



Town of Raymond  
Board of Selectmen ePacket  
June 19, 2018  
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# Agenda

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## BOARD OF SELECTMEN Agenda

June 19, 2018

6:30pm – Regular Meeting

Broadcast Studio  
423 Webbs Mills Road

*Resolution: We, the Raymond Board of Selectmen, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.*

- 1) Call to order
- 2) Election of Chair, Vice Chair, and Parliamentarian – Board of Selectmen
- 3) Minutes of previous meetings
  - a) May 15, 2018 – Regular meeting
- 4) New Business
  - a) Discussion and Consideration of Proposed Moratoria on Manufactured Housing Located Within the Shoreland Zone Pursuant to 30-A MRSA § 4356 – Teresa Sadak, Selectman
  - b) Update of the Regional Broadband Initiative – Tom Bartell, Windham Economic Development Corporation (WEDCO); Jim Gailey, County Manager, and Travis Kennedy, Assistant County Manager, from Cumberland County
  - c) RSU Withdrawal Update Presentation – Teresa Sadak, Selectman  
Selectman Teresa Sadak will be presenting the latest information regarding the ongoing petition and related efforts to withdraw from RSU #14.
  - d) Consideration of Abatement Requests – Don Willard, Town Manager  
There are two tax abatement requests for the board's consideration. Scott and Jane Maxwell have requested abatement on two of the parcels which they own in the Sheehan's Island/Turtle Cove area.

Map-Lot	Property	2017 Assessment	Taxpayer's Opinion of Value	Assessors' Agent Recommendation
003-019	4.7 acres with accessory cabins on Sheehan's Island	\$931,200	\$600,000	\$760,800
065-005	3.54 acres vacant land	\$414,000	\$215,000	\$373,300

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*Selectman's Meeting Agenda (Page 1 of 2) June 19, 2018*

- e) Consideration of Board of Assessment Review (BAR) Appointments – Sue Look, Town Clerk

The last appeal to the BAR was in 2012. Since then attrition has taken the BAR from 5 members to 1 member – Brenda Tubbs. The following citizens have graciously said that they would be willing to serve in this capacity: Robert Harmon, Michael D'Arcangelo, Joanne Stinson, and Chris Hanson.

- f) Monies to be Carried Forward into the New Fiscal Year – Cathy Ricker, Finance Director
- g) Delinquent Personal Property Taxes Discussion – Sue Carr, Tax Collector
- h) Consideration of New Road Names – Sue Look, Town Clerk
- There are 2 new roads to be named. The requested names are Willard Way and Malibu Drive
- i) Consideration of Annual Staff Appointments – Sue Look, Town Clerk
- j) Consideration of Annual Board and Committee Appointments – Sue Look, Town Clerk
- k) Consideration of Annual Update of the Fee Schedule – Sue Look, Town Clerk

**5) Public Comment**

**6) Selectman Comment**

**7) Town Manager's Report and Communications**

- a) **Confirm Dates for Upcoming Regular Meetings**
- July 10, 2018
  - August 14, 2018
  - September 11, 2018
- b) **Reminder of Upcoming Holiday Schedule**
- Wednesday, July 4<sup>th</sup> – Independence Day

**8) Treasurer's Warrant**

**9) Executive Session**

- a) Town Manager's Annual Performance Review (Pursuant to MRSA 1 §405 (6)(A))

**10) Adjournment**

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## Previous Meeting(s) Minutes

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### BOARD OF SELECTMEN Minutes

May 15, 2018

6:30pm – Regular Meeting

Broadcast Studio  
423 Webbs Mills Road

*Resolution: We, the Raymond Board of Selectmen, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.*

**Selectmen in attendance:** Joe Bruno, Samuel Gifford, Teresa Sadak, Lawrence Taylor, and Rolf Olsen

**Selectmen absent:** none

**Town Staff in attendance:**

Don Willard – Town Manager  
Cathy Gosselin – Deputy Fire Chief  
Sue Look – Town Clerk

\* TAKEN OUT OF ORDER

1) **Called to order** at 6:30pm by Chairman Sadak.

2) **Minutes of previous meetings**

a) April 10, 2018 – Regular meeting

**Motion** to approve as presented by Selectman Olsen. Seconded by Selectman Gifford.

**Unanimously approved.**

3) **Public Hearing**

a) Consider Application for new Liquor License for The Beacon – Owners Robert and Pamela Wing

Chairman Sadak declared the public hearing open.

Mrs Wing – We are looking to open a Pizza shop in the shopping center and we want to serve beer and wine, and pizza, sandwiches and burgers.

Selectman Bruno – Which location is it?

Mrs Wing – It is where the Community Pharmacy was.

Chairman Sadak – You guys are new and I had some concerns. I thought everything had to be done and in place to approve it and that is why Cathy is here tonight.

Deputy Fire Chief Gosselin – The Fire Department has no issue with you issuing a

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*Selectman's Meeting Minutes (Page 1 of 6) May 15, 2018*

liquor license tonight. Since it is new we have nothing to go on for past years. They will need to have a certificate of occupancy in order to open. If the liquor license is in place they can serve liquor on the first day. The certificate of occupancy is issued by the CEO and that is after the Fire Department does the Life Safety Inspection.

Chairman Sadak – So, right now they need our approval to get the liquor license, but they still are under construction and have not gotten the occupancy certificate yet.

Selectman Bruno – So, we do not need to make it contingent because they can not get a certificate of occupancy if they do not pass the Fire Safety?

Deputy Fire Chief Gosselin – Correct.

Selectman Bruno – What is your expected date of opening?

Mrs Wing – We are hoping for mid-June.

Selectman Taylor – I think they will do great.

Chairman Sadak declared the public hearing closed.

**Motion** to approve the new Liquor License for Robert and Pamela Wing at the new restaurant “The Beacon” by Selectman Bruno. Seconded by Selectman Gifford.

**Unanimously approved.**

#### **4) New Business**

##### **a) Update on Age Friendly Community – Sheila Bourque**

Ms Bourque – We have a new logo that was created by a St Joseph’s student Mira McKinney for free. We wanted to give you an update. We are continuing to meet to have fun or learn. We were accepted in the AARP network and are one of 50 towns to do so. Maine has one of the highest memberships. We are going to conduct a survey to assess the age friendliness of Raymond. We have a steering committee and we received an \$1,100 grant from AARP toward the survey. The Windham Eagle will be doing a news piece about the survey which will continue throughout the summer. St Joseph’s college will be partnering with us to analyze the data and report results. We have applied for a national challenge grant for an intergenerational adaptive garden. Hancock Lumber has provided \$500 for lumber for this project. The Lion’s club, Beautification Committee, a master gardener and the Hawthorne Garden Club have offered help. We would like to thank the following partners:

- Raymond Village Library
- Raymond Community Church
- Raymond Community Garden
- Raymond Lion’s Club
- Hancock Lumber
- Raymond Public Safety
- Raymond Public Works
- Beautification Committee
- Hawthorne Garden Club
- AARP Maine

- First Light Home Care
- St Joseph's Community Based Learning for Sustainable Communities
- St Joseph's Corporate Foundation

b) Quit Claim Deeds – Sue Carr, Tax Collector

- Map 053 Lot 032 – Square J Realty – Harmon Road – Sold by Premier Properties to Michael & Susan Bedard for \$18,000 of which the Town of Raymond received \$16,920.

**Motion** to approve as presented by Selectman Bruno. Seconded by Selectman Gifford.

**Unanimously approved.**

- Map 022 Lot 039 – Geri Bernier – Plummer Drive – Paid all back taxes, interest and fees

**Motion** to approve as presented by Selectman Bruno. Seconded by Selectman Taylor.

**Unanimously approved.**

- Map 069 Lot 079 – Paul Coffin – Wilde Acres Rd – Paid all back taxes, interest and fees

**Motion** to approve as presented by Selectman Bruno. Seconded by Selectman Gifford.

**Unanimously approved.**

c) Remove Tassel Top Fees from Town Fee Schedule – Sue Look, Town Clerk

To amend the Fee Schedule to put the fees for Tassel Top Park in a separate document since they are not in the control of the Board of Selectmen.

**Motion** to approve as presented by Selectman Bruno. Seconded by Selectman Gifford.

**Unanimously approved.**

d) Consideration of the RSU #14 Budget Warrant for June 12, 2018 Election – Sue Look, Town Clerk

Annual vote on the RSU #14 Budget to be held on June 12, 2018, in conjunction with the Municipal Election portion of Town Meeting and the State Election. The budget will be finalized at the vote on May 23<sup>rd</sup>.

**Motion** to approve by Selectman Bruno. Seconded by Selectman Taylor.

**Unanimously approved.**

- e) Appoint Election Warden for June 12, 2018 Primary & Referendum Election – Sue Look, Town Clerk

**Motion** to appoint Suzanne Carr as the Warden for the June 12, 2018, Primary and Referendum Election by Selectman Bruno. Seconded by Selectman Gifford.

**Unanimously approved.**

**5) Public Comment - none**

**6) Selectman Comment**

Selectman Bruno – First of all I want to thank the Town of Raymond for voting me into office for the last 29 years in some capacity or other. I truly appreciate your support. My role has been to watch out for the tax payer, to allow young people to move in to Town and afford to live here, to allow elderly people to stay in their homes and not tax them out of existence. That was my goal when I started in the elective process. I have learned so much and I thank all of the people I have served with. At the School Board, the Select Board and the State level, everyone has been great. It is time for me to enjoy a little more leisure time. Thank you. Thank you all. I really appreciate it.

Selectman Taylor – I just want to say, “Thank you, Joe.” I have learned so much from you, you are going to be missed. There is nothing better than dealing with someone who is a straight-shooter. You have always let me know if it is the law or your opinion and have not steered me wrong. I appreciate that, and I appreciate you. You have done great for the Town, but you have also done great for me. I appreciate that, thank you very much.

Selectman Gifford – Joe, I would like to add to that. I agree with everything that Lonnie has just said. On a personal note, you are responsible for getting me on this board in the first place and for getting me to run the second and third times. You have been a great member and you will be badly missed.

Selectman Olsen – For people out there looking in, we are always looking for people who can step up and do things. We have been lucky to have Joe and now it is time for people to realize that it is time for them to step up and do the same thing. You can not throw the burden on one person all of the time. Joe has shouldered a lot of burdens, from the School Board... I think the only committee he has not served on is the Budget Committee. Other than that, he has been around Town government and State government for years and years. His service is a great benefit to everyone in the Town and in the State.

Selectman Bruno – I really want to mention the staff – Don and everyone at the Town Office – have been great to work with. I could not do it without them. The Town is in capable hands. We now need other people to step up and take over.

Chairman Sadak – Now it is my turn. You and I have butted heads on so many issues and one thing I have is so much respect for you, Joe. The day I got the call to be on the Select Board I thought, “No. I will end up in divorce court.” You all had a work shop with me and you worked through things with me. I don’t always know about a subject and can call you and you will talk me off the edge. You will be missed. Your little comments keep these meetings fun and we work together. We are a really good group. I don’t see you going away, I see you coming in and putting your \$0.02 in. I thank you for all your advice, for being patient with me, and for teaching me a lot.

Town Manager Willard – I have only seen from 2000 so I don't know you as a School Board member. I have worked with a lot of municipal officials and that head-and-shoulders in terms of commitment to the community, always being available and giving of yourself, I would be hard-pressed to think of anybody in my career who has committed more time or more personal energy to helping to improve their community than Joe Bruno. When I first met him, he told me I needed to start thinking more conservatively because I had been serving a liberal group. In the 12 years that Joe has served on the Select Board the graph of the mill rate pretty much looks like a flat line, so I think, "mission accomplished" there. He has taught me much about the conservative mind and conservative government. I have learned a lot and have always found Joe to be approachable, always willing to do his part and more. For that I am appreciative. He has always been supportive of me and the staff. You will be missed.

## **7) Town Manager's Report and Communications**

### **a) Confirm Dates for Upcoming Regular Meetings**

- June 19, 2018
- July 10, 2018

### **b) Reminder of Election Schedule**

- May 23, 2018 – Public Vote on RSU #14 Proposed Budget – WHS 6:30pm
- June 5, 2018 – Town Meeting at 6:00pm
- June 12, 2018 – Primary, Referendum, Municipal, RSU #14 Budget Elections – Jordan Small Middle School gymnasium 7:00am to 8:00pm

### **c) Reminder of Upcoming Holiday Schedule**

- Monday, May 28, 2018 – Memorial Day

## **8) Treasurer's Warrant**

**Motion** to approve the Treasurer's Warrant dated May 15, 2018, for a total of \$179,785.52 by Selectman Bruno. Seconded by Selectman Gifford.

**Unanimously approved.**

## **9) Executive Session**

### **a) \* Status of Legal Proceedings (Pursuant to MRSA 1 §405 (6)(E))**

**Motion** to enter executive session at 6:30pm as listed above by Selectman Bruno. Seconded by Selectman Taylor.

**Unanimously approved.**

**Motion** to leave executive session by Selectman Bruno. Seconded by Selectman Olsen.

**Unanimously approved.**



b) Consideration and Award of Scholarship Applications (Pursuant to MRSA 1 §405 (6)(F))

**Motion** to enter executive session at 7:30pm as listed above by Selectman Gifford. Seconded by Selectman Bruno.

**Unanimously approved.**

**Motion** to leave executive session by Selectman Olsen. Seconded by Selectman Bruno.

**Unanimously approved.**

**Motion** to award \$4,500 in scholarships to 8 students by Selectman Bruno. Seconded by Selectman Olsen.

**Unanimously approved.**

Selectman Bruno – There are 5 scholarship funds to which anyone can contribute. Please see Town Clerk Sue Look for more information about how you can give.

**10) Adjournment**

**Motion** to adjourn at 7:47pm by Selectman Bruno. Seconded by Selectman Gifford.

**Unanimously approved.**

*Respectfully submitted,*

*Susan L Look, Town Clerk*

# RSU Withdrawal Proposed Timeline

## Steps for Raymond to Withdraw from RSU 14

Step	Description	Time	Date	Status
1	Circulate a petition to withdraw from the RSU and gather at least 235 signatures from voters registered in Raymond.	At least 45 days before the Special Town Meeting	7/10/2018	
2a	Selectmen call a Special Town Meeting to vote on whether or not to officially start the withdrawal process.		7/10/2018	
2b	May include absentee ballots, and if so they need to be available 30 days prior to the election.	30 days prior to the vote	7/15/2018	
3a	Town Clerk to post the Notice of Public Hearing.	At least 7 days prior to Public Hearing	7/17/2018 for 7/20/2018 papers	
3b	Hold a Public Hearing regarding the petition at least 10 days prior to a Special Town Meeting (2b below).	At least 10 days prior to Special Town Meeting	7/31/2018	
4b	Hold a Special Town Meeting (election) to secret vote (ballot) on whether or not to officially start the withdrawal process.  <u>The article would need to read:</u> "Do you favor filing a petition for withdrawal with the board of directors of regional school unit RSU14 and with the Commissioner of Education, authorizing the withdrawal committee to expend \$ (insert dollar amount) and authorizing the (municipal officers; i.e., selectpersons, town council, etc.) to issue notes in the name of the Town of Raymond or otherwise pledge the credit of the Town of Raymond in an amount not to exceed \$ (insert dollar amount) for this purpose?" Yes No		8/14/2018	
5	If the vote is favorable, the Town Clerk shall immediately give written notices, by registered mail, to the Secretary (Superintendent) of the RSU and to the Commissioner of Education to include the result of the vote (# Yes and # No votes), and an explanation by the Selectmen stating the reasons why the municipality seeks to withdraw from the RSU.	Selectmen's Meeting after the Election	9/11/2018	

Step	Description	Time	Date	Status
6	The Commissioner of Education will direct the Selectmen to establish a 4 member Withdrawal Committee to develop a Withdrawal Agreement, 1 from each of the following: 1. Municipal Officers 2. General public 3. Group filing the petition 4. RSU Board	Within 30 days of the receipt of the notice in step 5 is implied	10/11/2018	
6a	<i>Selectmen choose 1 Municipal Officer, 1 member of the General Public, and 1 member of the group filing the petition</i>		10/11/2018	
6b	<i>RSU Board of Directors choose 1 of the members of the Raymond Directors</i>			
7	Chair of RSU Board calls a meeting of the Withdrawal Committee and presides as chair until the committee elects their own chair.	Within 30 days of the Notice sent in step 5		
8	The Withdrawal Committee shall negotiate the Withdrawal Agreement with the RSU Board and submit the Withdrawal Agreement to the Commissioner of Education.	Within 90 days after the committee is formed (1/8/2019)		
9	Commissioner shall either give the Withdrawal Agreement conditional approval or recommend changes.	Within 60 days of the receipt of the Withdrawal Agreement		
10a	<b>If conditional approval is given</b> – The Commissioner shall notify the RSU Board and Selectmen by registered mail of the time and place of a public hearing to discuss the merits of the proposed Withdrawal Agreement. The RSU Board Chair shall conduct the public hearing.	At least 20 days prior to Public Hearing		
10b	<b>If changes are recommended</b> – The Commissioner shall send the Withdrawal Agreement back for corrections and shall establish a maximum time within to make the corrections.	Time set by Commissioner		
11a	RSU Board shall post Public Notice in each municipality of the time/location of the Public Hearing.	At least 10 days prior to Public Hearing		
11b	RSU Board conduct the Public Hearing.			

Step	Description	Time	Date	Status
12	Withdrawal Committee shall develop and forward the final Withdrawal Agreement to the Commissioner of Education.	Within 30 days following the Public Hearing		
13	<b>If changes are recommended</b> – The Commissioner shall send the Withdrawal Agreement back to the Withdrawal Committee, establish maximum time frame, and indicate the steps to be followed by the Withdrawal Committee.	Time set by Commissioner		
14	<b>If approval is given</b> – Commissioner shall set the date for vote. The Commissioner shall attempt to coincide with a statewide election.	Date set by Commissioner		
15	The Commissioner shall give written notice of the date by registered or certified mail to the Town Clerk of Raymond.	At least 35 days prior to the vote		
16a	The Town Clerk shall immediately notify the Selectmen upon receipt of the notice from step 15, and the Selectmen shall meet and immediately issue a warrant for a Special Town Meeting to be held on the date set by the Commissioner.	Day of receipt of Commissioner's written notice		
17a	May include absentee ballots, and if so they need to be available 30 days prior to the election.	30 days prior to the vote		
17b	Town Clerk to post the Notice of Public Hearing.	At least 7 days prior to Public Hearing		
17c	Selectmen hold a Public Hearing on the withdrawal question.  <u>The question would need to read:</u> "Do you favor the withdrawal of the Town of Raymond from the regional school unit RSU 14 subject to the terms and conditions of the withdrawal agreement dated (insert date)?" Yes No	At least 10 days prior the Special Town Meeting		
17d	Town Clerk to post the Notice of Election, sample ballots and copies of the Withdrawal Agreement.	At least 7 days prior to the vote		
18	Special Town Meeting vote on Withdrawal Agreement.			

<b>Step</b>	<b>Description</b>	<b>Time</b>	<b>Date</b>	<b>Status</b>
19	The Town Clerk shall within 24 hours of determination of the results of the vote on the Withdrawal Agreement certify the number of Yes and No votes to the Commissioner.	Within 24 hours of the vote		
20	<p>If the Commissioner finds the official outcome of the vote meets the following criteria:</p> <ul style="list-style-type: none"> <li>• A majority of the voters voted "Yes"</li> <li>• The total number of votes cast must equal at least 50% of the votes cast in the last Gubernatorial Election (2,227 votes cast for Governor in 2010, so there needs to be at least 1,114 total votes cast)</li> </ul> <p>then the Commissioner shall notify the Selectmen and the RSU Board to begin the steps outlined in the Withdrawal Agreement.</p>			
21	Once the Withdrawal Agreement has been executed the Commissioner must be notified by certified mail.			
22	Once all steps are completed, the Commissioner shall immediately issue a Certificate of Withdrawal to be sent to the RSU Board and a copy to the SOS-Corporate Division.			

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# Abatement Requests

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## TOWN OF RAYMOND      Assessing Office

401 Webbs Mills Road   Raymond, Maine 04071  
Phone 207.655.4742 x51   Fax 207.655.3024  
[assessor@raymondmaine.org](mailto:assessor@raymondmaine.org)

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### INTEROFFICE MEMORANDUM

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**TO:**            RAYMOND BOARD OF ASSESSORS  
**FROM:**        CURT LEBEL, ASSESSORS AGENT  
**SUBJECT:**    TAX ABATEMENTS  
**DATE:**        6/7/2018  
**CC:**

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Dear Board Members,

I have two tax abatement requests for the board's consideration. Scott and Jane Maxwell have requested abatement on two of the parcels which they own in the Sheehans Island/Turtle Cove area. The parcels are part of an assemblage of parcels owned by the Maxwell's which also include two addition house lots off Shaw Rd.

Request #1: Map 003-019/ JRJ Group LLC

4.7 acres with accessory cabins on Sheehans Island

2017 Assessment: \$931,200

Taxpayers opinion of value: \$600,000

Recommended Action: Abatement to \$760,800

Request #1 is regarding the property at 003-019 and is located on Sheehans Island. The property is currently in the name of the Maxwell's limited liability company, JRJ Group LLC. This Property is 4.7 acres and contains 4 small rustic cabins. The property is currently assessed at \$931,200. The Property was purchased by the Maxwell's in 2003 in the amount of \$795,000. The property has had no apparent improvements since that time. The Maxwell's are requesting an abatement of \$331,200 which establishes a tax valuation of \$600,000 for the property. In support of this request, the Maxwell's attorney provided an appraisal, which was conducted for estate planning purposes which arrived at an opinion of value of 600,000 as of October 2017. We have reviewed the appraisal and find that is of limited value in establishing a tax valuation as the appraisal uses sales over a 14-year period. The comparable sale prices range from 125,000 to 835,000 and make no adjustments for time, location, lots size, etc. The conclusion of the appraisal is that the likely selling price lies somewhere between two of

the six comparable sales which sold for 370,000 and 835,000 respectively. The appraiser selected \$600,000 as a probable value.

The appraisal uses island sales as comparable properties. The appraisal did bring to our attention that this property, unlike the others on Sheehans Island, does not enjoy vehicle access or utilities access which are available to the other properties on the island (See attached agreement between JRJ Group LLC and the Sheehans Island Homeowners Association). Due to this access restriction, the current access to the property is by boat only. The property does have mainland shore boat access rights and parking rights on another property and also has access rights for a future vehicle bridge through other property owned by the Maxwell's. Given the access restrictions to the property, it is reasonable to conclude that this property would not currently have to same open market value as the other Sheehan's Island properties, which enjoy year- round, vehicle and utility access.

I am recommending an abatement on this property of \$170,400 which adjusts the valuation of the property to \$760,800. This valuation includes consideration of the access limitations of the property and maintains some alignment with the purchase price of the property by the Maxwell's. I do not believe property valuations are substantially less than they were in 2003 at this time.

Request #2: Map 065-005-A/ Jane Maxwell

3.54 acres vacant land

2017 Assessment: \$414,000

Taxpayers opinion of value: \$215,000

Recommended Action: Abatement to \$373,300

Request #2 is regarding property at 061-005-A and is located off Deep Cove Road and has frontage on Turtle Cove. The property is currently in the name of Jane Maxwell. The property is approximately 3.54 acres and is vacant land. The property is currently assessed at \$414,000. The Property was purchased by Jane Maxwell in November 2007 for the amount of \$429,900. The Maxwell's are requesting an abatement of \$199,000 which establishes a tax valuation of \$215,000 for the property. In support of this request, the Maxwell's attorney provided an appraisal, which was conducted for estate planning purposes which arrived at an opinion of value of 215,000 as of October 2017. We reviewed the appraisal and found several of the comparable properties to be problematic. Comparable #1 and #2 carry development issues near the waterfront which diminish their value. Comp #3 was researched extensively on prior appeal and found to be of distressed nature and not in line with other sales in the immediate direct area. Alternatively, over the 2 years prior to the assessment, the town recorded three qualified sales on Turtle Cove. All three were developed parcels but the assessments were all less than the sale prices on each of the sales, which appears to indicate that the Town's assessment methodology in the Turtle Cove are is not resulting in overvaluation in general.

The subject property is subject to rights of way of neighboring 22 Manor Harbor Road (which was listed for sale in May at \$985,000 and assessed at \$884,500) and access rights to Sheehan Island property (referenced in request #1 above). Also, two small pieces of shoreland which adjoin this property are

not included in this parcel and are owned separately by the Maxwell's. The encumbrances and unusual shape of the parcel do warrant some consideration in the assessment.

In light of the Maxwell's purchase price in 2007 of \$429,900 and the sales in the immediate area on Turtle Cove, I can only recommend a 10% reduction in the valuation of the property to account for the shape and encumbrances of the parcel. Therefore, I recommend the Board issue an abatement on this property of \$40,700, which recognizes these items and adjusts the valuation of the property to \$373,300.

Attachment #1- 003-019 Property Record Card

Attachment #2- Map 3 Tax Map showing both subject properties

Attachment #3- Sheehan's Island agreement

Attachment #4- Sheehan's Island Survey

Attachment #5- Portion of Taxpayer Appraisal

Attachment #6- 065-005-A Property Record Card

Attachment #7- Survey of Subject Property 061-005-A

Attachment #8- Portion of Taxpayer Appraisal

Sincerely,

Curt Lebel

Assessors Agent, Town of Raymond



## Certificate of Abatement

*36 M.R.S.A § 841*

**We, the Board of Assessors of the municipality of Raymond, hereby certify to Suzanne Carr, tax collector, that the accounts herein, contain a list of valuations of the estates, real and personal, that have been granted an abatement of property taxes by us for the April 1, 2017 assessment on June 19, 2018. You are hereby discharged from any further obligation to collect the amount abated.**

**Voted by the Raymond Board of Assessors on: June 19, 2018**

**Attest: \_\_\_\_\_ Don Willard, Town Manager**

Tax Year	#	M/L	ACCT#	OWNER OF RECORD	OLD ASSESSMENT	NEW ASSESSMENT	VALUATION ABATED	TAX AMOUNT	TAX RATE	MISCELLANEOUS INFORMATION
2017- 6		003-019		JRJ GROUP LLC 29 MARLBOROUGH ST #6 BOSTON, MA 02116	\$ 931,200.00	\$ 760,800.00	\$ 170,400.00	\$ 2,095.92	0.0123	Access Limitations effecting property value not fully considered in assessment. Property has boat/lake access only.
2017- 7		061-005-A		JANE MAXWELL 29 MARLBOROUGH ST #6 BOSTON, MA 02116	\$ 414,000.00	\$ 373,300.00	\$ 40,700.00	\$ 500.61	0.0123	Right of Way encumbrances not fully considered in assessment. Property is subject to passage rights of others which intersect the property.
					<b>TOTALS</b>		<b>\$211,100.00</b>	<b>\$2,596.53</b>		

Property Location: 23 SHEEHANS ISLAND

MAP ID: 003/ 019/ 000/ 000/

Bldg Name:

State Use: 1013

Vision ID: 88

Account # M4023R

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 06/07/2018 13:49

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT															
JRJ GROUP LLC  C/O SCOTT M MAXWELL 29 MARLBOROUGH ST # 6 BOSTON, MA 02116 Additional Owners:		4	Rolling	5	Well	3	Unpaved	7	Waterfront	Description	Code	Appraised Value	Assessed Value								
				6	Septic					RESIDENTL	1013	18,000	18,000								
										RES LAND	1013	734,400	734,400								
										RESIDENTL	1013	8,400	8,400								
SUPPLEMENTAL DATA																					
Other ID: 003019000000 TIF CODE USE PROGRAM TG ENROLL YR TG PLAN YR LD1 TYPE GIS ID: 003019000000										SEND VALUI TAP Field 8 Field 9 Field 10 ASSOC PID#											
										Total				760,800	760,800						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
JRJ GROUP LLC MAXWELL SCOTT M		21394/ 288 20618/ 81	06/04/2004 11/26/2003	U Q	1 1	795,000 795,000	1B 00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value					
								2017	1013	19,800	2016	1013	19,800	2015	1013	19,800					
								2017	1013	903,000	2016	1013	903,000	2015	1013	903,000					
								2017	1013	8,400	2016	1013	8,400	2015	1013	8,400					
								Total:			931,200	Total:			931,200	Total:			931,200		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description	Amount	Code	Description	Number	Amount							Comm. Int.							
Total:																					
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY													
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch		Appraised Bldg. Value (Card)											
0001/A										Appraised XF (B) Value (Bldg)											
										Appraised OB (L) Value (Bldg)											
										Appraised Land Value (Bldg)											
										Special Land Value											
										Total Appraised Parcel Value											
										Valuation Method:											
										Exemptions											
										Adjustment:											
										Net Total Appraised Parcel Value											
BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY													
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result							
									09/27/2005			KL	40	No Change Hearing							
									11/14/2004			BB	01	Measur+1 Visit							
LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value	
1	1013	Single Fam Waterfront	LRR2				130,680	SF	0.42	2.5000	9	1.0000	0.65	SH	8.20	BOAT ACCESS ONLY/SOME	Spec Use	Spec Calc	1.00	5.60	731,800
1	1013	Single Fam Waterfront	LRR2				1,70	AC	1,500.00	1.0000	0	1.0000	1.00		0.00			1.00	1,500.00	2,600	
Total Card Land Units:						4.70	AC	Parcel Total Land Area:			4.7 AC						Total Land Value:			734,400	

VISION

***Vision ID: 88***

**MAP ID:003/ 019/ 000/ 000/**

**Bldg Name:**

**State Use: 1013**

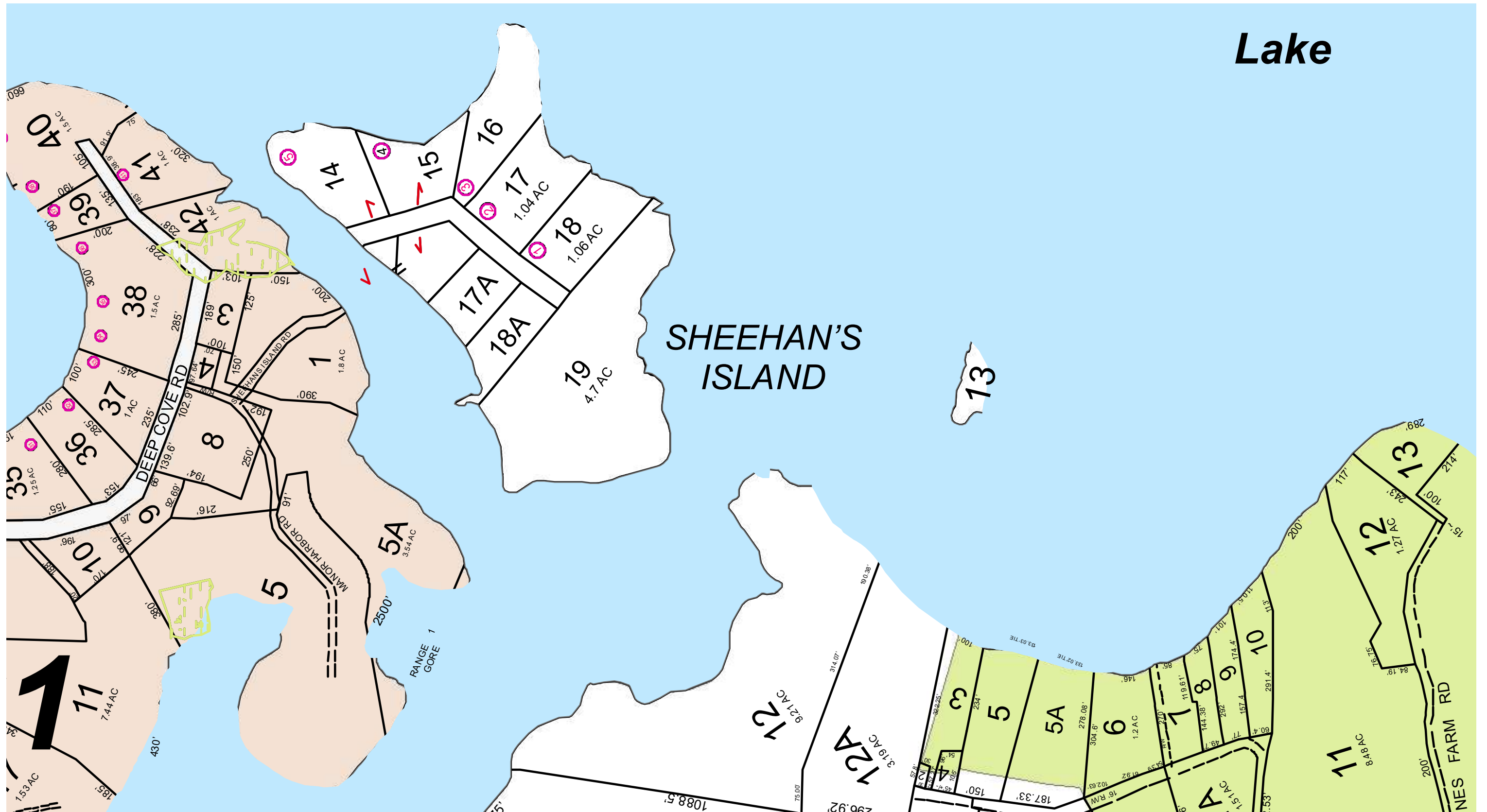
**Account #M4023R**

**Bldg #:** 1 of 1    **Sec #:** 1 of 1    **Card** 1 of 1

**Print Date: 06/07/2018 13:49**

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	36		Cottage				
Model	01		Residential				
Grade	03		Average				
Stories	1						
Occupancy	1						
Exterior Wall 1	09		Logs				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	07		K PINE/A WD				
Interior Wall 2							
Interior Flr 1	09		Pine/Soft Wood				
Interior Flr 2							
Heat Fuel	01		Coal/ Wood/Non				
Heat Type	01		None				
AC Type	01		None				
Total Bedrooms	01		1 Bedroom				
Total Bthrms	0						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	3						
Bath Style							
Kitchen Style	01		Old Style				





Attachment 3

**AGREEMENT**  
(version 6-19-08 #2)

This document is an agreement made by and between **JRJ GROUP, LLC**, a limited liability company of Newton, Massachusetts ("Company"), **JANE H. MAXWELL** ("Jane Maxwell"), **SCOTT M. MAXWELL** ("Scott Maxwell"), Jane Maxwell and Scott Maxwell being herein referred to as the "Maxwells) and **SHEEHAN ISLAND HOMEOWNERS' ASSOCIATION**, a Maine nonprofit corporation of Raymond, Maine, ("Association").

**Basic Facts**

- a. The Company owns a lot of land on the westerly portion of Sheehan Island in Raymond, Maine and rights and easements appurtenant thereto described in a 2004 deed recorded in Book 21394, Page 288 of the Cumberland County Registry of Deeds.
- b. Jane Maxwell owns a 3.42 acre parcel located on a private road known as Manor Harbor Road and on Sebago Lake in Raymond, Maine and rights and easements appurtenant thereto described in a 2007 deed recorded in Book 25646, Page 187 of the Cumberland County Registry of Deeds (hereinafter the 3.42 Acre Parcel").
- c. Jane Maxwell and Scott Maxwell own two areas on Sebago Lake in Raymond, Maine, of approximately 2178 square feet and 3049 square feet abutting the 3.42 Acre Parcel, and rights and easements appurtenant thereto, described in two 2000 deeds recorded in Book 15337, Page 202 and Book 15337, Page 206 of the Cumberland County Registry of Deeds (hereinafter together the "Point Areas").
- d. The Company also owns an access easement from Deep Cove Road across land of Jane H. Maxwell and Elizabeth J. Wilson to get to its land on Sheehan Island as described in a 2007 Easement Deed recorded in Book 25646, Page 184.
- e. The Company is seeking an access easement from the Town of Raymond across a parcel of land given to the Town in 1972 by a deed recorded in Book 3356, Page 111, hereinafter referred to as the "Town Parcel".
- e. The Association and its directors are the owners of parcels of land on the easterly portion of Sheehan Island, said parcels hereinafter being referred to as the "east portion of Sheehan Island."



f. The Association and its directors hold private easements and rights for mainland access to Sheehan Island, to use the existing bridge to Sheehan Island and to use the private road on the east portion of Sheehan Island.

g. The Association and its directors do not want the Company or the Maxwells or their heirs, successors or assigns to be able to use the bridge to Sheehan Island or the private road on Sheehan Island if the Town grants the Company an easement across the Town Parcel, and the Company and the Maxwells do not want to use the bridge and private road for access to its Sheehan Island land.

THEREFORE, for valuable consideration, including the promises of the others, the parties to this Agreement hereby make the following agreements:

1. The Company and the Maxwells each acknowledges that it/he/she has no rights to use the existing bridge or any future bridge to the east portion of Sheehan Island or the private road on the east portion of Sheehan Island. Further, if unknown to the Company or the Maxwells, the Company or either Maxwell has any rights to use the existing or any future bridge to the east portion of Sheehan Island or the private road on the east portion of Sheehan Island, Company and the Maxwells each hereby forever waives and terminates such rights.
2. The Company and the Maxwells agree not to take any legal or political action to gain rights to use the bridge or any future bridge to the east portion of Sheehan Island and the private road on the east portion of Sheehan Island.
3. The Company and the Maxwells agree not to use the existing bridge or any future bridge to the east portion of Sheehan Island or private road on the east portion of Sheehan Island at any time in the future for access to Sheehan Island, unless it/he/she has the express written consent of the Association to do so, which the Association may withhold in its sole discretion.
4. The Association and its directors agree not to oppose any efforts by the Company to receive an access easement from the Town of Raymond across the Town Parcel to get to its parcel on the west portion of Sheehan Island via a route other than Sheehan Island Road.
5. The Company and the Maxwells agree not to oppose any efforts by the Association or its directors to receive and/or confirm an access easement from the Town of Raymond


across the Town Parcel to get to the existing bridge and the east portion of Sheehan Island.

6. The parties acknowledge that damages would not fully compensate a party for a breach of this Agreement by another party and agree that equitable remedies, including injunctive relief, shall be available remedies in the event of breach.

7. The terms of this Agreement, including without limitation the benefits and burdens, shall be binding on the heirs, successors and assigns of the parties hereto, and may be enforced by any party hereto and any director of the Association.

This agreement shall be effective when signed by all parties to it, and shall be recorded in the Registry of Deeds to provide public notice of its terms.

Dated: July 8, 2008

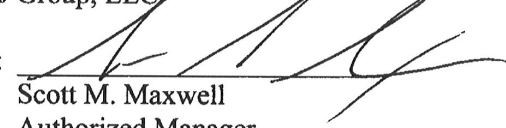
  
Jane H. Maxwell

Dated: July 8, 2008

  
Scott M. Maxwell

Dated: July 8, 2008


JRJ Group, LLC

by:   
Scott M. Maxwell  
Authorized Manager

State of Massachusetts  
County of Suffolk

July 8, 2008

Scott M. Maxwell, Manager, personally appeared before me and acknowledged that his signature on this Agreement was his free act and deed as Manager of JRJ Group, LLC.

  
Notary Public

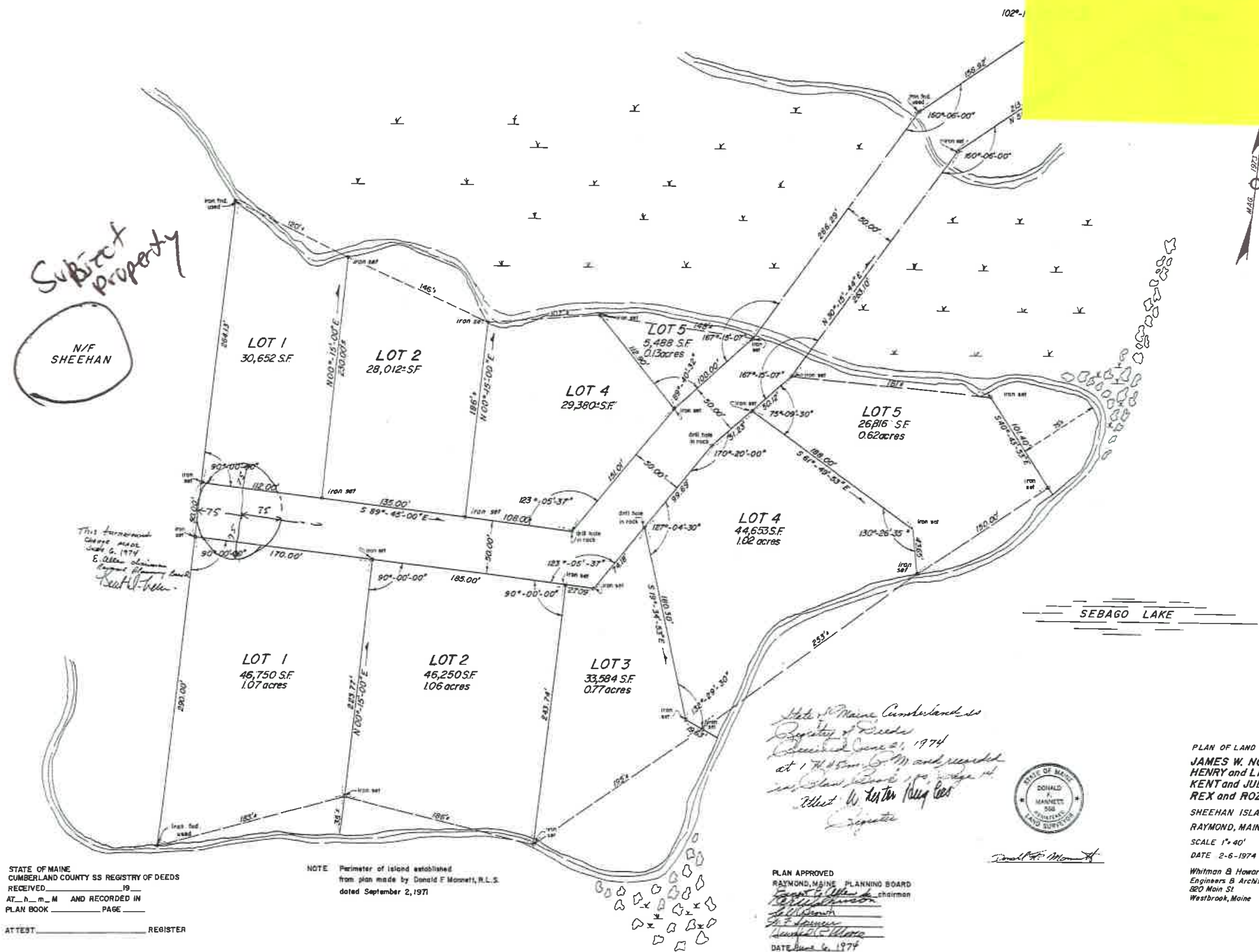
SANDRA DONOUAN  
type or print name  
my commission  
expires June 16, 2011

SEAL  
Page 3 of 4

Attachment #4

Subject property

N/F SHEEHAN





## LAND APPRAISAL REPORT

Attachment #5

The purpose of this appraisal report is to provide the lender/client with an accurate supported opinion of the market value.

### CLIENT AND PROPERTY IDENTIFICATION

Property Address **23 Sheehan's Island (Tax Map 003 Lot 019)** City **Raymond**  
 Borrower **N/A** Owner of Public Record **JRJ Group LLC - C/o Scott Maxwell**  
 Legal Description **JRJ Group LLC - C/o Scott Maxwell**  
 Assessor's Parcel Number **Map 003 Lot 019** Tax Year **2017**  
 Neighborhood Name **Sebago Lake/ Turtle Cove/ Sheehan's Island** Map Reference **Town Map**  
 Special Assessments **N/A** PUD ☐ Yes ☐ No HOA \$ **N/A**  
 Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (Describe) \_\_\_\_\_  
 Assignment Type ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) **Estate Planning**  
 Lender/Client **Scott Maxwell and Jane Maxwell** Address **1540 Broadway, New York New, York 10036-4086**

### CONTRACT ANALYSIS

I ☐ did ☒ did not analyze the contract sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
 The Subject is not known to be under contract or offered for sale.

Contract Price: \$ **N/A** Date of Contract **INSPCTN 10/24/2017** Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower?  
☐ Yes ☐ No If Yes, report the total dollar amount and describe items paid. \$ **N/A**

### NEIGHBORHOOD DESCRIPTION

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	Price \$ (000) <b>200</b>	Age (yrs) <b>1</b>	One Unit <b>75</b> %			
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Low <b>1</b>	High <b>150</b>	2-4 Unit <b>0</b> %			
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 months <input checked="" type="checkbox"/> 3-6 months <input type="checkbox"/> Over 6 months	9Mill	40	Multi-family <b>0</b> %			
Neighborhood Boundaries <b>The Subject is part of an Island located on Sebago Lake with limited access. Overall boundaries are Sebago Lake and the Northern Portion of Jordan Bay.</b>		900	40	Commercial <b>0</b> %			
		Good	Average	Fair	Poor		
Convenience to Employment	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	Property Compatibility	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor				
Convenience to Shopping	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	General appearance of properties	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor				
Convenience to Primary Education	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	Adequacy of Police/Fire Protection	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor				
Convenience to Recreational Facilities	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	Protection from Detrimental Conditions	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor				
Employment Stability	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	Overall appeal to market	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor				
Neighborhood Description: <b>See comments - Neighborhood Description</b>							

Market Conditions (including support for the above conclusions): **See comments - Market Conditions**

### SITE DESCRIPTION

Dimensions: **Irregular / Shore Boundary** Area: **4.76** ☒ Acres ☐ Sq. Ft. Shape **Irregular** View **N/Island/ Water From**  
 Specific Zoning Classification **Shoreland Zoning** Zoning Description **Residential**  
 Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (Describe) \_\_\_\_\_  
 Uses permitted under current zoning regulations **Residential**  
 Highest and Best Use: **Given zoning regulations, lot size, dimensions, limited access and overall improvements; the highest /best use is the current use.**  
 Describe any improvements **There are 4-5 Cabins and/or sheds located on site that are of limited quality and condition with no noted utilities etc.**  
 Do present improvements conform to zoning? ☒ Yes ☐ No ☐ No Improvements (If "No", Explain) **\*\*\* Legal Grandfathered Use\*\*\***  
 Present Use of Subject Site **Vacant Privacy Buffer** Current or Proposed Ground Rent ☐ Yes ☒ No If yes, \$ \_\_\_\_\_  
 Topography: **Level-Sloping** Size: **Approximately 4.76 Acres** Shape **Irregular** Drainage **Adequate**  
 Corner Lot ☐ Yes ☒ No Underground Utilities: ☐ Yes ☒ No Fenced? ☐ Yes ☒ No If yes, type \_\_\_\_\_  
 Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone **C** FEMA Map # **2302050020B** FEMA Map Date **05/05/1981**

Utilities	Public	Other	Provider or description	Off-Site Improvements	Type/Description	Public	Other
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	<b>None Noted</b>	Street Surface	<b>None Noted- Island</b>	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<b>None Noted / bottle on site Not Hooked Up</b>	Street Type/Influence	<b>None Noted- Island</b>	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input type="checkbox"/>	<b>1 handpump Not hooked up/ None Noted</b>	Curb/Gutter	<b>None Noted</b>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<b>None Noted</b>	Sidewalks	<b>None Noted</b>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>		Street/Lights (Type)	<b>None Noted</b>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>		Alley	<b>None Noted</b>	<input type="checkbox"/>	<input type="checkbox"/>

Are the utilities and off-site improvements typical for the market? ☐ Yes ☒ No If No, describe: **\*\* Island with limited access/ No Utilities noted**  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☒ Yes ☐ No If Yes, describe \_\_\_\_\_  
**The site is located on an island and although a bridge gives access to the island the Subject lot has limited accessibility and does NOT have a deeded right to utilize the bridge. Given the limited access and financial limitations of building a bridge etc; the Subjects site acts effectively like other Islands on fresh water bodies with limited access. Please see Site comments and sales comparison for further details and clarification.**  
 Site Comments: **See comments - Site Comments**

## LAND APPRAISAL REPORT

There are	2	comparable sites currently offered for sale in the subject neighborhood ranging in price from \$	269,900	to \$	559,000
There are	1	comparable sites sold in the past 12 months in the subject neighborhood ranging in price from \$	370,000	to \$	370,000
<b>COMPARABLE SALES</b>					
FEATURE	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	
Address	23 Sheehan's Island (Tax Map 003)	lot 01002 Sheep Island	1 Dry Island	0 Inner Spectacle Island	
City and Zip Code	Raymond, ME 04071-6590	Casco, ME 04015	Standish, ME 04084	Casco, ME 04015	
Proximity to Subject		2.58 miles NW	6.40 miles S	2.18 miles NW	
Data Sources		MREIS#1317966;DOM 23	MREIS#1046294;DOM 178	MREIS#987859;DOM 1	
Verification Sources		Assessor & MREIS	Assessor & MREIS	Assessor & MREIS	
Sale Price	\$ N/A	\$ 370,000	\$ 175,000	\$ 65,000	
Price/	\$ 0.00	\$ 211,429	\$ 20	\$ 3	
Date of Sale (MO/DAY/YR)	INSPCTN 10/23/2017	08/21/2017	11/06/2012	09/22/2010	
Days on Market	N/A	23	178	1	
Financing Type	N/A	Cash	Cash	Cash	
Concessions	N/A	None Noted	None Noted	None Noted	
Location	(N;Island/ Sebago)	(N;Island/Sbgo)	(N;Island/Sbgo)	(N;Island/Sbgo)	
Property Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple	
Site Size	4.76 Acres	1.75 Acres	8,712 SqFt	20,473 SqFt	
View	N;Island/ Water Front)	N;Island/WtrFt)	N;Island/WtrFt)	N;Island/WtrFt)	
Topography	Level-Sloping	Level-Sloping	Level-Sloping	Level-Sloping	
Available Utilities	None Noted	None Noted	None Noted	None Noted	
Street Frontage	Island-None	Island-None	Island-None	Island-None	
Street Type	N/A	N/A-Trails	N/A	N/A	
Water Influence	Island	Island	Island	Island	
Fencing	None	N/A	N/A	N/A	
Improvements	3 Cabins and 1 Cabin/Shed	1 Cttge/Dck	0 1 Cttge/Dck/Shd	30,000	None Noted 60,000
Net Adjustments (Total, in \$)		+ - \$ 0	+ - \$ 30,000	+ - \$ 60,000	
Adjusted sales price of the comparable sales (in \$)		Net=0% \$	Net=17% \$	Net=92% \$	
		Gross=0% \$ 370,000	Gross=17% \$ 205,000	Gross=92% \$ 125,000	
The Appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal.					
The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months.					
The appraiser's research <input type="checkbox"/> Did <input checked="" type="checkbox"/> Did Not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal					
Data Sources: Assessor & MREIS					
The appraiser's research <input type="checkbox"/> Did <input checked="" type="checkbox"/> Did Not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.					
Data Sources: Assessor & MREIS					
The appraiser's research <input type="checkbox"/> Did <input checked="" type="checkbox"/> Did Not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal.					
Data Sources: Assessor & MREIS					
Listing/Transfer History (if more than two, use comments section or an addendum)	Transfer/Sale (ONLY) of Subject in past 36 months:	Listing and Transfer history of Comp 1 in past 12 months	Listing and Transfer history of Comp 2 in past 12 months	Listing and Transfer history of Comp 3 in past 12 months	
	\$ N/A	\$ None	\$ None	\$ None	
	\$ N/A	\$	\$	\$	
Subject Property is Currently Listed for Sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Data Source: Assessor & MREIS					
Current Listing History	List Date	List Price	Days on Market	Data Source	
	N/A	\$			
Subject Property has been listed within the last 12 Months? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Data Source: Assessor & MREIS					
12 Month Listing History	List Date	List Price	Days on Market	Data Source	
	N/A	\$			
		\$			
Comments on Prior Sales/Transfers and Current and Prior Listings: The subject has not sold within 3 years of the date inspected. The Subject last sold on 06/04/2004 for \$795,000 which was during the height of the last real estate cycle. In addition, buyer may have been motivated by other owned-adjacent real estate. Comparable 6 last sold on 05/17/2013 for \$240,000 and is now an active listing at \$269,900. All of the other comps have not sold within 1 year of the dates reported.					
Summary of the Sales Comparison Approach: See comments - Summary of Sales Comparison Approach					
NOTE: Current listings and historical sales reported at the top of this page are based on sales of Island properties both with and without improvements within the last year and are based on the best available sources.					
Reconciliation Comments: Given the Subjects collective attributes in comparison to Comparables 1 and 4; a quantitative analysis has been applied. I.e. The Subject is worth more than Comp 1 due to having almost double the lot size and is less than Comp 4 due to having half the lot size. The Subject most probable value is somewhere between Comparable 1 and 4's adjusted value range of \$370,000 - \$835,000. In this instance, \$600,000 has been selected as being the Subjects most probable value.					
This appraisal is made <input checked="" type="checkbox"/> "as-is" <input type="checkbox"/> Subject to the following conditions or inspections: N/A- See Comments relative to assumptions.					
Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions and appraiser's certification, my (our) opinion of market value, as defined, of the real property that is the subject of this report is:					
Opinion of Market Value: \$600,000 as of: 10/23/2017, which is the date of inspection and the effective date of this appraisal.					

Case No. N/A

Page 5 of 29

Case No. N/A

Page 6 of 29



Mainland Appraisal Consultants Inc.  
**COMMENT ADDENDUM**

File No. 20170547  
Case No. N/A

Borrower N/A

Property Address	23 Sheehan's Island (Tax Map 003 Lot 019)						
City	Raymond	County	Cumberland	State	ME	Zip Code	04071-6590
Lender/Client	Scott Maxwell and Jane Maxwell	Address	1540 Broadway, New York New, York 10036-4086				

**NEIGHBORHOOD DESCRIPTION**

The Subject is located in the town of Raymond which is located within the "Lakes Region" as well as a suburb to Portland, Maine's largest city. The immediate neighborhood is known as Sebago Lake and/or Jordan Bay and the Subject is located on the an Island known as Sheehan's Island. Sheehan's Island is located along the Northern portion of Jordan's Bay and acts as a barrier to the inner Turtle Cove. The neighborhood dwellings are a compatible mix of various styles that exhibit average to good condition and appeal. The immediate neighborhood is mostly comprised of residential uses with exception to the local Marina and Lodge/Inn. The Town of Raymond retail district is approximately 3-4 Miles away and the Town of Windham Retail district is approximately 8-10 miles. Sebago lake is Southern Maine's largest fresh water body and is the largest neighborhood boundary and offers year round recreational utility. Properties along Sebago Lake shore can command values in excess of \$1,000,000 while inland the median value is in the \$250,000 range. Access to schools, shopping and area employers is via Route 302 and is a 3 to 25 mile commute. There are no adverse factors affecting the subjects marketability.

**MARKET CONDITIONS**

Current market conditions are relatively stable however there are some signs within the Subjects market segment of an increase in overall values. 30 year fixed rate conventional mortgages are available in the 4% range. Recent exposure times (DOMs) and marketing times range from 3 to 6 months however may be more during seasonal trends. It is common in the State of Maine for sales to be influenced by seasonal change with the approaching Fall/Winter having a lull in Water Front property sales and Spring/Summer being the peak of the Water Front Property sales and often setting the tone for the year. There are few competing properties currently listed. Although the overall market is stable; the Subjects more specific market segment, that being Island properties located within Sebago Lake are less common. Some Island sales within this market are either private sales/transfers and/or sold combined with other Mainland properties and are difficult to verify. Although there is limited data for Islands the overall market appears stable.

**SITE COMMENTS**

The site is an approximate 4.70 Acres lot that is irregular in shape and has sloping topography. The site is mostly wooded with some noted rocks and boulders noted on site. The site is located on Sheehan's Island which is located near the northern portion of Jordan's Bay on Sebago Lake which is Southern Maine's largest body of fresh water and offers year round recreational activity. Sheehan's Island acts as a barrier to the inner Turtle Cove and does have a private road and bridge for car access for the other handful of properties located on the island. It has been reported that the Subjects site does NOT have legal access "rights" to use the bridge. It has been reported that there are easements in place for access via water/boat etc and additionally a deeded right to build a bridge via owners Manor Harbor property. The owner reports that efforts to build a bridge via the Manor Harbor property is NOT financial feasible hence accessibility to the island is limited and the Subject competes with other Islands located on nearby lakes.

NOTE: While on site, there were some improvements noted on site. These improvements consist of 3 cabins and a fourth cabin/shed. Any other improvements on site were noted as having nominal to no contributory value. The cabins on site are reported as being built in approximately 1938 and are seasonal improvements built with very basic/average quality and are either on post and beam foundation, rock/stone and/or cinder blocks. These cabins range in square footage from approximately 500 SqFt to 100 SqFt and are noted with NO utilities on site. Cabins 1-3 are noted as having stone fireplaces all of which are assumed to be in working order. Cabins 1 and 2 have superior quality/condition fireplaces. Cabins appear to be somewhat maintained and are in fair-average condition given the estimated date of construction. Cabins labeled as 1 and 2 for purposes of this report are given the most contributory value however is still limited given the lack of utilities, the seasonal aspects and overall quality and condition etc.

**SUMMARY OF SALES COMPARISON APPROACH**

There has been an overall lack of truly comparable "Island" sales within the Subjects market segment. A search for island sales both with and without improvements was executed. There are a handful of Island sales on Sebago lake and even less that are truly comparable to the Subjects size, utility and appeal, etc. Via the best sources available to the appraiser, All of the known recorded sales of Islands on Sebago lake have been provided. There have been other transfers and/or sales that appear to be between families and trusts etc that may not be accurate and/or could not be verified. Due to some of the sales being older transfers, private sales and/or a lack of information for the improvements, the appraiser utilized various Town assessor records as a basis for applying adjustments etc. Given the amount of sales and their relative price; there is a lack of data to derive and apply adjustments for variations in lot size, etc. These are the best available sales. A selection of 7 comparables were utilized which consists of 5 sales and 2 listings. Other competing lakes were given consideration and comparables 6 and 7 are provided although antidotal; comparables from Sebago lake are truly the best comparables as they speak to the Subjects immediate market segment. Of the provided sales, comparables 1 and 4 are given the most weight, bracket the Subjects lot size and overall competitive improvements.

Comparable 1 is noted as having improvements of approximately 1200 SqFt, the lot size is half that of the Subjects and sold for \$370,000 and is noted as being the most recent recorded Island sale via the best available sources. Comparable 4 is noted as having no known improvements on site and has double the lot size and sold for \$775,000 on 11/01/2005. Given the Subjects collective attributes in comparison to Comparables 1 and 4; a quantitative analysis has been applied. I.e. The Subject is worth more than Comp 1 due to having almost double the lot size and is less than Comp 4 due to having half the lot size.

The Subject most probable value is somewhere between Comparable 1 and 2's adjusted value range of \$370,000 - \$835,000. In this instance, \$600,000 has been selected as being the Subjects most probably value.

**Extrodrinary Assumptions**

The client has provided several details /facts relative to the properties rights or lack there of. Specific details and associated deeds were provided via Chris Neagle, this report is under the assumption that said deeds are the most relevant and updated recordings relative to the properties associated rights of use etc. Thus we have assumed these to be true; Access to the Subject and use of existing "Sheehan's Island" bridge is not allowed, deeded easements to/from the Mainland for boat storage/boat launch access exists and additionally reported parking associated with said easement exist as well. Also reported is an easement and the right to build a bridge via the owners adjacent Manor Harbor property, irrelevant to financial feasibility the easement and the right to build the bridge is also assumed true.

Property Location: 0 MANOR HARBOR RD

MAP ID: 061/ 005/ A00/ 000/

Bldg Name:

State Use: 1303

Vision ID: 100927

Account # M8019R

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 06/07/2018 13:53

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT															
MAXWELL JANE H						Description	Code	Appraised Value	Assessed Value												
29 MARLBOROUGH ST #6						RES LAND	1303	373,300	373,300												
BOSTON, MA 02116																					
Additional Owners:																					
<div> <div> Other ID: M8019R TIF CODE USE PROGRAM TG ENROLL YI TG PLAN YR LD1 TYPE GIS ID: 061005A00000 </div> <div> SEND VALUI TAP Field 8 Field 9 Field 10 ASSOC PID# </div> </div>																					
						Total		373,300	373,300												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
MAXWELL JANE H		25646/ 187	11/28/2007	U	1	429,900		Yr. Code	Assessed Value												
								2017 1303	414,000												
								2016 1303	414,000												
								2015 1303	414,000												
								Total:	414,000												
								Total:	414,000												
								Total:	414,000												
EXEMPTIONS		OTHER ASSESSMENTS			This signature acknowledges a visit by a Data Collector or Assessor																
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.													
Total:																					
ASSESSING NEIGHBORHOOD																					
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch													
0001/A																					
NOTES																					
INCLUDES .12 ACRES FORMALLY MAP 61 LOTS																					
6&7, TOW SMALL PARCELS PREVIOUSLY PART O																					
F MAP3 LOT 12																					
<div> <div> Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Exemptions Adjustment: Net Total Appraised Parcel Value </div> <div> 0 0 0 373,300 0 373,300 C 0 0 373,300 </div> </div>																					
BUILDING PERMIT RECORD																					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments													
VISIT/ CHANGE HISTORY																					
Date	Type	IS	ID	Cd.	Purpose/Result																
LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value		
1	1303	Res ACLNDV Water	LRR2				130,680	SF	0.42	2.5000	9	1.0000	0.90	TU	3.00	SHAPE/ROW	1.00	2.84	371,100		
1	1303	Res ACLNDV Water	LRR2				0.54	AC	1,500.00	1.0000	0	1.0000	0.90	TU	3.00		1.00	4,050.00	2,200		
Total Card Land Units:										3.54	AC	Parcel Total Land Area:				3.54 AC	Total Land Value:				373,300

VISION

**Vision ID: 100927**

**MAP ID:061/ 005/ A00/ 000/**

**Bldg Name:**

**State Use: 1303**

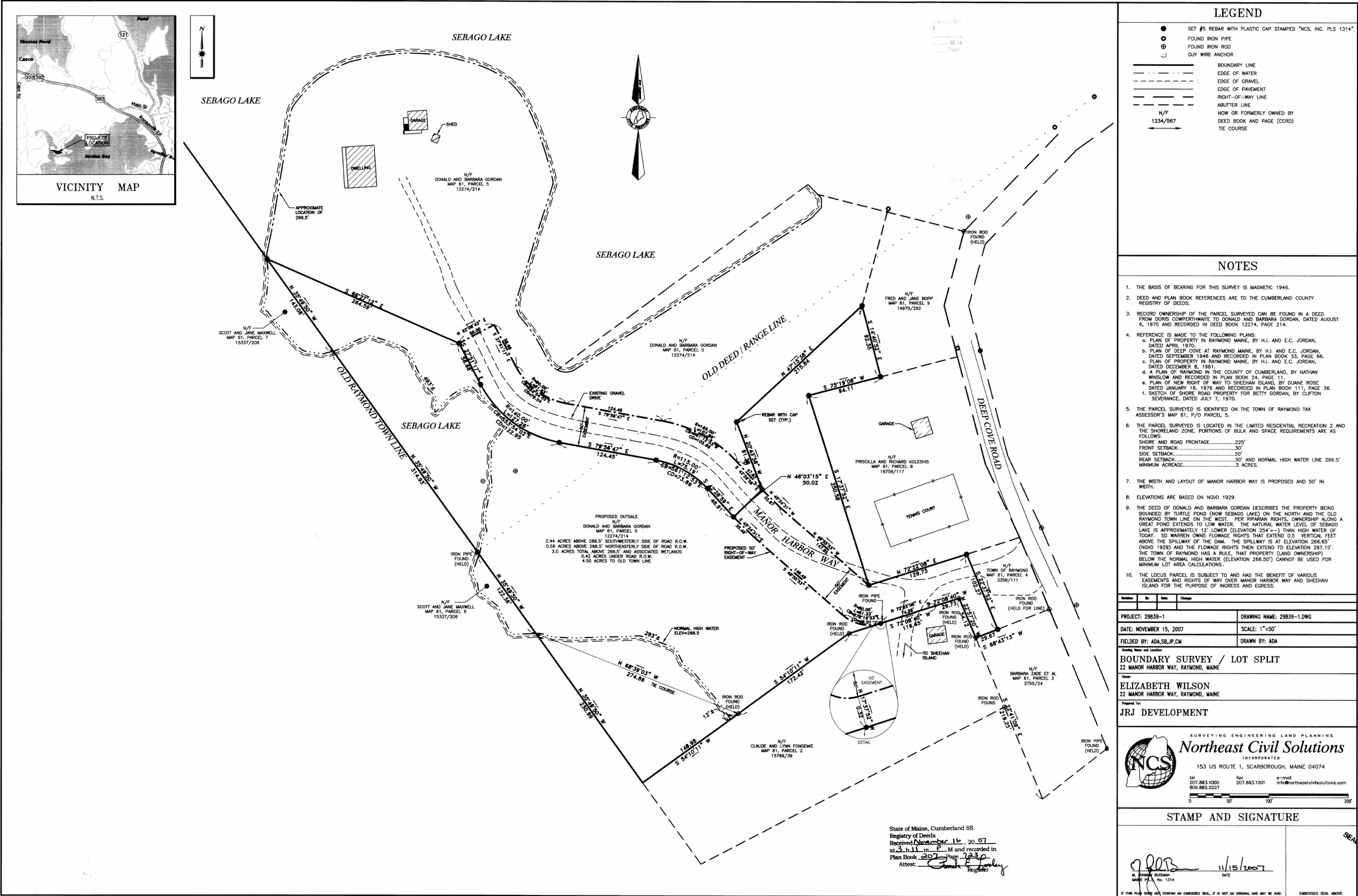
**Account #M8019R**

*Bldg #:* 1 of 1    *Sec #:* 1 of 1    *Card* 1 of 1

**Print Date: 06/07/2018 13:53**

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Model	00		Vacant									
				MIXED USE								
				Code	Description	Percentage						
				1303	Res ACLNDV Water	100						
				COST/MARKET VALUATION								
				Adj. Base Rate:		0.00						
				Net Other Adj:		0.00						
				Replace Cost		0						
				AYB								
				EYB		0						
Dep Code												
Remodel Rating												
Year Remodeled												
Dep %												
Functional Obslnc												
External Obslnc												
Cost Trend Factor		1										
Condition												
% Complete												
Overall % Cond												
Apprais Val												
Dep % Ovr		0										
Dep Ovr Comment												
Misc Imp Ovr		0										
Misc Imp Ovr Comment												
Cost to Cure Ovr		0										
Cost to Cure Ovr Comment												
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value
Ttl. Gross Liv/Lease Area:				0		0		0				

No Photo On Record





## LAND APPRAISAL REPORT

The purpose of this appraisal report is to provide the lender/client with an accurate supported opinion of the market value of the

## CLIENT AND PROPERTY IDENTIFICATION

Property Address 0 Manor Harbor Road City Raymond State ME  
 Borrower N/A Owner of Public Record Jane H Maxwell County N/A  
 Legal Description Book 25646 Page 187  
 Assessor's Parcel Number Map 061 Lot 005/ A Tax Year 2017  
 Neighborhood Name Sebago Lake/ Turtle Cove/ Manor Harbor Road Map Reference Town Map  
 Special Assessments N/A PUD ☐ Yes ☐ No HOA \$ N/A  
 Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (Describe) \_\_\_\_\_  
 Assignment Type ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) Estate P  
 Lender/Client Scott Maxwell & Jane Maxwell Address 1540 Broadway, New York

## CONTRACT ANALYSIS

I ☐ did ☒ did not analyze the contract sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
 The Subject is not known to be under contract or offered for sale.

Contract Price: \$ N/A Date of Contract INSPCTN-1012/2017 Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower?  
☐ Yes ☐ No If Yes, report the total dollar amount and describe items paid. \$ N/A N/A

## NEIGHBORHOOD DESCRIPTION

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Trends			One-Unit Housing		Present Land Use %		
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	Price	Age	One Unit	75 %
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	0 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	200	Low 1	Multi-family	0 %
Neighborhood Boundaries				The Subject is bounded by Manor Harbor Road. Other boundaries are Deep Cove Rd and Route 302 which is also known as Roosevelt Trail. Turtle Cove/Sebago lake being the largest boundary.				9Mill	High 150	Commercial	0 %
								900	Pred. 40	Vacant	25 %

	Good	Average	Fair	Poor		Good	Average	Fair	Poor
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General appearance of properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Primary Education	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Police/Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Delinquent Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overall appeal to market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Neighborhood Description: See comments - Neighborhood Description

Market Conditions (including support for the above conclusions): See comments - Market Conditions

## SITE DESCRIPTION

Dimensions: Irregular Area: 3.54 ☒ Acres ☐ Sq. Ft. Shape Irregular View N;Sbgo-Cove;W;R;Fr  
 Specific Zoning Classification Shoreland Zoning Zoning Description Residential  
 Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (Describe) \_\_\_\_\_  
 Uses permitted under current zoning regulations Residential  
 Highest and Best Use: Given zoning regulations, lot size, dimensions, access/improvements etc, the highest and best use is the current use.  
 Describe any improvements The site is a vacant land parcel however does have a private gravel/dirt road for access. No other improvements observed.  
 Do present improvements conform to zoning? ☐ Yes ☐ No ☒ No Improvements (If "No", Explain) vacant Land Parcel  
 Present Use of Subject Site Vacant buffer/ Possible future improvements Current or Proposed Ground Rent ☐ Yes ☒ No If yes, \$ \_\_\_\_\_  
 Topography: Level-Sloping Size: 3.54 Acres Shape Irregular Drainage Appears Adequate  
 Corner Lot ☐ Yes ☒ No Undergound Utilities: ☐ Yes ☒ No Fenced? ☐ Yes ☒ No If yes, type \_\_\_\_\_  
 Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone C FEMA Map # 2302050020B FEMA Map Date 05/05/1981

Utilities	Public	Other	Provider or description	Off-Site Improvements	Type/Description	Public	Other
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Surface	Gravel/Dirt Street	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	None Noted	Street Type/Influence	Private	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input type="checkbox"/>	None Noted	Curb/Gutter	None Noted	<input type="checkbox"/>	<input type="checkbox"/>
Sewer	<input type="checkbox"/>	<input type="checkbox"/>	None Noted	Sidewalks	None Noted	<input type="checkbox"/>	<input type="checkbox"/>
				Street/Lights (Type)	None Noted	<input type="checkbox"/>	<input type="checkbox"/>
				Alley	None Noted	<input type="checkbox"/>	<input type="checkbox"/>

Are the utilities and off-site improvements typical for the market? ☒ Yes ☐ No If No, describe: Typical for vacant land and/or private road.  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe \_\_\_\_\_  
 See comments - Site Description

Site Comments: See comments- Site Description

## LAND APPRAISAL REPORT

There are	1	comparable sites currently offered for sale in the subject neighborhood ranging in price from \$	499,000	to \$	499,000
There are	1	comparable sites sold in the past 12 months in the subject neighborhood ranging in price from \$	170,000	to \$	170,000

COMPARABLE SALES					
FEATURE	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	
Address	0 Manor Harbor Road	0 Whittemore Cove Road	0 Quarry Cove Road	62 Musson Road	
City and Zip Code	Raymond, ME 04071-8001	Raymond, ME 04071	Raymond, ME 04071	Raymond, ME 04071	
Proximity to Subject		2.38 miles S	2.90 miles S	1.29 miles S	
Data Sources		MREIS#1290871;DOM257	MREIS#1067452;DOM411	MREIS#1253992;DOM135	
Verification Sources		Assessor & MREIS	Assessor & MREIS	Assessor & MREIS	
Sale Price	\$ N/A	\$ 170,000	\$ 165,000	\$ 299,000	
Price/	\$ 0.00	\$ 121,429	\$ 34,375	\$ 241,129	
Date of Sale (MO/DA/YR)	INSPCTN- 10/23/2017	10/20/2017	10/10/2013	10/14/2016	
Days on Market	N/A	257	411	135	
Financing Type	N/A	Cash	Cash	Conventional	
Concessions	N/A	None Noted	None Noted	None Noted	
Location	(N;Res;WtrFrnt	(N;Res;WtrFt	(N;Res;WtrFt	(N;Res;WtrFt	
Property Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple	
Site Size	3.54 Acres	1.40 Acres	4.80 Acres	1.24 Acres	
View	N;Sbgo-Cove;WtrFrnt	N;Sbgo-Cove	N;Sbgo-Cove	N;Sbgo-Open	
Topography	Level-Sloping	Level-Sloping	Level-Sloping	Level-Sloping	
Available Utilities	Electric at Street	Elec at Street	Elec at Street	Elec on Site	0
Street Frontage	Adequate	Adequate	Adequate	Adequate	
Street Type	Private- Gravel/Dirt	Prvt- Gravel/Dirt	Prvt-Gravel/Dirt	Prvt-Gravel/Dirt	
Water Influence	Cove	Cove	Cove	Partial Cv-Open	0
Fencing	None	None Noted	None Noted	None Noted	
Improvements	None Observed	None Reported	None Reported	Septic/Well	-15,000
Net Adjustments (Total, in \$)		+ - \$ 0	+ - \$ 0	+ - \$ -15,000	
Adjusted sales price of the comparable sales (in \$)		Net=0% \$ Gross=0% \$ 170,000	Net=0% \$ Gross=0% \$ 165,000	Net=-5% \$ Gross=5% \$ 284,000	

The Appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal.

The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months.

The appraiser's research ☐ Did ☒ Did Not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal.

Data Sources: Assessor & MREIS

The appraiser's research ☐ Did ☒ Did Not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Sources: Assessor & MREIS

The appraiser's research ☐ Did ☒ Did Not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal.

Data Sources: Assessor & MREIS

Listing/Transfer History (if more than two, use comments section or an addendum)	Transfer/Sale (ONLY) of Subject in past 36 months:	Listing and Transfer history of Comp 1 in past 12 months	Listing and Transfer history of Comp 2 in past 12 months	Listing and Transfer history of Comp 3 in past 12 months
\$ N/A	\$ N/A	\$ None	\$ None	\$ None
\$ N/A	\$ N/A	\$	\$	\$

Subject Property is Currently Listed for Sale? ☐ Yes ☒ No Data Source:

Current Listing History

List Date	List Price	Days on Market	Data Source
N/A	\$		

Subject Property has been listed within the last 12 Months? ☐ Yes ☒ No Data Source:

12 Month Listing History

List Date	List Price	Days on Market	Data Source
N/A	\$		
N/A	\$		

Comments on Prior Sales/Transfers and Current and Prior Listings: The Subject last sold on 11/28/2007 for \$429,900 which was during the last real estate cycle. In addition, buyer may have been motivated by other owned-adjacent real estate. All of the other comparables have not sold within one year of the reported dates.

Summary of the Sales Comparison Approach: See comments - Summary of Sales Comparison Approach

NOTE: Current listings and historical sales reported at the top of this page are based on sales Cove associated water front sales without improvements within the last year and are based on the best available sources.

Reconciliation Comments: Given the Subjects overall utility and appeal etc as it compares to the selected comparables and lack of data for driving and applying adjustments; a qualitative analysis has been applied. Considering the strength and weaknesses to each of the data points, a final value of \$215,000 has been selected as reasonable and probable.

This appraisal is made ☒ "as-is" ☐ Subject to the following conditions or inspections: N/A- See comments relative to assumptions.

Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions and appraiser's certification, my (our) opinion of market value, as defined, of the real property that is the subject of this report is:

Opinion of Market Value: \$215,000 as of: 10/23/2017, which is the date of inspection and the effective date of this appraisal.

## LAND APPRAISAL REPORT

Case No. N/A

[illegible]

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## BAR Proposed Appointments

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### ***Board of Selectmen***

*401 Webbs Mills Road  
Raymond, Maine 04071*

### **Appointment by Municipal Officers**

Pursuant to M.R.S.A. 30-A §2526 (6), the undersigned municipal officers of the Town of Raymond do hereby vote to appoint and confirm **Robert Harmon** to be a member of the Board of Assessment Review for a term ending June 30, 2021.

Given under our hands on the 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Rolf Olsen

\_\_\_\_\_  
Teresa Sadak

\_\_\_\_\_  
Marshall Bullock

\_\_\_\_\_  
Samuel Gifford

\_\_\_\_\_  
Lawrence Taylor



***Board of Selectmen***

*401 Webbs Mills Road  
Raymond, Maine 04071*

**Appointment by Municipal Officers**

Pursuant to M.R.S.A. 30-A §2526 (6), the undersigned municipal officers of the Town of Raymond do hereby vote to appoint and confirm **Michael D'Arcangelo** to be a member of the Board of Assessment Review for a term ending June 30, 2019.

Given under our hands on the 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Rolf Olsen

\_\_\_\_\_  
Teresa Sadak

\_\_\_\_\_  
Marshall Bullock

\_\_\_\_\_  
Samuel Gifford

\_\_\_\_\_  
Lawrence Taylor



***Board of Selectmen***

*401 Webbs Mills Road  
Raymond, Maine 04071*

**Appointment by Municipal Officers**

Pursuant to M.R.S.A. 30-A §2526 (6), the undersigned municipal officers of the Town of Raymond do hereby vote to appoint and confirm **Christopher Hanson** to be an alternate member of the Board of Assessment Review for a term ending June 30, 2019.

Given under our hands on the 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Rolf Olsen

\_\_\_\_\_  
Teresa Sadak

\_\_\_\_\_  
Marshall Bullock

\_\_\_\_\_  
Samuel Gifford

\_\_\_\_\_  
Lawrence Taylor





***Board of Selectmen***

*401 Webbs Mills Road  
Raymond, Maine 04071*

**Appointment by Municipal Officers**

Pursuant to M.R.S.A. 30-A §2526 (6), the undersigned municipal officers of the Town of Raymond do hereby vote to appoint and confirm **Joanne Stinson** to be an alternate member of the Board of Assessment Review for a term ending June 30, 2020.

Given under our hands on the 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Rolf Olsen

\_\_\_\_\_  
Teresa Sadak

\_\_\_\_\_  
Marshall Bullock

\_\_\_\_\_  
Samuel Gifford

\_\_\_\_\_  
Lawrence Taylor

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# Delinquent Personal Property Taxes

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## Board of Selectmen – Agenda Item Request Form

401 Webbs Mills Rd  
Raymond ME 04071  
204-655-4742 fax 207-655-3024  
[sue.look@raymondmaine.org](mailto:sue.look@raymondmaine.org)

Requested Meeting Date:

6/19/2018

Requested By & Date:

Sue Carr 6/7/18

### **CONTACT INFORMATION**

Address:

Click or tap here to enter text.  
Click or tap here to enter text.  
Click or tap here to enter text.

Email Address:

Sue.carr@raymondmaine.org

Phone #:

655-4742 ext. 122

### **AGENDA ITEM REQUESTED**

Agenda Item Subject:

Personal Property Tax

Agenda Item Summary:

Need directions on how to proceed with unpaid personal property taxes.

Action Requested/Recommendation:

☐ Approval ☐ Public Hearing ☐ Information Only

List of Attachments Included:

List of unpaid personal property tax accounts



## Outstanding Personal Property Taxes (as of June 7, 2018)

### KOKATOSI

NAME	YEARS	Account	AMOUNT
AMES DAVID & LYNNE	2018	6	\$130.37
CAVANAUGH PATRICK & CHERYL	2010-2018	26	\$1,039.78
COLARUSSO WILLIAM & KELLY	2012-2018	30	\$569.48
COLBY JANICE	2014-2018	31	\$396.22
COLE DANNY & BECKY	2016-2017	32	\$157.30
COLLETT LYNN	2010-2018	33	\$1,336.86
COMER-WOODS ANNE&SCOTT	2017-2018	34	\$222.48
DOIRON TIM & DEBORAH	2018	207	\$405.03
DUPUIS MARK & TAMMY	2018	208	\$317.70
FORTIN TIM & MINDY	2018	209	\$1.33
FRIZZELL PAUL	2018	211	\$70.88
GOUZIE KIM & JOHN	2010-2018	77	\$2,139.16
HAMILTON GEORGE	2015-2018	82	\$554.40
JOY DEANNA	2010-2018	89	\$924.32
KOKATOSI CAMPGROUND	2018	32	\$97.46
MERRILL GARY & ROBIN	2015-2018	114	\$376.86
POULIN MIKE& MELISA	2018	89	\$131.64
STOVER MIKE	2010-2018	157	\$2,703.39
VERRILL JEFF & SUE	2018	174	\$62.38
WAIN RON & SANDY	2018	235	\$43.12
WEIR STEVE & SHERRIE	2018	237	\$93.66
WELLINGTON AMY	2017-2018	179	\$181.56
<b>Total Kokatosi</b>			<b>\$11,955.38</b>

### INDIAN POINT

NAME	YEARS	Account	AMOUNT
CARROLL JAMES	2018	25	\$78.48
MCCELLAN OLSON	2015-2018	109	\$272.74
MENARD MARC	2018	113	\$103.79
MURRAY MARTHA	2012-2018	120	\$767.56
SLOAN JOAN	2013-2018	154	\$181.09
STILES KEITH & VALERIE	2013-2018	156	\$1,380.26

**Total Indian Point** **\$2,783.92**

### WRITE OFF

NAME	YEARS	Account	AMOUNT
CHIPCO INTERNATIONAL	2009-2010	188	\$34,694.17
DANIELLES SEBAGO DINER	2015	191	\$87.22
FUTURE BUILDERS INC	2016	194	\$20.64
PENNIES LAWN CARE	2015-2016	192	\$223.17
PONGRATZ LAW	2015-2016	193	\$105.89
RILEY SAM	2015-2017	139	\$217.84

**Total Write Off** **\$35,348.93**

### BUSINESS

NAME	YEARS	Account	AMOUNT
AT&T MOBILITY LLC	2018	10	\$278.46
CAMP NASHOBA NORTH	2018	23	\$261.15
CLAY RUN STUDIO ARTS	2018	203	\$31.64
CLYDE BAILY DROP IN CENTER	2018	204	\$31.64
CREATIVE KIDS DAYCARE	2018	205	\$31.64
DAVE GERRISH	2018	141	\$1.03
DOUGLAS CHIPMAN	2018	51	\$47.30
FISHERMANS NET	2010-2018	61	\$1,068.72
GILLESPIE JAMES	2010-2018	73	\$1,060.02
HIGH WIRE HYDROPONICS LLC	2018	214	\$40.50
HOMETOWN SPORTS	2018	216	\$31.64
KEN CLARK	2018	94	\$62.02
LAND SERVICES INC	2010-2018	189	\$528.66
LEWIS REX	2018	105	\$144.29
MAGGIES A FINE HAIR SALON	2018	223	\$31.64
MILLER FLOORING	2015-2018	115	\$630.93
PRIME CUT MEAT	2017-2018	133	\$26.83
RADIODETECTION	2018	136	\$2,677.93
RAYMOND LAUNDRY	2018	137	\$195.07
RN WILEY & SON EXC INC	2015-2018	142	\$2,435.54
SEBAGO DENTAL	2011-2015	190	\$5,149.01
SKUNK CIRCUS LLC	2018	230	\$7.59
TAYLOR DREW	2018	164	\$1,318.43
THE HEALING TREE	2018	233	\$31.64
VILLAGE DONUT SHOP	2017-2018	175	\$177.79
WHITTEN ALAN & KATHLEEN	2017-2018	183	\$3,080.97

**Total Business** **\$19,382.08**

<b>Grand Total</b>	<b>\$69,470.31</b>
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# New Road Names

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## Board of Selectmen – Agenda Item Request Form

401 Webbs Mills Road  
Raymond, Maine 04071  
207-655-4742 fax 207-655-3024  
sue.look@raymondmaine.org

Requested Meeting Date: 06/19/2018

Request Date: 06/08/2018

Requested By:

Kaela Gonzalez, Addressing Officer

Address:

eMail:

Phone #:

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### Category of Business (please check one):

☐ Information Only

☐ Public Hearing

☐ Report

☒ Action Item

☐ Other - Describe

Agenda Item Subject:

Consideration of new road names

Agenda Item Summary:

Two new road name requests:

First is off Webbs Mills just before AI road; "Willard Way"  
requested by land owner

Second is 3/4 mile down Sloans Cove Road, off of Cedar Lane;  
"Malibu Drive" requested by land owner

Action Requested/  
Recommendation:

Approval of the two road names

Attachments to  
Support Request:

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# Annual Staff Appointments

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*Board of Selectmen  
401 Webbs Mills Road  
Raymond, Maine 04071*

## **Appointment by Municipal Officers of Municipal Staff**

Pursuant to M.R.S.A. 30-A §2601, the undersigned municipal officers of the Town of Raymond do hereby vote to appoint and confirm the following municipal staff for a 1-year term:

Title	First Name	Last Name
ANIMAL CONTROL OFFICER	Jessica	Jackson
ANIMAL CONTROL OFFICER - Assistant	Linda	Alexander
CONTRACT ASSESSOR	Curt	Lebel
ASSESSOR'S ASSISTANT	Kaela	Gonzalez
CODE ENFORCEMENT OFFICER	Scott	Dvorak
CONSTABLE	Nathan	White
EMERGENCY MANAGEMENT DIRECTOR	Bruce	Tupper
FIRE CHIEF	Bruce	Tupper
FOREST WARDEN	Bruce	Tupper
HEALTH OFFICER	Cathy	Gosselin
NETWORK ADMINISTRATOR	Kevin	Woodbrey
ROAD COMMISSIONER	Nathan	White
TASSELTOP HEAD RANGER	Sue	LaMarre
TOWN OFFICE - General Assistance Administrator	Alice	Hamilton
TOWN OFFICE – Harbor Master	Donald	Willard
TOWN OFFICE – Registrar	Sue	Look
TOWN OFFICE – Tax Collector	Suzanne	Carr
TOWN OFFICE – Town Clerk	Sue	Look
TOWN OFFICE – Treasurer	Cathy	Ricker

Given under our hands on the 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Rolf Olsen

\_\_\_\_\_  
Teresa Sadak

\_\_\_\_\_  
Lawrence A Taylor

\_\_\_\_\_  
Samuel Gifford

\_\_\_\_\_  
Marshall Bullock

# Annual Board & Committee Appointments



*Board of Selectmen  
401 Webbs Mills Road  
Raymond, Maine 04071*

## Appointment by Municipal Officers of Committee Members

Pursuant to M.R.S.A. 30-A §2601, the undersigned municipal officers of the Town of Raymond do hereby vote to appoint and confirm the following committee members for the below noted terms:

Committee	Term	Expiration	First Name	Last Name	Street
BEAUTIFICATION COMMITTEE	1	06/30/2019	Shirley	Bloom	26 Sebago Rd
	1	06/30/2019	Stephanie	Bubier	Quaker Ridge Road
	1	06/30/2019	Mitzi	Burby	64 Spiller Hill Rd
	1	06/30/2019	Sharon	Dodson	PO Box 577
	1	06/30/2019	Fran	Gagne	68 Whittemore Cove Rd
	1	06/30/2019	Elissa	Gifford	PO Box 357
	1	06/30/2019	Elaine	Keith	72 Quarry Cove Rd
	1	06/30/2019	Christine	McClellan	PO Box 406
	1	06/30/2019	Mike	McClellan	27 Pismire Mountain Rd
	1	06/30/2019	Mary	McIntire	31 Egypt Road
CEMETERY COMMITTEE	1	06/30/2019	Jan	Miller	59 Hancock Rd
	1	06/30/2019	Linda	Alexander	1 Pine Lane
	1	06/30/2019	Wayne	Gelston	46 Ledge Hill Rd
	1	06/30/2019	Dick	Sanborn	74 N. Raymond Rd
	1	06/30/2019	Elaine	Walston	74 Mountain Rd
CONSERVATION COMMISSION	1	06/30/2019	Dale	Woodman	74 Mountain Rd
	1	06/30/2019	John	Rand	20 Dryad Woods Rd
	1	06/30/2019	Bill	Fraser	1 Justin Lynn Drive
	1	06/30/2019	Russ	Hutchinson	363 N. Raymond Rd
	1	06/30/2019	Jim	Ross	22 Meadow Way
	1	06/30/2019	Kimberly	Rowe	112 Mountain Rd
	1	06/30/2019	Ben	Severn	4 Emery Lane
	1	06/30/2019	Leah	Stetson	317 Raymond Hill Rd
PLANNING BOARD	1	06/30/2019	Marlee	Turner	31 Big Pine Rd
	3	06/30/2021	Sheila	Bourque	63 Hancock Rd
TECHNOLOGY COMMITTEE	3	06/30/2021	Kyle	Bancroft	PO Box 896
	1	06/30/2019	Laurie	Forbes	17 Webbs Mills Rd
	1	06/30/2019	Kevin	Woodbrey	20 Egypt Rd
	1	06/30/2019	Shaun	Dudley	12 Whitney Way
	1	06/30/2019	Tom	Golebiewski	25 Shaker Woods Rd
	1	06/30/2019	John	Hanley	221 Valley Rd
VETERANS MEMORIAL PARK COMMITTEE	1	06/30/2019	Elisa	Trepanier	5 Salmon Run
	1	06/30/2019	David	McIntire	31 Egypt Rd
WEIGHTS & MEASURES INSPECTOR	1	06/30/2019	Eleanor	Thompson	10 Levy Lane
	1	06/30/2019	Gregory	Joy	598 Bald Hill Rd

Committee	Term	Expiration	First Name	Last Name	Street
ZONING BOARD OF APPEALS	3	06/30/2021	Leonard	Cirelli	34 Lake Side Dr
	3	06/30/2021	Steven	Warshaw	63 Spring Valley Rd

Given under our hands on the 19<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Rolf Olsen

\_\_\_\_\_  
Teresa Sadak

\_\_\_\_\_  
Lawrence A Taylor

\_\_\_\_\_  
Samuel Gifford

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Marshall Bullock

# Annual Fee Schedule Update

## TOWN OF RAYMOND 2018-2019 FEE SCHEDULE Effective July 1, 2018

### Animal Control Fees:

Description		Fee
Dogs at Large	1 <sup>st</sup> violation	\$50 plus all associated court fees
	2 <sup>nd</sup> violation	Not less than \$100 plus all associated court fees
	3 <sup>rd</sup> violation	Not less than \$100 plus all associated court fees
Canine Waste Infraction	1 <sup>st</sup> violation	\$50
	2 <sup>nd</sup> violation	\$75
	3 <sup>rd</sup> violation	Not less than \$100, but not more than \$500
Animal at Large		\$50
Animal on Beach, Park or Cemetery		\$50
Animal Left in Car Unattended		\$50
Barking Dog Violation	1 <sup>st</sup> violation	\$50
	2 <sup>nd</sup> violation	\$100
	3 <sup>rd</sup> violation	\$200 plus all associated court fees
Unlicensed Dog Violation		\$30 plus licensing fee
Board for Animals Picked up by ACO		\$25 per day
Impound fees	1 <sup>st</sup> impoundment	\$30 \$50
	2 <sup>nd</sup> impoundment	\$40 \$75
	3 <sup>rd</sup> and subsequent	\$50 \$100
Transportation Fee Outside of Town Limits		\$25 per trip

### Cemetery Prices:

Description	Fee
Resident – 1 plot (includes perpetual care)	\$400
Non-Resident – 1 plot (includes perpetual care)	\$1,000
<del>Plot Opening – Cremation</del>	<del>\$200</del>
<del>Plot Opening – Vault/Casket</del>	<del>\$600</del>
Violating any provisions of the Cemetery Ordinance. Each day a violation occurs shall be deemed a separate offense.	Not less than \$100 and not more than \$2,500, plus attorney fees & costs

### Zoning Board of Appeals Fees:

Description	Fee
ZBA Application	Residential \$75
	Commercial \$235
ZBA Escrow Fees	\$1,500 plus additional fees for completion of professional reviews if necessary based on consultant hourly rate

**Code Enforcement:**

Description			Fee
Building Permits	New Construction or additions	Finished Area	\$.30 per square foot
		Unfinished Area	\$.25 per square foot
	Commercial/Industrial		\$.30 per square foot
	Minimum Permit Fee		\$25
	Alterations or Renovations	Up to \$500	\$25
		\$501 to \$1,000	\$25
		\$1,001 to \$5,000	\$40
		\$5,001 to \$10,000	\$55
		\$10,001 and up	\$55 plus \$8 per thousand or fraction thereof
Separate Permit Fees	Chimneys/Antennas		\$25
	Moving (within town)		\$25
	Moving (into town)		\$.25/\$.30 per square foot
	Demolitions		\$25
	Signs – Business or Commercial	Up to 6 square feet	\$25
		Over 6 square feet	\$25 plus \$.15 per square foot over 6 square feet
	Swimming Pools	In Ground	\$30
		Above Ground	\$25
	Docks – Permanent or Seasonal		\$.10 per square foot
Plumbing Fees	Pre-inspection Fee		Included with the State Fee
	Re-inspection Fee		\$25 per visit
	Subsurface Complete Systems – Non-engineered	Initial Fee	\$250
		- Plus Town Fee	\$25
		- Plus State Water Quality Surcharge	\$15
		- Plus State Variance	\$20
	Primitive Disposal System (includes alternative toilet)		\$100
	Engineered Systems		\$200 plus \$25 Town Fee
	System Components (installed separately)	Treatment Tank	\$80 plus \$25 Town Fee
		Holding Tank	\$100 plus \$25 Town Fee
		Alternative Toilet	\$50 plus \$25 Town Fee
		Disposal Area	\$150 plus \$25 Town Fee plus \$15 State Water Quality Surcharge
		Engineered Disposal Area	\$150 plus \$25 Town Fee
		Separated Laundry Disposal System	\$35 plus \$25 Town Fee

Description			Fee
		Seasonal Conversion	\$50 plus \$25 Town Fee
Internal Plumbing Fees	Per State schedule	Plumbing fixtures include back-flow devices	\$10 per fixture (\$40 minimum) plus \$25 Town Fee
Penalties	Any new outside or inside construction that results in added area of volume		A minimum of \$500 plus \$5 per square and cubic foot up to a maximum of \$2,500
	Any alterations or renovations having a completed value of \$2,000 or more if started without a permit		Double permit fee
	Re-inspections		\$25 per visit
Electrical Permits	Temporary Service	Residential	\$25
		Commercial	\$40
	Permanent Overhead Service	Residential	\$27
		Commercial	\$45
	Permanent Underground Service	Residential	\$40
		Commercial	\$65
	New Construction, Renovations, Additions (cost per square foot)	Residential	\$0.05
		Commercial	\$0.10
HVAC Permit	Based on Construction & Equipment Costs		\$20 for 1 <sup>st</sup> \$1,000 of cost, plus \$5 for each additional \$1,000 of cost

#### **Miscellaneous Code Enforcement Fees:**

Description		Fee
Business License		\$25 (one time)
Campsite (personal)		\$25 annually
Campgrounds		\$75 annually
Change of Use	With Renovations	\$25
	Without Renovations	\$.30 per square foot or \$25 minimum
Driveway/Entrance		\$25
Tree Removal Shoreland Zone Permit Application		\$25
Road Opening		\$75 plus \$1.50 per square foot
Road Name Change		\$75
Recording, Indexing, and Preserving Plans		\$15
Re-inspection Fee		\$25 each visit
Additional Inspections per MUBEC		\$25 per visit

#### **Waste Fees:**

Description	Fee
Tag for extra curbside household trash	\$1 each
Bulky Waste	Pay at the gate



**Planning Board Fees:**

Description			Fees
Planning Board Pre-application Conference			\$75
Site Plan Review Application	Staff	Projects up to 10,000 square feet	\$75
	Minor	Projects less than 10,000 square feet	\$100
	Major	Projects 10,000 square feet or greater	\$250
Staff Site Plan Review Escrow	Staff	Projects up to 10,000 square feet	\$625
	Minor	Projects less than 20,000 square feet	\$725
	Major	Projects 20,000 square feet or greater	\$1,000
Preliminary Subdivision Review			\$625 plus \$200 per lot/unit greater than 4
Final Subdivision Review			\$475 plus \$100 per lot/unit greater than 4
Minor Subdivision Review			\$475
Planning Board Escrow Fees for Subdivision Review			\$1,000, plus additional fees for completion of professional reviews if necessary based on consultant hourly rate
Planning Board/ZBA Abutters Notices			\$8 each notice
Planning Board/ZBA Newspaper Legal Notices			\$150 per Ad (2 minimum)

**Fire Department:**

Description		Fee
Fire Report Request		\$25
Patient's Treatment Record		\$5 for 1 <sup>st</sup> page & \$.45 for each additional, not to exceed \$250
Fire Permit		Free at Fire Department
Inspection of New Construction	Less than 10,000 square feet or 100,000 cubic feet	\$70
	More than 10,000 square feet or 100,000 cubic feet	\$90
Inspection of Existing Construction	Less than 10,000 square feet or 100,000 cubic feet	\$40
	More than 10,000 square feet or 100,000 cubic feet	\$60
Inspection of Additions/Alterations	Less than 10,000 square feet (regardless of existing size)	\$20

	100,000 cubic feet	square feet
Review of Subdivisions		\$60
Review of Each House in Subdivision after Completion		\$15
Inspection of Public Shows/Events		\$10
Annual/bi-annual Inspections of Campgrounds, Schools, Summer Camps, Liquor Licenses		Free
Bi-annual Inspection of Businesses, Churches, Town Buildings		Free
Re-inspection for Violations		\$10 per inspection

### **Office Charges:**

Description		Fee
Credit Card Charge Fee	Up to \$40	\$1.00 to PayPort
	Over \$40	2.5% to PayPort
DVD Copy		\$5.00
Freedom of Information Request Research		\$15/hr after first hour
Freedom of Information Copies		\$.15 per side
Photo Copies of Property Cards		\$.50 per side
Photo Copy of Reduced Town Map		\$1.50
Photo Copy of Deed	1 <sup>st</sup> Page	\$1.50
	Subsequent Pages	\$.50 each
Photo Copies – General		\$.50 per side
Fax	Per Page Sent	\$2.50
	Per Page Received	\$1.00
Labels	Research	\$10.00 per hour
	Preparation	\$.10 per label
	8.5" X 11"	\$2.50
Map – Colored	8.5" X 11" Laminated	\$4.50
	11" X 17"	\$5.00
	24" X 44"	\$50.00
Notary Public	Per Notary Signature	\$2.50
	For Complex Court Documents or Real Estate Closing Documents	\$25.00
Tax Lien/Discharge Research		\$20.00/hour after the 1 <sup>st</sup> hour

**Printed List Fees:**

Description		Fee
Absentee Voter List	Paper	\$1 for 1 <sup>st</sup> page and \$.25 for each subsequent page
	CD	Free
Voter List	Paper	\$1 for 1 <sup>st</sup> page and \$.25 for each subsequent page
	Mailing Labels	\$1 for 1 <sup>st</sup> page and \$.75 for each subsequent page
	CD	\$22
Dog Licensing List	Paper	\$30
	Electronic	\$20
Taxpayer List	Paper	\$500
	Electronic	\$65
	On Website	Free

**Registry Recording Fees:**

Description	Fee
First Page	\$22
All Other Pages	\$2 per page

**Town Clerk's Office Fees:**

Description		Fee
Burial Permits	Vault/Casket	\$20
Dog Licensing	Altered	\$6
	Unaltered	\$11
	Kennels (10 dogs per license)	\$42
	Late Fee (after February 1 <sup>st</sup> )	\$25 plus licensing fee
Vital Records	Birth Certificate Copy	\$15 for 1 <sup>st</sup> and \$6 for each other on same day
	Death Certificate Copy	\$15 for 1 <sup>st</sup> and \$6 for each other on same day
	Marriage Certificate Copy	\$15 for 1 <sup>st</sup> and \$6 for each other on same day
	Marriage License	\$20 per person (\$40 total)
	Non-Certified Copy of Birth, Death or Marriage	\$5
	Research	\$10 per hour after 1 <sup>st</sup> hour
	Copying – 8.5" X 11" (prior to 1892)	\$.50
	Copying – 11" X 17" (prior to 1892)	\$1
Bounced Checks		\$25
Permits/Businesses	Billiard, Pool, Bowling Alleys	\$50

	Description	Fee
	Cable TV Franchise	2.5% through Time Warner
	Business Listing	\$10
	Explosives – keeping/transporting	\$50
	Public Exhibitions	\$50 plus \$1 per person plus legal advertisement
	Special Amusement Permit	\$50 plus legal advertisement
Peddler's Permit – Lunch Wagon	Non-Resident Annually	\$500
	Resident Annually	\$250

**Liquor Licenses:**

Description	Fee
Application	\$10
Advertising with Public Hearing Application	\$100
Temporary Liquor License Application (catering)	\$10

The above fees were approved on June 19, 2018, by the Board of Selectmen:

\_\_\_\_\_  
Rolf Olsen

\_\_\_\_\_  
Lawrence Taylor

\_\_\_\_\_  
Teresa Sadak

\_\_\_\_\_  
Samuel Gifford

\_\_\_\_\_  
Marshall Bullock