800	\$592,000
2021	\$319,800	\$144,800	\$464,600

Valuation History

Exemptions			
Exemption Year	Code	Description	Amount
2002	70	HOMESTEAD	\$25,000



E
J
3pg
Return to:
Cocheco Elder Law Associates, PLLC
45 Silver Street
Dover, NH 03820

Quitclaim Deed

KNOW ALL BY THESE PRESENTS, that I, **Ernest L. Wheeler**, unmarried, presently of 22 Spring Pond Circle, Town of York, County of York and State of Maine 03909, for no consideration paid, grants to **Ernest L. Wheeler, Diane W. Goodwin and Nancy A. Curran, as Trustees of the Wheeler Ancestral Grantor Trust**, a Maine revocable trust established pursuant to a Revocable Trust Agreement dated January 12, 2024, by and between Ernest L. Wheeler as Grantor and Ernest L. Wheeler, Diane W. Goodwin, and Nancy A. Curran. as Trustees, said Trust having a mailing address of 22 Spring Pond Circle, Town of York, County of York and State of Maine 03909, all my right, title and interest in and to the following, with Quitclaim Covenants:

Lot 10 (TEN) as shown on the Final Plan of Spring Pond Estates, Ridge Road, York, Maine, dated 1996-1997 and recorded at the York County Registry of Deeds, Plan Book 241, Page 12.

The lot is conveyed subject to and together with the Declaration of Covenants, Conditions, and Restrictions of Spring Pond Estates dated February 1, 1999 and recorded at the York County Registry of Deeds, Book 9296, Page 233 and subject to the Bylaws of Spring Pond Estates Homeowners Association dated December 3, 1998 and recorded at the York County Registry of Deeds, Book 9296, Page 251 as the same may be amended from time to time.

The lot is also conveyed subject to and together with all of the easements, restrictions and conditions described or depicted on Plan and Notes of Spring Pond Estates, recorded at the York County Registry of Deeds, Plan Book 241, Pages 12 and 13, or described or referred to in the Declaration and Bylaws of Spring Pond Estates, identified above.

The lot is also conveyed subject to the Town of York Planning Board's Finding of Facts approving conversion of Spring Pond Estates from elderly housing to elderly congregate housing dated December 10, 1998 and recorded at the York County Registry of Deeds, Book 9286, Page 315.

The lot is also conveyed together with the right to use, in common with others, Styles Lane as shown on the Final Plan of Spring Pond Estates; however this right shall terminate at such time as Styles Lane (or equivalent rights to the use thereof) are conveyed to Spring Pond Estates Homeowners Association or accepted by the Town of York as a public way.


MEANING AND INTENDING to describe and convey the same premises conveyed to Ernest L. Wheeler and Ruth E. Wheeler by deed of Spring Pond Development Limited Liability Company dated May 9, 2000, recorded in the York County Registry of Deeds in Book 002, Page 63.

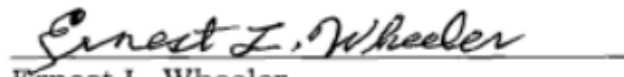
Ruth E. Wheeler died on April 6, 2017, late of York, Maine, leaving Ernest L. Wheeler as the sole surviving joint tenant.

This is a transfer to a revocable trust for estate planning purposes pursuant to 36 MRSA §4641-C(15), Deed to Trustee.

This deed was prepared with information supplied by the Grantor herein and no effort to confirm current ownership or independent title examination has been conducted.

IN WITNESS WHEREOF, I, Ernest L. Wheeler, have hereunto set my hand on this 12th day of January, 2024.


Witness


Ernest L. Wheeler


Witness

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

January 12, 2024

Personally appeared Ernest L. Wheeler, known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained. Before me,



Mary Beth Hallworth
Mary Beth Hallworth, Notary Public
My Commission Expires: August 23, 2028



PO Box 669
Dover, NH 03821
(603) 742-2020 or (800) 649-6457

Address Service Requested

☐ check here for address changes on back

SERVICE INVOICE

Account Number	137176
Document Date	04/02/2025
Reference #	60605
Invoice Total	\$140.00
Amount Due	\$140.00
Amount Enclosed	

ERNEST L WHEELER
22 SPRING POND CIR
YORK, ME 03909-5863

D.F. RICHARD ENERGY
P.O. BOX 669
DOVER, NH 03821-0669

Keep lower portion for your records. Please return upper portion with your payment for faster processing.



To pay online and
more, please visit:
myaccount.dfrichard.com



SERVICE INVOICE

Account Number	137176
Document Date	04/02/2025
Reference #	60605
Invoice Total	\$140.00
Amount Due	\$140.00

SERVICE INVOICE SUMMARY

Site:	./22 SPRING POND CIRCLE/./YORK ME 03909/PROPANE-FIREPLACE
Dispatch Date:	04/01/2025
Call Reason(s):	CLEAN, FIREPLACE
Work Performed:	CLEANED FIREPLACE, CHECKED FIREPLACE, INSPECTED PROPANE TANKS
Total Charge for Invoice 60605:	\$140.00

Terms are Net 30 days. Any balance over 30 days is subject to finance charges.



PO Box 669
Dover, NH 03821
(603) 742-2020 or (800) 649-6457

Address Service Requested

☐ check here for address changes on back

SERVICE INVOICE

Account Number	137176
Document Date	03/10/2025
Reference #	59435
Invoice Total	\$140.00
Amount Due	\$140.00
Amount Enclosed	

ERNEST L WHEELER
22 SPRING POND CIR
YORK, ME 03909-5863

D.F. RICHARD ENERGY
P.O. BOX 669
DOVER, NH 03821-0669

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SERVICE INVOICE

Account Number	137176
Document Date	03/10/2025
Reference #	59435
Invoice Total	\$140.00
Amount Due	\$140.00

SERVICE INVOICE SUMMARY

Site:	./22 SPRING POND CIRCLE/./YORK ME 03909/PROPANE-FURNACE
Dispatch Date:	03/07/2025
Call Reason(s):	NO HEAT, PROPANE SERVICE
Work Performed:	INSPECTED FURNACE
Total Charge for Invoice 59435:	\$140.00

Terms are Net 30 days. Any balance over 30 days is subject to finance charges.



PO Box 669
Dover, NH 03821
(603) 742-2020 or (800) 649-6457

Address Service Requested

☐ check here for address changes on back

SERVICE INVOICE

Account Number	137176
Document Date	10/24/2024
Reference #	48497
Invoice Total	\$259.00
Amount Due	\$259.00
Amount Enclosed	

ERNEST L WHEELER
22 SPRING POND CIR
YORK, ME 03909-5863

D.F. RICHARD ENERGY
P.O. BOX 669
DOVER, NH 03821-0669

Keep lower portion for your records. Please return upper portion with your payment for faster processing.



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more, please visit:
myaccount.dfrichard.com



SERVICE INVOICE

Account Number	137176
Document Date	10/24/2024
Reference #	48497
Invoice Total	\$259.00
Amount Due	\$259.00

SERVICE INVOICE SUMMARY

Site:	./22 SPRING POND CIRCLE/.YORK ME 03909/FURNACE
Dispatch Date:	10/23/2024
Call Reason(s):	PROPANE GAS CHECK
Work Performed:	CLEANED FURNACE, INSPECTED HOT WATER HEATER
Parts:	1 - GAS CHECK SPECIAL \$259
Total Charge for Invoice 48497:	\$259.00

Terms are Net 30 days. Any balance over 30 days is subject to finance charges.



TOWN OF YORK

186 YORK STREET
YORK, MAINE 03909

LYNN M. OSGOOD
TAX COLLECTOR

August 8, 2023

FISCAL YEAR 2024 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

Land Value	\$ 200,000
Building Value	426,200
Total: Land & Bldg	626,200

Exemption(s) Homestead	25,000
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Net Assessment Total Tax	601,200 5,080.14
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First Half Due	2,540.07
Second Half Due	2,540.07

THIS IS THE ONLY BILL YOU WILL RECEIVE



WHEELER ERNEST
22 SPRING POND CIR
YORK ME 03909-5863

4413

Map/Lot	0032 0003A 0010
Book/Page	10021 163
Location	22 SPRING POND CIRCLE
Acreage	2178 SF

NOTICE TO TAXPAYERS

INTEREST AT 8 % PER ANNUM CHARGED AFTER 9/22/2023 AND 2/2/2024.

Notice is hereby given that your first payment of municipal tax is due by 9/22/2023 and the second payment is due by 2/2/2024. Interest will be charged on unpaid taxes at an annual rate of 8 % beginning 09/23/2023 and 2/3/2024. As per state statute, the ownership and taxable valuation of all real and personal property subject to taxation shall be fixed as of April 1st of each year. For this tax bill, the date is April 1, 2023. This tax bill is for the fiscal period beginning July 1, 2023 and ending June 30, 2024.

For information regarding payments, interest, and/or refunds, please contact the Tax Collector at 207-363-1003. Information regarding changes OR information regarding valuations, please contact the Tax Assessor's Office at 207-363-1005.

Without State Aid for Education, Homestead Exemption reimbursement, BETE Exemption reimbursement, and State Revenue Sharing, your tax bill would have been 7.4 % higher. After 8 months and no later than one year from the date of commitment, a lien will be placed on all real estate for which taxes remain unpaid. If you escrow your taxes, please forward this bill to your bank.

As of June 30, 2023 the Town of York has outstanding bonded indebtedness in the amount of \$41,359,100.

BILLING DISTRIBUTION

SCHOOL	\$ 2,743.28	54.00 %
MUNICIPAL	2,133.66	42.00 %
COUNTY	177.80	3.50 %
OVERLAY	25.40	0.50 %

TOTAL	5,080.14	100.00 %
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\$8.450 per \$1000

REMITTANCE INSTRUCTIONS

To avoid standing in line, taxes may be paid by mail. Please make check or money order payable to the: **Town of York** and mail to:

TAX COLLECTOR
186 YORK STREET
YORK, ME 03909

A receipt will be returned if payment is accompanied by a stamped, self-addressed envelope.

PROPERTY TAX BILL

TOWN OF YORK, MAINE



Owner(s) WHEELER ERNEST

Map/Lot	0032 0003A 0010
Book/Page	10021 163
Location	22 SPRING POND CIRCLE
Acreage	2178 SF

DUE DATE:	2/2/2024
INTEREST BEGINS ON:	2/3/2024
TAX AMOUNT DUE:	2,540.07

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT & MAKE CHECK OR MONEY ORDER PAYABLE TO: TOWN OF YORK

PROPERTY TAX BILL

TOWN OF YORK, MAINE

Owner(s) WHEELER ERNEST

Map/Lot	0032 0003A 0010
Book/Page	10021 163
Location	22 SPRING POND CIRCLE
Acreage	2178 SF

DUE DATE:	9/22/2023
INTEREST BEGINS ON:	9/23/2023
TAX AMOUNT DUE:	2,540.07

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT & MAKE CHECK OR MONEY ORDER PAYABLE TO: TOWN OF YORK



22 Spring Pond Circle

York, ME



March 21, 2025

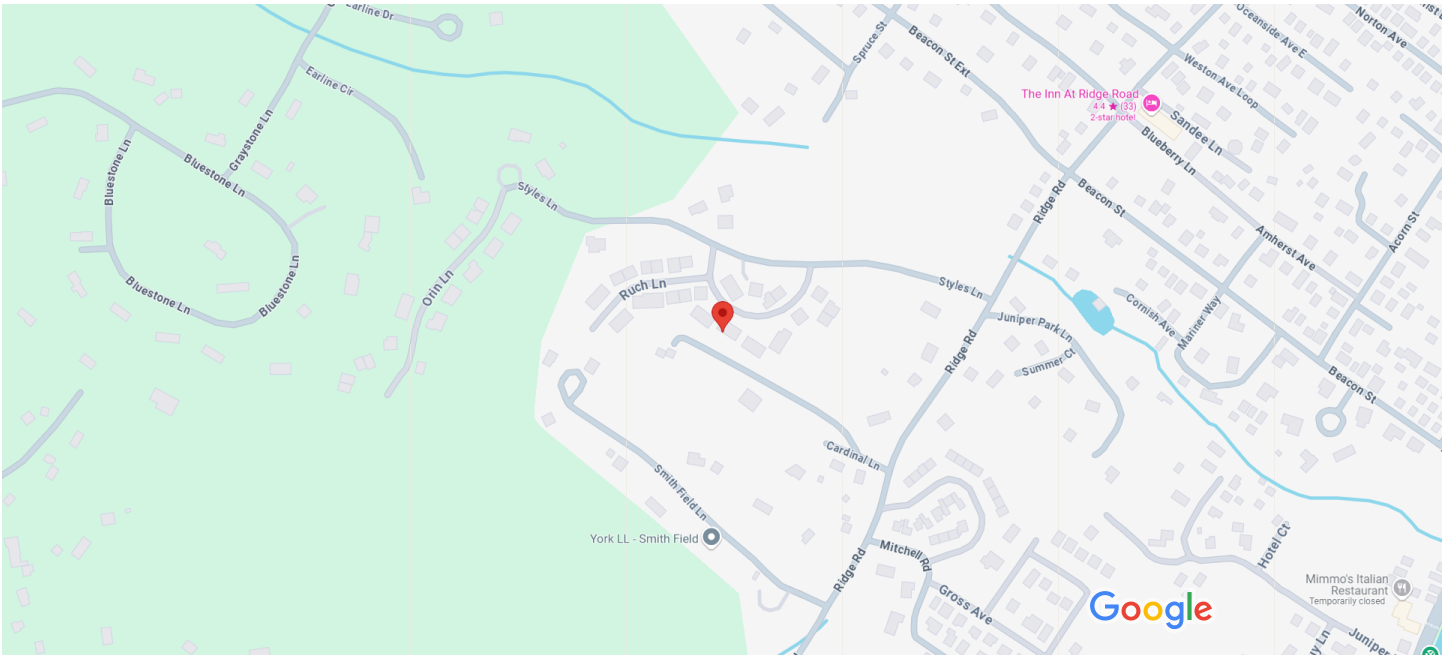
1 inch = 138 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

22 Spring Pond Cir



Map data ©2025 Google 100 m



22 Spring Pond Cir

- Directions
- Save
- Nearby
- Send to phone
- Share

22 Spring Pond Cir, York, ME 03909, USA

597C+92 York, Maine, USA