



CENTRAL MAINE
**AUCTION
CENTER**

**PROPERTY
INFORMATION
PACKET**



WAREHOUSE & LOT

13 STATION STREET, SMYRNA, ME

PROPERTY LOCATION: 13 STATION STREET, SMYRNA, ME

PROPERTY NUMBER: R26-354

LIVE BIDDING TIME: THURSDAY, AUGUST 13TH 2026 @ 11:00 AM

PREVIEW TIME: THURSDAY, JULY 30TH 2026 @ 10:00-11:00 AM

LIVE BIDDING LOCATION: ON-SITE

ACRES: +/- 0.3

INFORMATION: 7200 SQ FT WAREHOUSE SPACE

Central Maine Auction Center 44 Concord Drive, Hermon, ME 04401 PH. (207) 848-7027

EMILY TILTON PH. (207) 735-8782 EMILY@CMAUCTIONCENTER.COM

WWW.CMAUCTIONCENTER.COM



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES - WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
*Unless you enter into a written agreement
for agency representation, you are
a customer—not a client.*

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) June 11, 2026

To _____
Name of Buyer(s) or Seller(s)

by Emily Tilton, Associate Broker

Licensee's Name

on behalf of Realty of Maine

Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing.
Inactive licensees may not practice real estate brokerage.

CENTRAL MAINE AUCTION CENTER

44 CONCORD DRIVE, HERMON, MAINE 04401

(207) 848-7027 • CMAUCTIONCENTER.COM

NOTICE: ATTENTION ALL PROSPECTIVE BIDDERS

CENTRAL MAINE AUCTION CENTER IS ACTING SOLEY AS AGENT FOR THE SELLER

Dear Prospective Bidder:

Machias Savings Bank and Central Maine Auction Center, in conjunction with Realty of Maine would like to announce auction R26-354 consisting of real estate at 13 Station Street, Smyrna, ME. **The above property is subject to a \$5,000.00 deposit (nonrefundable to the highest bidder) in CASH or CERTIFIED U.S. FUNDS made payable to Machias Savings Bank (deposited with Auctioneer as qualification to bid).** The property will be sold by public auction in as is-where is condition, subject to all outstanding municipal assessments.

All information contained in this document and/or any advertising and marketing material was obtained from sources deemed to be reliable. However, Central Maine Auction Center and the seller of this property and/or its agents make no warranties as to the accuracy, truthfulness and completeness of this information. Machias Savings Bank, Central Maine Auction Center and Realty of Maine make no warranties of any kind regarding its title to the property, physical condition, location, value, or compliance with any applicable federal, state or local law, ordinance and regulation, including zoning, or land use ordinances. Bidders must satisfy themselves to each of those matters as an ordinary and prudent buyer. For further information regarding the property, the public sale bidding details, and additional terms, contact Central Maine Auction Center directly.

ADDITIONAL TERMS AND CONDITIONS MAY BE ANNOUNCED BY THE AUCTIONEER ON THE DATE OF THE PUBLIC SALE AND ARE INCORPORATED HEREIN BY REFERENCE.

Central Maine Auction Center is available to assist you with any questions you may have regarding the property or our auction process. Our friendly, professional staff is committed to providing quality service and look forward to seeing you on auction day.

2026 Real Estate Tax Bill

TOWN OF SMYRNA
PO BOX 239
3391 US ROUTE 2
SMYRNA, MAINE 04780

R193
CRANDALL, JOSHUA R
PO BOX 7
SMYRNA ME 04780

Current Billing Information	
Land	3,300
Building	50,000
Assessment	53,300
Exemption	0
Taxable	53,300
Rate Per \$1000	13.750
Total Due	732.88

Acres: 0.16
Map/Lot 007-046 **Book/Page** B5629P284 **Payment Due** 7/18/2026 732.88
Location 13 STATION STREET

Information
AS A RESULT OF THE MONEY OUR MUNICIPALITY RECEIVES FROM THE STATE LEGISLATURE VIA THE STATE MUNICIPAL REVENUE SHARING PROGRAM, HOMESTEAD EXEMPTION & STATE AID TO EDUCATION, YOUR PROPERTY TAX BILL HAS ALREADY BEEN REDUCED BY 43%. INTEREST AT THE RATE OF 07% WILL BE CHARGED AFTER 08/19/2026. IF YOU HAVE QUESTIONS REGARDING YOUR 2026 TAX BILL, PLEASE CALL (207) 757-8286 OR EMAIL THE TOWN OFFICE AT smyrna1@fairpoint.net. THE TOWN CHARGES A FEE OF \$25.00 FOR ALL NSF CHECKS. PLEASE MAKE CHECKS PAYABLE TO THE TOWN OF SMYRNA. THE TOWN OF SMYRNA ENFORCES THE TAX LIEN LAW OF THE STATE OF MAINE ON ALL UNPAID TAXES. BUILDING PERMITS REQUIRED ON ALL NEW STRUCTURES BUILT OR PLACED ON YOUR LAND. JILL C. WHITE, TREASURER; CANDY NEVERS, TAX COLLECTOR. PERRY LILLEY, KEVIN BRANNEN, ANDREW MCCLUSKEY, DAVID GOFF, JACK LILLEY, SELECTMEN WE DO NOT ACCEPT DEBIT OR CREDIT CARDS.

Current Billing Distribution		
EDUCATION	58.00%	425.07
MUNICIPAL	26.00%	190.55
COUNTY	16.00%	117.26

Remittance Instructions
Please make checks or money orders payable to Town of SMYRNA and mail to:
Town of SMYRNA P.O. Box 239 SMYRNA, ME 04780-0239

N/A

Due Date	Amount Due	Amount Paid
----------	------------	-------------

Please remit this portion with your first payment

2026 Real Estate Tax Bill

Account: R193
Name: CRANDALL, JOSHUA R
Map/Lot: 007-046
Location: 13 STATION STREET

7/18/2026 732.88

Due Date	Amount Due	Amount Paid
----------	------------	-------------

First Payment

DESCRIPTION MEAL STORAGE BUILDING AREA 7200 MAP 7 LOT 46

ITEM	GRADE	CONSTRUCTION DETAILS				OUTBUILDINGS			
		DEPTH	FOOTING	DRAIN	SIZE & AREA	UNIT COST-BASE			
FOUNDATION		WALLS	WATERPROOF			60x170			
		DEPTH	FLOOR	FIN. ROOM	FLOORS	(7200)			
BASEMENT		FIREPLACE	STORAGE		FOUNDATION				
		MAT. & WORK.	FL. JOISTS	CEN. BEAM	EXT. WALLS	11x15 17-17			
FRAMING		STUD.	CE. JOISTS	RAFTERS	ROOF	54x20			
		COVER	SHEATH	CORNICE	INTERIOR	4x41			
ROOF		FLASH	DRAIN	VENT	WALL HT.	1.6			
		WALL	COVER	TRIM	ELEC.	17.06			
INTERIOR		STAIR	BUILT-IN		OTHER	50832			
		WALLCOVER	WINDOW	DOOR	TOTAL UNIT COST				
EXTERIOR		SUB FL.	FL. FIN		COST OF REP.				
FLOORS					SIZE ADJ.				
HEATING					UNIT ADJ.				
		LAV.	WC	TUB	ADJ. COST				
PLUMBING		GAL. HEAT	DRAIN	BIBB	X CUR. COST FACT.				
		SER.	WIRE	FIX	DEPRE %				
LIGHTING					COST LESS DEP.	\$ 30499	\$	\$	\$
TOTAL		SURVEY:		INTERIOR INSPECTED:					
GRADE		CALC:		SIGNED:					
CONDITION		REVIEW:							

ADJUSTMENTS		FUNC. OBSOL. %	DESCRIPTION	GRADE	AREA	RATE	COST REP.
TOTAL			TOTAL COST REP.				
ECON. OBSOL. %			ADJUSTMENTS				
NEIGHBORHOOD			ADJ. COST REP.				
ACCESSIBILITY			X CURRENT COST FACTOR				
UTILITIES			CONDITION				X
SERVICES							
TOPOGRAPHY			FUNC. OBSOL. FACTOR				X
OTHER:							
			ECON. OBSOL. FACTOR				X
			COST REP. - DEPREC.				
			PLUS OUTBUILDINGS				
TOTAL			TOTAL VALUE BUILDINGS				30499

DISCLOSURES RELATIVE TO PROPERTY

Auction R26-354

Location: 13 Station Street, Smyrna, ME

Disclosure for Heating System:

Type _____	Not Known <u> X </u>
Age of System _____	Not Known <u> X </u>
Name of Service Company _____	Not Known <u> X </u>
Annual Consumption per Source _____	Not Known <u> X </u>
Malfunctions or Problems _____	Not Known <u> X </u>

Disclosure for Waste Disposal System:

Type of System _____	Not Known <u> X </u>
Date of Installation _____	Not Known <u> X </u>
Size and Type of Tank _____	Not Known <u> X </u>
Location of Field and Tank _____	Not Known <u> X </u>
Malfunctions _____	Not Known <u> X </u>
Service and Contracting _____	Not Known <u> X </u>

Disclosure for Private Water Supply:

Type of System _____	Not Known <u> X </u>
Date of Installation _____	Not Known <u> X </u>
Malfunctions _____	Not Known <u> X </u>
Location _____	Not Known <u> X </u>
Date and Result of Tests _____	Not Known <u> X </u>

Disclosure for Public Water Supply:

Line Malfunctions _____	Not Known <u> X </u>
-------------------------	------------------------

Disclosure for Known Hazardous Materials including but not limited to:

Asbestos _____	Not Known <u> X </u>
Radon _____	Not Known <u> X </u>
Lead Paint _____	Not Known <u> X </u>
Chemical Spills on Property _____	Not Known <u> X </u>
Underground Tanks _____	Not Known <u> X </u>

Signature of Seller _____	Date _____
---------------------------	------------

Signature of Buyer _____	Date _____
--------------------------	------------