Town of Raymond
Board of Selectmen ePacket
March 19, 2019
Table of Contents

(Click on item to go to that page)

Agenda ........................................................................................................................... 2
Previous Meeting Minutes - 12/11/2018 ................................................................. 4
Previous Meeting Minutes - 2/12/2019 ................................................................. 9
Proposed Solar Arrays at Public Safety ................................................................. 11
New Road Name - Slipper Way ................................................................. 24
Quit Claim Deeds ...................................................................................................... 25
Abatements & Supplemental Tax Bills ................................................................. 30
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) Executive Session
   a) Consideration of New Public Safety Union Contract (Pursuant to MRSA 1 §405 (6)(D))

3) Minutes of previous meetings
   a) December 11, 2018
   b) February 12, 2019

4) New Business
   a) Discussion of the Possibility of Installing Solar Arrays at the East Raymond Public Safety Building and the Central Station – Nick Sampson, Revision Energy
   b) Consideration of New Road Name – Kaela Gonzalez, 911 Addressing Officer
      Slippery Way off Spring Valley Road. The road name conforms to addressing standards.
   c) Consideration of Issuing Quit Claim Deeds – Sue Carr, Tax Collector
   d) Consideration of Requests for Abatements – Curt Lebel, Contract Assessor
   e) Consideration of Supplemental Tax Bills – Curt Lebel, Contract Assessor
   f) RSU #14 Withdrawal Committee Update – Rolf Olsen, Chairman

5) Public Comment

6) Selectman Comment

7) Town Manager’s Report and Communications
   a) Confirm Dates for Upcoming Regular Meetings
      ● April 9, 2019
b) **Reminder of Budget Schedule**
- March 26, 2019 – Budget Workshop
- April 23, 2019 – Select Board Warrant Review and Approval
- April 30, 2019 – Budget-Finance Committee Recommendations for Warrant Articles
- June 4, 2019 – Town Meeting – 6:00pm - JSMS

c) **Reminder of Upcoming Holiday Schedule**
- Monday, April 15, 2019 – Patriots’ Day

8) **Treasurer’s Warrant**

9) **Executive Session**
   a) **Consider Annual Report Dedication** (Pursuant to MRSA 1 §405 (6)(A))

10) **Adjournment**
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.

Select Board members in attendance: Teresa Sadak, Rolf Olsen, Marshall Bullock

Select Board members absent: Lawrence Taylor, Samuel Gifford

Town Staff in attendance:
- Don Willard – Town Manager
- Bruce Tupper – Fire Chief
- Cathy Ricker – Finance Director
- Wayne Jones – Fire Inspector
- Sue Carr – Tax Collector
- Sue Look – Town Clerk

1) Called workshop to order at 6:06 pm by Chair Sadak (there were some issues with YouTube which delayed the beginning of the meeting).

2) Workshop to Review Public Safety Retention Plan
   Chief Tupper presented some ideas for employee retention. We are competing for a limited pool of qualified people.

3) Adjourned Workshop at 6:30 pm by Chair Sadak.

4) Called regular meeting to order at 6:35 pm by Chair Sadak.

5) Minutes of previous meetings
   a) November 13, 2018 – Regular meeting
      Motion to approve as presented by Selectman Olsen. Seconded by Selectman Bullock.
      Unanimously approved.

6) New Business
a) **Sebago Lake Rotary Club Annual Ice Derby** – Ingo Hartig

Mr Hartig – The 15th annual fishing derby is scheduled for the weekend of February 16-17, 2019. There will be an ice dip as well.

Town Manager Willard – There will be an organizational meeting with the Rotary, Public Safety, and the Town.

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

*Unanimously approved.*

b) **Consideration of New Zoning Board of Appeals (ZBA) Member** – Don Willard, Town Manager

The ZBA has approved recommending Louise Lester to fill an open position – Larry Murch has retired.

**Motion** to approve Louise Lester as a ZBA member by Selectman Bullock. Seconded by Selectman Olsen.

*Unanimously approved.*

c) **Discussion of Budget Schedule and Goals for FY 2019-2020** – Don Willard, Town Manager and Cathy Ricker, Finance Director

Finance Director Ricker – I added January 15th as the deadline for agencies to submit requests for funding and avoided April vacation week.

Consensus to keep goals as last year:

1. *Maintaining or lowering the tax rate.*
2. *Continuing commitment to improvement and maintenance of the Town roads.*
3. *Undesignated fund balance can be utilized within existing policy to accomplish priority number one.*
4. *All budget areas are on the table for discussion and review.*
5. *Core services driven budget.*

d) **Renewal of Liquor License for Café Sebago** – Don Willard, Town Manager

Chief Tupper – I have reviewed the report and one of the issues is the hood system is currently licensed and did need a cleaning. Also, the Christmas tree needs to be labeled as flame retardant.

Chair Sadak – Many of the issues seem to be noted that they will be corrected by January.

Chief Tupper – We would need to make a visit again to be sure that the items were corrected. This is more of a timing issue.

**Motion** to approve contingent upon making the corrections outlined in the Fire Inspection by Selectman Olsen. Seconded by Selectman Bullock.

*Unanimously approved.*
e) Citizen Petition Pertaining to Lake Region Explorer Support – Sue Look, Town Clerk

On November 27, 2018, a petition was received in the Town Office via mail for the following:

To the Board of Selectmen of the Town of Raymond, ME: We, the undersigned, being registered voters of the Town, request the municipal officers place the following article before the voters at the next secret ballot: To see if the Town will vote to raise by taxation and appropriate $10,000 for the Lakes Region Explorer (LEX) to cover annual funding in FY 2019-20.

The petition was circulated on Election Day (November 6th) at the polls by George Bradt (a registered voter of Portland). The qualification for a petition circulator is simply to be a registered voter in the State of Maine, even for a local petition, pursuant to 30-A MRSA §2522. There was no contact information for Mr Bradt, nor any other proponent, included with the petition pages other than a return address on the envelope.

The required number of signatures to present an article to the Select Board for Town Meeting is 10% of the voters who voted for Governor in the last Gubernatorial Election which took place on November 6, 2018. 2,551 voters cast ballots for Governor, making the required number of signatures 255.

The petition contained 13 pages with a total of 258 signatures. Of the 258 signatures collected, 253 have been certified to be registered voters in Raymond. 3 were not registered voters in Raymond, 1 crossed out their own signature before filling out the whole line, and 1 contained no signature. A total of 253 signatures is 2 short of the required number of 255.

f) Consideration of Extending the Moratorium of Manufactured (Mobile) Homes in the Shoreland Zone – Scott Dvorak, Code Enforcement Officer

CEO Dvorak – The Planning Board is still working on recommending changes to the ordinances.

Motion to extend the existing moratorium for a further 180 days (currently the moratorium expires on January 27, 2019, this will extend the moratorium until July 26, 2019) by Selectman Bullock. Seconded by Selectman Olsen.

Unanimously approved.

g) Consideration of Past Due Taxes over $5,000 – Sue Carr, Tax Collector

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<thead>
<tr>
<th>NAME</th>
<th>AMOUNT</th>
<th>PAYMENT PLAN</th>
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</thead>
<tbody>
<tr>
<td>BBW LLC</td>
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<td>$166 TRYING TO SELL</td>
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<tr>
<td>CONLEY ROBERT/ DONNA</td>
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<td>$200 IN COURT</td>
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<td>$850 MONTH</td>
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<td>CURTIS FRANK</td>
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<td>FLOYD JAMES</td>
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<td>$150 - $250 MONTH</td>
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<td>LIBBY SCOTT</td>
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<td>HAD PAYMENT PLAN/NOW TRYING MORTGAGE</td>
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<td>USUALLY PAYS BEFORE FORECLOSURE 1/7/19</td>
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<td>STROUT RICHARD</td>
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<tr>
<td>THORNE SIDNEY</td>
<td>$22,631.75</td>
<td>$750 MONTH</td>
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</tbody>
</table>

Selectman’s Meeting Minutes (Page 3 of 5) December 11, 2018
Chair Sadak – Sue Carr has done a fantastic job at getting this list down. It was quite a bit longer five years ago.

Town Manager Willard – Using realtors to sell tax acquired properties has been helpful.

Tax Collector Carr – We may be able to lock their trailers until they pay their personal property taxes. There are about 10 that have not paid for years. We may be able to ask the State to help with collection of personal property taxes for any who have liquor licenses.

7) Public Comment – none

8) Selectman Comment

Selectman Olsen – January 10th the RSU #14 Withdrawal Committee will be having a public workshop and are requesting that the public attend to give input to what their expectations are, what they would like to see out of this process, etc. If you can not attend, please feel free to send your comments or questions via email to Rolf Olsen, Chair of the RSU #14 Withdrawal Committee – rolf.olsen@raymondmaine.org.

Selectman Bullock – The Vitalization Committee will be meeting to discuss changes for the Raymond Brochure for 2019.

9) Town Manager’s Report and Communications
   a) Confirm Dates for Upcoming Regular Meetings
      ● January 8, 2019
      ● February 12, 2019
   b) Reminder of Upcoming Holiday Schedule
      ● Tuesday, December 25, 2018 – Christmas Day
      ● Tuesday, January 1, 2019 – New Year’s Day

We acquired 3 used trucks from the State of Vermont, 2 have been put in service and 1 still needs some minimal repair. We have 2 new trucks – red 2019 International Harvester cabin chassis, large wheeler and will be outfitted within the next month or so, and a silver 2019 Ford F550 1-ton and is being outfitted with plow and dump body. We now have the equipment we need for snow removal.
10) Treasurer’s Warrant

Motion to approve with a total of $161,855.56 by Selectman Olsen. Seconded by
Selectman Bullock.

Unanimously approved.

11) Adjournment

Motion to adjourn at 7:11pm by Selectman Bullock. Seconded by Selectman Olsen.

Unanimously approved.

Respectfully submitted,

Susan L Look

Town Clerk
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.

Select Board members in attendance: Teresa Sadak, Rolf Olsen, Marshall Bullock, Lawrence Taylor

Select Board members absent: Samuel Gifford

Town Staff in attendance:
- Don Willard – Town Manager
- Scott Dvorak – Code Enforcement Officer
- Sue Look – Town Clerk

1) Called to order at 3:00pm by Chair Sadak

2) New Business
   a) Consideration of Planning Board Appointments
      The Planning Board recommends that the Select Board appoint Mike D’Arcangelo, Bruce Sanford, and Kevin Woodbrey to fill vacant seats.
      Mr D’Arcangelo – I am planning on attending a class in March and as a retired Gorham Assessor I have certainly come in contact with codes.
      Motion to appoint Mike D’Arcangelo to the Planning Board by Selectman Bullock. Seconded by Selectman Olsen.
      Unanimously approved.
      Mr Sanford has taken the past year off, but has been on the Planning Board in the past for several 3 year terms.
      Motion to appoint Bruce Sanford to the Planning Board by Selectman Bullock. Seconded by Selectman Taylor.
      Unanimously approved.
      Mr Woodbrey – I have a degree in Civil Engineering. Peter Leavitt made an impassioned appeal for volunteers and made me feel guilty.
      Motion to appoint Kevin Woodbrey to the Planning Board by Selectman Taylor. Seconded by Selectman Olsen.

Selectman’s Meeting Minutes (Page 1 of 2) February 12, 2019
3) Treasurer's Warrant
   
   **Motion** to approve Treasurer’s Warrant for a total of $115,366.36 by Selectman Olsen. Seconded by Selectman Bullock.
   
   **Unanimously approved.**

4) Adjournment
   
   **Motion** to adjourn at 3:05pm by Selectman Taylor. Seconded by Selectman Bullock.
   
   **Unanimously approved.**

   Respectfully submitted,

   Susan L Look
   
   Town Clerk
Agenda discussion item:

A Solar energy proposal for the Town of Raymond via local system purchase and ownership rather than under a private sector, investor owned Power Purchase Agreement (PPA).

Background:

On November 10, 2015 the Raymond Board of Selectmen (BOS) considered the possibility of installing a solar system on the East Raymond Fire Station by Revision Energy under an investor owned (PPA) model. This proposal allowed for a 40.8 kW installation at no upfront capital cost to the town. Under the (PPA) there were benchmark opportunities for system ownership by the town at a depreciated capital cost and after the investor owned installation had been in place for a specified number of years. As a part of this deal the town would have also had to agree to purchase the power generated from the system at an established rate until and if the town decided to purchase it and take sole ownership. The (PPA) model has proven to be popular throughout Maine and the country from a cost standpoint, however it does have the downside of delayed complete ownership benefits and less local control.

Why and what now:

As a part of the October 24th, 2018 Department Head meeting, the topic of the upcoming budget was discussed along with ideas for improved energy efficiency and related cost savings. In the past the town has implemented several locally and grant funded programs along this line including building envelope weatherization projects, improved attic insulation packages, window replacement programs, energy efficient central heating plant replacements and high efficiency LED lighting conversions to name a few improvements. This discussion led to renewed interest in the possibility of locally generated solar power. Recently the Towns of Sebago and Belfast purchased solar systems outright without the use of a (PPA). This idea inspired us to consider whether such an action might also make sense for Raymond from an investment and financial standpoint.

A team effort then ensued to gather the information necessary for the (BOS) to make an informed decision on such a proposal. Anticipated benefits of an owned system include substantial electrical cost savings, particularly after eventual debt retirement over the life of the project through predictable cost power generation.

What is in the epacket:

From Finance Director Cathy Ricker there is a memo discussing the financial implications of owner financed systems on both the East Raymond Fire Station and the Central Fire Station with a combined electrical output of 129 kW. Staff member Kaela Gonzalez performed historical utility generated energy cost research and provided a related memo. In this memo, she also outlines the utility generated electrical cost outlook for the future. Fire Chief Bruce Tupper investigated some nearby public and private solar installations that have been operating under both sole ownership and through (PPA’s) to see what the user experience has been and whether they are both producing at the level of energy anticipated and also to determine what sort of maintenance and/or other issues might have occurred. There is also a detailed proposal in the epacket from Nick Sampson at Revision Energy outlining what is proposed for
Raymond and the associated costs along with design documents.

Staff recommendation:

Further exploration and development of a more detailed FY 19-20 budget proposal for town owned solar arrays to be installed on both the East Raymond and Central Fire Stations.
Interoffice Memo

Date: 12/27/2018
To: Don Willard, Kaela Gonzalez
From: Cathy Ricker
RE: Solar Project Purchase vs PPA and financing scenarios

Three years ago, a solar project was presented to the board. That project was rejected.

The original project was proposed as a Power Purchase Agreement. This method had no initial cash outlay. It was an agreement by the town to let Revision install and own the solar equipment. In return the town would agree to purchase the electricity generated at a specified rate with predetermined annual increase. After five years the Town and Revision could negotiate a purchase of the equipment, or the agreement could continue. Buy out options could be exercised at predetermined times during the remainder of the life of the panels.

We are now proposing that the Town own the equipment and use the electricity generated by the equipment from the start.

Purchasing the equipment upfront reduces the price from $302,670 to $290,928. A reduction of $11,742. We will also enjoy a reduction in utility expenses in the first year of approximately $15,000. And increasing each year using conservative estimates in the annual increase of electricity costs.

An outright purchase (no financing) would net the town a cumulative saving of $639,000 over the expected life of the panels, and the initial cost would be recouped in year 16 of operation.

We examined financing with a private sale, the bond bank, and lease purchase. We have concluded that the Maine Municipal Bond Bank offers the lowest total costs for this project. Private sales may have lower interest rates, but the increased costs of the sale negate that advantage at this level of borrowing. We will however look at all sources of funding at the time of issuance.

We have also looked at the length of the borrowing and concluded that 10 years would be the optimum length of the borrowing. Annual debt service costs would range between $30,000 to $39,000.
You asked me to investigate historic electricity rates for our region to get a sense of what future increases would look like. I started with the Maine Public Utility Commission website and was able to find historical data for Central Maine Power for standard rates in addition to delivery rates for 2010 and 2015.

In 1999 the standard offer rate for CMP was 4 cents per kWh. In 2017 the average standard rate had increased to 7.9 cents per kWh and the MPUC just approved a new standard offer rate of 9 cents for 2019. This equates to a 120% increase over the past roughly 20 years. For medium class standard rates, we have seen anywhere from a 46-90% increase since 2004. The range accounts for the highly variable rates throughout the year, however each year even with significant fluctuations it was clear to me that the rates only have continued to rise. The Maine PUC only offered two historical delivery rates from 2010 and 2015 and that showed an 86% increase in that 5-year time period.

I then went to the U.S. Energy Information Administration website and looked at data from Maine, the Northeast region and the United States as a whole. The data shows a steady increase for the cost for electricity over the last 15 to 20 years. The average retail price of electricity has risen 3.71 cents per kWh or 55% since 2001 for the United States and Maine has risen 8.93 cents or by 76% in that same time period.

Revision has given us projections of a roughly 2.5% yearly increase in rates over the next 40 years. After reviewing the data available I would say this is not only an accurate prediction but may even be conservative. If the rates increase by 2.5% yearly by the end of the 40 years, they will be twice as high than they are today and that corresponds with the data that I was able to collect from the last 20 years.

*Data retrieved from: [https://www.maine.gov/mpuc/electricity/standard_offer_rates/standardoffer_cmpmedium.htm](https://www.maine.gov/mpuc/electricity/standard_offer_rates/standardoffer_cmpmedium.htm), 12/14/2018

*Data retrieved from: [https://www.maine.gov/mpuc/electricity/delivery_rates.shtml](https://www.maine.gov/mpuc/electricity/delivery_rates.shtml), 12/14/2018
*Residential rates in Maine increased by 76% and commercial rates by 60% from 2001 to 2018

Data source: U.S. Energy Information Administration
Electricity Residential Price: New England
cents per kilowatthour

*Represents a 60% increase in rates.

Source: U.S. Energy Information Administration
*66% increase in residential price, all sectors increased by 55% from 2001 to 2018*

Source: U.S. Energy Information Administration
Brief survey of solar energy projects around Maine:

Reading a 2018 article in the Bangor Daily News it was intriguing that so many towns have successful projects, and all said the drive seems to be pure economics which drove their decisions. I spoke to several people about their communities and personally owned systems to hear their feedback.

Lincolnville town manager David Kinney outlined their process as a citizen driven initiative and a Power Purchase Agreement with one of three proposals they received. They are saving a little currently and are exploring the buy out which for them will be in four more years. The PPA has been revenue neutral since going on line in 2016. They have a 43.4 KW system which powers the Town office, two fire stations, beach, and side walk lighting. The prediction of the PPA is a $300,000 savings over the life of the array.

Jim Roberts town manager in Dayton Maine advised they went geo thermal with solar and that their total utilities bills for electrical, air conditioning, and lighting is $4000 annually. Their approach was to buy the system outright with a 2010 grant valued at $80,000 with a $8,000 match providing for their 15 KW solar array. They bank power in excess of the power generated for use in the winter when the power production is lower due to shorter daylight hours. They report being happy with the results and service of their solar company.

Speaking with Belfast Planner Sadie Lloyd, she reported they loved the results and have expanded three times now. She has worked on all three of their projects. She stated the first in 2014 generates 44 KW at the fire station and saves about $5,000 a year, the second project in 2015 a PPA at the landfill generates 122 KW and now provides $15,000 in savings. They also have a new project which they purchased outright in 2018 a 660 KW array that provides $100,000 annually in savings, this system will generate a positive cash flow at year three. Their city has sewer, water plants and they are generating at 90% of their use.

Scarborough Fire has had a few years of experience and Chief Thurlow advises they pay CMP in the 30-dollar range summer to the 340-dollar range in the winter time which is a substantial savings over their non-solar electric bills. I have enclosed copies of their CMP bills.

Windham Fire Department East Station on Blackstrap road has had panels for six years and they are buying them out this year. The Revision Energy PPA allows the buy out this year. Mr. Brian Morin facilities manager stated they are very happy with the performance of the system that it meets and exceeds the predictions for power generation and cost. They have had only one issue with a panel failure which was taken care of quickly.

The Town of Manchester has been on line since 2011. Manager Patrick Gilbert said they are seeing a 1/3 reduction in power costs from their 44-panel system which is on the roof of the fire station. He reported it is not the best place for the system but is the only area they had to do the project. They have had one failed cell which was an easy fix. This was the only issue to date other than snow build up which due to the system orientation can cause lower power production until it melts or slides off. They are happy with the system.

On the coast in Stockton Springs Town Manager Courtney O’Donnell said that a citizens group advocated for the purchase of solar for cost control and savings. The system they have supplies the entire scope of town facilities power and under the PPA they are currently saving about $500 annually. This figure will go to $5500 annually once owned but the savings are likely to increase as the rates for
power are expected to exceed the predictions in the PPA from Sun Dog Solar. The panels have a 30-year life span and consist of a 33-panel array on their new town garage. The prediction from Mrs. O’Donnell is that the stats are on track and they are happy with the project.

I spoke to Robert and Cathy Gosselin their new home with 38 solar panels through Revision Energy. They pay 800 in delivery fees to CMP and about 500 annually in power costs. They are running heat, light, AC, and hot water for two residential structures. Their predicted payback is seven years and the system will last 25 plus years. They report being sure of cost and not budgeting for the unpredictable fluctuations in electrical, LPG or oil is a great cost control tool.

Speaking to resident Frank McDermott he said that his system will pay for itself in seven years or sooner depending on the new CMP rate hike. His system is 18 panels and he has never paid CMP for electricity since they went on line. He does pay a delivery/ hook up fee and heats, cools year-round.

Denis Morse reports he loves his solar, and has next to no CMP electricity bill, and his son Jeffrey is now adding solar to his home in Windham. He states cost control is a huge benefit considering CMP and fuel costs are unpredictable.

In summary among all the Towns and private owners that have installed solar power systems, I have not received back any negative comments or expressions of regret over having pursued this cost saving option.

Bruce D Tupper
Solar Project Summary -
Town of Raymond

System Description
- Project Size: 129.68 kW (between 2 arrays)
- System Components:
  - (399) Q Cell 325 watt panels
  - (9) SolarEdge inverters
  - (399) SolarEdge DC optimizers
  - SolarEdge Production Monitoring
- Production Estimate (Y1): 148,000 kWh
- Energy Savings (Y1): $16,056
- REC Revenue (Y1): $1,111
- Savings + Revenue (Y1): $17,167
- Project Expense (Y1): $969
- System Lifespan: 30 – 40 years
- Total Project Cost: $290,928
*This pricing is preliminary and can be updated in a formal proposal following full site evaluations of both buildings*

Financing Options
Outright Purchase
- No financing costs
- 20 Year Savings: $87,000
- 25 Year Savings: $198,000
- 40 Year Savings: $637,000

Finance through Bond
- No upfront cost to Town
- 20 Year Savings: $45,000
- 25 Year Savings: $156,000
- 40 Year Savings: $596,000

Municipal Project Experience
Over 20 projects for Maine towns including:
- Town of Sebago
- Town of Windham
- Town of Woolwich
- Town of Shapleigh
- Town of Eliot

Preliminary rendering of 59 kW rooftop array for East Raymond Fire Station

Preliminary rendering of 70 kW rooftop array for Raymond’s Central Station

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www.raymondmaine.org
# Commercial PV Project Cash Flow - Town of Raymond

**System Design**
- Annual Generation: 148115
- System Size in kW (DC): 129.68
- System Size in kW (AC): 102.60
- Basis Eligible Cost: $290,928
- Basis Ineligible Cost: $0
- Turnkey Price: $290,928
- Annual Output Derate: 0.5%

**Project Expenses**
- O&M: $969
- O&M Escalator: 0%
- Insurance: $0
- Insurance De-Escalator: 0%
- Inverter Replacement (Y21): $7,781
- Property Tax (Y1): $0
- Property Tax De-Escalator: 5%
- Land Lease (Y1/year): $0
- Land Lease Escalator: 0%

**Tax Assumptions**
- State: ME
- Non-Profit?: Yes
- ITC: 30%
- Install Quarter: Q3
- Bonus Dedepensation: Yes
- Federal Tax Rate (1, 2): 21.0%
- State Tax Rate: 7.2%
- Effective Tax Rate (1, 2): 0.0%
- Total Depreciation Benefit: $0

**Project Income**
- Y1 Utility Rate: $0.0184
- Utility Escalator: 2.5%
- Tariff Rate ($/kWh): $0.0009
- Tariff Term (years): 0
- Y1 REC Volume: 148
- REC Price ($/kWh): $10.00
- REC Term (years): 10
- REC Depreciation: 5%
- Y1 REC Management Fee: $370
- Est. Total REC Incentive Value: $8,027

**Loan Assumptions**
- Down Payment: $0
- Loan Amount: $249,928
- Interest Rate: 2.72%
- Term: 10
- Reamortized in Y2?: No

**Commercial PV Project Cash Flow - Town of Raymond**

### Solar Ownership

- **Cost per kWh**
  - Purchase: $0.061
  - Loan: $0.108

### 40 Year Cost of Energy

- **Cost per kWh**
  - Purchase: $0.061
  - Loan: $0.108
  - Utility (0.0% Esc.): $0.180
  - Utility (2.5% Esc.): $0.180
### Completed Municipal Projects in Maine

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<tr>
<th>Town Name</th>
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<td>City of South Portland</td>
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<td>Town of Eliot</td>
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<td>Town of Windham</td>
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<tr>
<td>Town of Shapleigh</td>
<td>68.31 kW</td>
<td>11/25/2017</td>
</tr>
<tr>
<td>City of South Portland</td>
<td>1016.4 kW</td>
<td>12/1/2017</td>
</tr>
<tr>
<td>Town of Woolwich</td>
<td>23.4 kW</td>
<td>12/29/2017</td>
</tr>
<tr>
<td>Town of Camden</td>
<td>122.85 kW</td>
<td>1/3/2018</td>
</tr>
<tr>
<td>Town of St George</td>
<td>67.5 kW</td>
<td>3/30/2018</td>
</tr>
<tr>
<td>Town of Mount Desert</td>
<td>76.5 kW</td>
<td>4/5/2018</td>
</tr>
<tr>
<td>Town of Islesboro</td>
<td>46.5 kW</td>
<td>4/20/2018</td>
</tr>
<tr>
<td>Town of Sebago</td>
<td>57.6 kW</td>
<td>10/26/2018</td>
</tr>
<tr>
<td>City of Portland</td>
<td>954.8 kW</td>
<td>12/10/2018</td>
</tr>
<tr>
<td>City of Belfast</td>
<td>883.2 kW</td>
<td>In Progress</td>
</tr>
</tbody>
</table>

### Completed School Projects in Maine

<table>
<thead>
<tr>
<th>Town Name</th>
<th>Total array size</th>
<th>Commission Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good Will-Hinkley School</td>
<td>25.85 kW</td>
<td>12/27/2011</td>
</tr>
<tr>
<td>Unity College</td>
<td>37.44 kW</td>
<td>11/16/2012</td>
</tr>
<tr>
<td>Thomas College</td>
<td>170 kW</td>
<td>12/7/2012</td>
</tr>
<tr>
<td>College of the Atlantic</td>
<td>50.0 kW</td>
<td>12/30/2013</td>
</tr>
<tr>
<td>Friends School of Portland</td>
<td>36.72 kW</td>
<td>8/27/2015</td>
</tr>
<tr>
<td>Camden Hills High School</td>
<td>149.94 kW</td>
<td>10/24/2015</td>
</tr>
<tr>
<td>Berwick Academy</td>
<td>43.92 kW</td>
<td>8/31/2015</td>
</tr>
<tr>
<td>Riley School</td>
<td>37.44 kW</td>
<td>12/18/2015</td>
</tr>
<tr>
<td>Saint Dominic Academy</td>
<td>126 kW</td>
<td>12/31/2015</td>
</tr>
<tr>
<td>Hebron Academy</td>
<td>266.75 kW</td>
<td>11/28/2016</td>
</tr>
<tr>
<td>Bristol Consolidated School</td>
<td>81.13 kW</td>
<td>4/20/2018</td>
</tr>
</tbody>
</table>
**AGENDA ITEM REQUESTED**

<table>
<thead>
<tr>
<th>Agenda Item Subject:</th>
<th>New Road Name Request</th>
</tr>
</thead>
</table>

| Agenda Item Summary: | Slippery Way – New road name requested. Bob O’Neill was asked to produce a new road name due to the addition of a second dwelling off his driveway. I recommend the approval of Slippery Way as it is in accordance with our road naming ordinances. |

<table>
<thead>
<tr>
<th>Action Requested/Recommendation:</th>
<th>☐ Approval  ☐ Public Hearing  ☐ Information Only</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>List of Attachments Included:</th>
<th>List of Attachments</th>
</tr>
</thead>
</table>
**Quit Claim Deeds**

**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

<table>
<thead>
<tr>
<th>Requested Meeting Date:</th>
<th>2/12/19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Requested By &amp; Date:</td>
<td>Sue Carr 2/5/19</td>
</tr>
</tbody>
</table>

**CONTACT INFORMATION**

<table>
<thead>
<tr>
<th>Address:</th>
<th>Click or tap here to enter text.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email Address:</td>
<td><a href="mailto:Sue.carr@raymondmaine.org">Sue.carr@raymondmaine.org</a></td>
</tr>
<tr>
<td>Phone #:</td>
<td>655-4742 ext. 122</td>
</tr>
</tbody>
</table>

**AGENDA ITEM REQUESTED**

<table>
<thead>
<tr>
<th>Agenda Item Subject:</th>
<th>Scott, Keith Libby &amp; Richard, Claire McIntyre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agenda Item Summary:</td>
<td>Quit Claim signings</td>
</tr>
</tbody>
</table>

**Action Requested/Recommendation:**  
[ ] Approval  [ ] Public Hearing  [ ] Information Only

**List of Attachments Included:**  
Quit Claim
Tax Acquired Property

Name: Scott & Keith Libby

Map: 41

Lot: 35

Location: 54 Boulder Road

Foreclosure Date: February 12, 2013

Amount Paid: $9904.83

Additional Information: Paid in full.
Maine Short Form Quit Claim Deed Without Covenant

THE INHABITANTS OF THE TOWN OF RAYMOND, a body politic located at Raymond, County of Cumberland and State of Maine, for consideration paid, releases to LIBBY SCOTT A, LIBBY KEITH A in said County and State, a certain parcel of land situated in the Town of Raymond, County of Cumberland and State of Maine, being all and the same premises described at Map 41, Lot 035.

The purpose of this conveyance is to release any interest which this grantor may have in and to the above premises by a lien filed for nonpayment of taxes on said parcel of land with reference being made to a lien filed against Map 041, Lot 035, in the name of LIBBY SCOTT A, LIBBY KEITH A, and recorded in said Registry of Deeds.

IN WITNESS WHEREOF, the said INHABITANTS OF THE TOWN OF RAYMOND have caused this instrument to be sealed with its corporate seal and signed in its corporate name by TERESA SADAK, ROLF OLSEN, MARSHALL BULLOCK, SAMUEL GIFFORD, AND LAWRENCE TAYLOR, thereunto duly authorized, this 19th day of March 2019.

THE INHABITANTS OF THE TOWN OF RAYMOND

__________________________
Witness to All

__________________________
By: TERESA SADAK, Selectman

__________________________
ROLF OLSEN, Selectman

__________________________
MARSHALL BULLOCK, Selectman

__________________________
SAMUEL GIFFORD, Selectman

__________________________
LAWRENCE TAYLOR, Selectman

STATE OF MAINE
CUMBERLAND, SS.

Personally, appeared the aforesaid Selectmen, known to me, this 19th day of March 2019 and acknowledged before me the foregoing instrument to be their free act and deed in their said capacity.

__________________________
Notary Public
Tax Acquired Property

Name: RICHARD W AND CLAIRE M MCINTYRE

Map: 40

Lot: 02

Location: 1 PANTHER POND PINES

Foreclosure Date: February 13, 2012

Amount Paid: $3664.24

Additional Information: Making monthly payment and now paid in full.
Maine Short Form Quit Claim Deed Without Covenant

THE INHABITANTS OF THE TOWN OF RAYMOND, a body politic located at Raymond, County of Cumberland and State of Maine, for consideration paid, releases to MCINTYRE RICHARD W, MCINTYRE CLAIRE M in said County and State, a certain parcel of land situated in the Town of Raymond, County of Cumberland and State of Maine, being all and the same premises described at Map 40, Lot 002

The purpose of this conveyance is to release any interest which this grantor may have in and to the above premises by a lien filed for nonpayment of taxes on said parcel of land with reference being made to a lien filed against Map 040, Lot 002, in the name of MCINTYRE RICHARD W, MCINTYRE CLAIRE M and recorded in said Registry of Deeds.

IN WITNESS WHEREOF, the said INHABITANTS OF THE TOWN OF RAYMOND have caused this instrument to be sealed with its corporate seal and signed in its corporate name by TERESA SADAK, ROLF OLSEN, MARSHALL BULLOCK, SAMUEL GIFFORD, AND LAWRENCE TAYLOR, thereto duly authorized, this 19th day of March 2019.

THE INHABITANTS OF THE TOWN OF RAYMOND

By: __________________________
    TERESA SADAK, Selectman

By: __________________________
    ROLF OLSEN, Selectman

By: __________________________
    MARSHALL BULLOCK, Selectman

By: __________________________
    SAMUEL GIFFORD, Selectman

By: __________________________
    LAWRENCE TAYLOR, Selectman

STATE OF MAINE
CUMBERLAND, SS.

Personally, appeared the aforesaid Selectmen, known to me, this 19 day of March 2019 and acknowledged before me the foregoing instrument to be their free act and deed in their said capacity.

__________________________
Notary Public
Dear Board Members,

Good afternoon. I have two agenda items for the Board to Consider for approval. The items include one tax abatement and three supplemental assessments which are administrative in nature and are to correct an error in assessment and three omissions of tax. These actions are to be executed in the form of an Abatement/Supplemental tax for the error/omission of a residence which was assessed to the incorrect parcel, and two supplemental tax assessments issued for taxes omitted in error at commitment. The remaining three abatement requests deal with issues relating to valuation for the 2018 tax assessment.

**Abatement #1 & Supplemental #1**: Property located at Map 004-014 was divided into two parcels. The property has a residence which was conveyed to the new parcel 004-014-B. The residence was incorrectly assessed to the 004-014 parcel. The corrective action is to abate the amount of the residence from the 004-014 parcel and issue a corresponding supplemental tax to the 004-014-B parcel.

**Supplemental #2 & #3**: The final two supplemental tax assessments were omissions of tax. Both of these parcels (013-005-A and 009-058) were owned by exempt entities in the prior assessment year (Spurwink School and the Roman Catholic Church respectively). These properties were conveyed to non-exempt, private owners prior to the assessment date of April 1, 2018. Full tax exemptions were applied to these parcels in error.

All of the parties to be issued supplemental tax assessments have been notified by our office of the pending action.

**Abatement #2**: This property has a camp which was mostly destroyed by a fallen tree at some point over the winter of 2018. The property owner discovered the accident prior to the April 1, 2018 assessment date and the date of the insurance claim is March 30, 2018. Our office was unaware of the damage to the building and an assessment was issued. The requested abatement will adjust the valuation for the damage to the camp, considering the portion of the camp which was able to be saved. The camp is in the process of being rebuilt and will be reassessed for the upcoming year.
**Abatement #3:** This property was assessed twice for the same garage and attached carport in 2005 and 2006. The property owner made the discovery while reviewing their records and brought the issue to our attention. The property was inspected on March 7th and corrections have been made which result in an abatement. Although the issue has perpetuated for 13 years, State law only allows for abatement of the current year for valuation issues.

**Abatement #4:** This property consists of a 1970’s style salt box cape situated on a peninsula lot located on Turtle Cove (22 Manor Harbor Rd). The home is in average condition, but has not been updated with since its original build. The property sits on a peninsula lot which encompasses approximately 2 acres of the parcels 4.39 acre total. The prior owner has passed away and the heirs to the property have offered the property for sale since May 2018. The property was originally listed at $985,000 but has fallen to an asking price of $675,000 as of February. A $300,000 price reduction in a 9 month period is fairly unusual for fair market transactions, but given that the property is an estate sale, and the heirs have needed to obtain financing to cover the carrying costs of the property, it is not unexpected that the property may sell for less than its true market value. The applicant provided a financing appraisal which was conducted on the property and carried an opinion of value of $720,000. The appraisal was reviewed but it was concluded that the methodology used to arrive at comparable land valuation was not a suitable substitute for the town methodology as no rational for the adjustments was provided.

However, in reviewing the property I have concluded that the current assessment of the property is too high. Land valuations for the Town are priced on 1, 2, and 3 acre base lot configurations. All neighborhood, and water influences are applied to this bases lot value before transitioning to a nominal excess acreage value. Reconfiguring the primary base lot from 3 acres to 2 acres is reasonable considering the peninsula area, by which the parcel derives the bulk of its value, is approximately 2 acres. By applying a 2 acre base lot, which constitute the peninsula area are subject to the waterfront and peninsula factors, a more reasonable land valuation is achieved. It does not appear that the residual land outside the peninsula can be built on due to various setback requirements. Also, the condition of the home was corrected from very good to average. It is likely that the home will be substantially renovated or perhaps removed upon sale. My recommendation is to make these corrections to the assessment which yields and assessed valuation of $752,000.

Suggested Agenda Items:

1. Consideration of Tax Abatements as presented on accompanying certificate.

2. Consideration of Supplemental Tax assessments as presented on accompanying warrants and certificates.

Sincerely,

Curt Lebel, Assessors Agent, Town of Raymond
# TOWN OF RAYMOND - SUPPLEMENTAL TAX WARRANT LIST

We, the undersigned, Assessors of the Municipality of Raymond, hereby certify, that the foregoing list of estates and assessments, contain a list of valuations of the estates, real and personal, that were omitted from our original invoice and valuation and list of assessments dated September 12, 2018, or are a withdrawal penalty under Title 36 Section 581 or 1112 and to be supplemented for the 2018 assessment as of March 19, 2019.

Signed ______________________, Assessor  
Signed ______________________, Assessor  
Signed ______________________, Assessor  
Signed ______________________, Assessor

<table>
<thead>
<tr>
<th>M/L</th>
<th>OWNER OF RECORD</th>
<th>ADDRESS</th>
<th>SUPPLEMENTAL VALUATION</th>
<th>ACCT #</th>
<th>TAX DOLLARS</th>
<th>MISCELLANEOUS INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>004-014-B</td>
<td>Ashley Lewis II</td>
<td>PO Box 544 Raymond, ME 04071</td>
<td>$174,800.00</td>
<td>3847</td>
<td>$2,202.48</td>
<td>Assessment of Building omitted from assessment in error. Assessment was made to another parcel in error, which has been abated.</td>
</tr>
<tr>
<td>013-005-A</td>
<td>Daniel Fournier</td>
<td>10 Samuel Rd Raymond, ME 04071</td>
<td>$235,100.00</td>
<td>1071</td>
<td>$2,962.26</td>
<td>Assessment omitted in error. Property was exempted in error. Prior owner, Spurwick School, was tax exempt. Property sold December 2017 and became taxable for April 1, 2018 assessment.</td>
</tr>
<tr>
<td>009-058</td>
<td>Justin L Hayward</td>
<td>89 Johnson Road Gray, ME 04039</td>
<td>$79,700.00</td>
<td>704</td>
<td>$1,004.22</td>
<td>Assessment omitted in error. Property was exempted in error. Prior owner, Roman Catholic Church, was tax exempt. Property sold in November 2017 and February 2018 and became taxable for April 1, 2018 assessment.</td>
</tr>
</tbody>
</table>

$6,168.96
TOWN OF RAYMOND
SUPPLEMENTAL TAX WARRANT

State of Maine 36 M.R.S.A. § 713

County of _______ CUMBERLAND _______, ss.

To: _______ SUZANNE CARR _______, Tax Collector

of the Municipality of _______ RAYMOND _______, within said County of

_______ CUMBERLAND _______.

GREETINGS:

Hereby are committed to you a true list of the assessments of the estates of the person(s) hereinafter named. You are hereby directed to levy and collect each of the person(s) named in said list his respective proportion, therein set down, of the sum of $ 6,168 dollars and 96/100 cents, it being the amount of said list; and all powers of the previous warrant for the collection of taxes issued by us to you and dated _______ September 12, 2018 _______ are extended thereto; and we do hereby certify that the list of assessments of the estates of the persons named in said list is a supplemental assessment laid by virtue of Title 36, Section 713, as amended and the assessments and estates thereon as set forth in said list were either invalid, void, or omitted by mistake from the original list, or penalty under Title 36 section 581 or 1112, committed unto you under our warrant dated _______ September 12, 2018 _______.

Given by our hands this _____ 19th _____ day of _____ March, 2019.

________________________
Sam Gifford

________________________
Lawrence Taylor

________________________
Marshal Bullock

________________________
Rolf Olsen

________________________
Teresa Sadak, Chair

Assessors, Town of Raymond
We, the undersigned, Assessors of the Municipality of Raymond, Maine, hereby certify that the foregoing list of estates and assessments thereon, recorded in page 938 of this book, were either invalid, void or omitted by mistake from our original invoice and valuation and list of assessments dated the 12th day of September 2018, or are a withdrawal penalty under Title 36 Section 581 or 1112, that these lists are supplemental to the aforesaid original invoice, valuation and list of assessments, dated the 19th day of March, 2019, and are made by virtue of Title 36, Section 713, as amended.

Given by our hand this _____19th_______ day of March, 2019.

_________________________________________________
Samuel Gifford

________________________________________________
Lawrence Taylor

________________________________________________
Marshall Bullock

________________________________________________
Rolf Olsen

________________________________________________
Teresa Sadak, Chair

Assessors, Town of Raymond
### Certificate of Abatement

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, 2018 assessment on March 19, 2019. You are hereby discharged from any further obligation to collect the amount abated.

Voted by the Raymond Board of Assessors on: March 19, 2019

Attest:__________________________________________________ Don Willard, Town Manager

<table>
<thead>
<tr>
<th>Tax Year</th>
<th>#</th>
<th>M/L</th>
<th>ACCT#</th>
<th>OWNER OF RECORD</th>
<th>OLD ASSESSMENT</th>
<th>NEW ASSESSMENT</th>
<th>VALUATION ABATED</th>
<th>TAX AMOUNT</th>
<th>TAX RATE</th>
<th>MISCELLANEOUS INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018- 1</td>
<td>004-014</td>
<td>172</td>
<td>Danielle Emerson</td>
<td>$246,300.00</td>
<td>$71,500.00</td>
<td>$174,800.00</td>
<td>$2,202.48</td>
<td>0.0126</td>
<td>Property was divided into 2 parcels. House was assessed to this property in error. This property is vacant land. House will be assessed as a supplemental assessment to lot 004-014-B.</td>
<td></td>
</tr>
<tr>
<td>2018- 2</td>
<td>058-008</td>
<td>3192</td>
<td>Brian Varnum</td>
<td>$399,300.00</td>
<td>$380,000.00</td>
<td>$19,300.00</td>
<td>$243.18</td>
<td>0.0126</td>
<td>Camp on Property was destroyed by a fallen tree at some point prior to the April 1, 2018 assessment. Abatement issued to reflect damage sustained by the building, which was approximately 90% destroyed.</td>
<td></td>
</tr>
<tr>
<td>2018- 3</td>
<td>019-019</td>
<td>1672</td>
<td>Keith Chase</td>
<td>$217,900.00</td>
<td>$207,300.00</td>
<td>$10,600.00</td>
<td>$133.56</td>
<td>0.0126</td>
<td>Property was assessed in error for the same garage and attached carport twice, resulting in overvaluation.</td>
<td></td>
</tr>
<tr>
<td>2018- 4</td>
<td>061-005</td>
<td>3249</td>
<td>Terri Brooks</td>
<td>$884,500.00</td>
<td>$752,000.00</td>
<td>$132,500.00</td>
<td>$1,669.50</td>
<td>0.0126</td>
<td>Land overvalued in light of usable peninsula area. Building overvalued in light of condition and obsolescence detected.</td>
<td></td>
</tr>
</tbody>
</table>

TOTALS: $337,200.00 $4,248.72
APPLICATION FOR ABATEMENT OF PROPERTY TAXES
(Title 36 M.R.S.A., Section 841)

This application must be signed and filed with the municipal assessor(s). A separate application should be filed for each separately assessed parcel of real estate claimed to be overvalued. Attach supporting documents as needed.

<table>
<thead>
<tr>
<th>1. Name of Applicant:</th>
<th>Andrea Varnum, Sara Stevenson</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Mailing Address and Phone Number:</td>
<td>PO Box 94, Windham ME 04082 207 655 4801</td>
</tr>
<tr>
<td>3. Tax year for which abatement is requested:</td>
<td>2018</td>
</tr>
<tr>
<td>4. Map/Lot #:</td>
<td>5 Coveside Lane</td>
</tr>
<tr>
<td>5. Assessed valuation:</td>
<td>26,000</td>
</tr>
<tr>
<td>6. Taxpayer’s opinion of value:</td>
<td>50,000</td>
</tr>
<tr>
<td>7. Reasons for requesting abatement (please be specific, stating grounds for belief that property is overvalued for tax purposes):</td>
<td>In March 2018 tree fell through the middle of the camp destroying the dwelling—had to be torn down and is currently being rebuilt should be complete by summer 2019 5 Coveside Lane Raymond</td>
</tr>
</tbody>
</table>

To the assessing authority of the Town of Raymond,

In accordance with the provisions of Title 36 M.R.S.A., Section 841, I hereby make written application for abatement of property taxes as noted above. The above statements are correct to the best of my knowledge and belief.

2/10/19 Date

Signature of Applicant

Revised 02/10
April 30, 2018

Ms. Varnum & Stevenson
64 Hawthorne Dr.,
Windham, ME 04082

Claim Number: 405684210
Insured Name: Andrea Varnum & Sara Stevenson
Date of Loss: 03/30/18
Policy Number: HP34247190
Underwriting Company: Peerless Insurance Company

RE: Property claim payment

Dear Ms. Varnum & Stevenson,

Your property claim has been processed and we are pleased to inform you that our evaluation is complete. We have calculated the amount of coverage available under your policy, and checks have been sent separately.

Below is a breakdown of the replacement cost of your property, which is what your policy provides. This amount is based on a thorough review of the damages and the facts of the loss and the cost of the repairs.

<table>
<thead>
<tr>
<th></th>
<th>Dwelling</th>
<th>Personal Property</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Estimate of Damage $77,613.68</td>
<td>Total Estimate of Damage $17,895.36</td>
</tr>
<tr>
<td>Recoverable Depreciation $21,744.07</td>
<td>Non-recoverable Depreciation $4,874.73</td>
<td></td>
</tr>
<tr>
<td>Deductible $1,000.00</td>
<td>Total Payment $13,020.63</td>
<td></td>
</tr>
<tr>
<td>Total Initial Payment $54,869.61</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Enclosed is your contents valuation report that details the payment amount for each claimed item.

For your convenience we have outlined the remaining steps in the claims process below:

1. **Assemble** necessary documents and submit to claims adjuster.
2. **Cost to Repair** items, submit estimates to adjuster.
3. **Take Photos** of damage, retain receipts for repair.
4. **Ask Contractor** about possible deductions.
5. **Inspect** for structural damage as needed.
6. **File Claim** directly with our company.

CA1550 4030/18
APPLICATION FOR ABATEMENT OF PROPERTY TAXES

36 M.R.S. § 841
See Property Tax Bulletin No. 10 for more information

This application must be signed and filed with the municipal assessor. A separate application should be filed for each separately assessed parcel of real estate claimed to be overvalued.

1. Name of applicant:  Keith Chase
2. Mailing address:  244 Lewiston Rd  New Gloucester
3. Property address or map/lot:  362 North Raymond Rd
4. Telephone number for applicant:  293-1631
5. Tax year for which abatement is requested:  2018-2019
6. Assessed valuation of real estate:  $217,900
7. Assessed valuation of personal property:
8. Abatement of real estate valuation requested:  20,000
9. Abatement of personal property valuation requested:
10. Reasons for requesting abatement (please be specific, stating grounds for belief that property is overvalued for tax purposes):  I Only Have One Garage

To the assessing authority of the Municipality of Raymond

In accordance with the provisions of 36 M.R.S. § 841, I hereby make written application for abatement of property taxes as noted above. The above statements are correct to the best of my knowledge and belief.

3/16/19  Keith Chase
Date  Signature of Applicant
### Current Owner
- **TOPO.**
- **UTILITIES**
- **STRT./ROAD**
- **LOCATION**

<table>
<thead>
<tr>
<th>Description</th>
<th>Code</th>
<th>Appraised Value</th>
<th>Assessed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rolling</td>
<td>1010</td>
<td>126,700</td>
<td>126,700</td>
</tr>
<tr>
<td>Well</td>
<td>1010</td>
<td>66,900</td>
<td>66,900</td>
</tr>
<tr>
<td>Septic</td>
<td>1010</td>
<td>24,300</td>
<td>24,300</td>
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</tbody>
</table>

**Residential (RESIDNTL)**

### Supplemental Data
- **TIF CODE**
- **USE PROGRAM**
- **TG PLAN YR**
- **LDI TYPE**

<table>
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<tr>
<th>Other ID:</th>
<th>SEND VALU:</th>
<th>TAP</th>
<th>Field 8</th>
<th>Field 9</th>
<th>Field 10</th>
<th>GIS ID: 019019000000</th>
<th>ASSOC PID#</th>
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</thead>
</table>

### Recorded Ownership
- **BK-VOL/PAGE**
- **SALE DATE**
- **SALE PRICE**

<table>
<thead>
<tr>
<th>TR. Code</th>
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### Exemptions

### Other Assessments

### Appraised Value Summary
- **Appraised Bldg. Value (Card)**: 126,300
- **Appraised XF (B) Value (Bldg)**: 400
- **Appraised OB (L) Value (Bldg)**: 24,300
- **Appraised Land Value (Bldg)**: 66,900

### Assessing Neighborhood

### Building Permit Record

### Land Line Valuation Section

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### Notes
- **BROWN 1A**
  - **ALL CEILINGS + WALLS ARE OF CUSTOM WOOD**
  - **UC-NEW GARAGE PICK UP 2006**

### Total Card Land Units: 11.45 AC

### Total Parcel Total Land Area: 1.45 AC
### Construction Detail

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### Cost/Market Valuation

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### OB-Outbuilding & Yard Items(L) / XF-Building Extra Features(B)

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### Building Sub-Area Summary Section

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<th>Eff. Area</th>
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| Til. Gross Liv/Lease Area: | 1,189 | 2,578 | 1,467 | 150,394 |
APPLICATION FOR ABATEMENT OF PROPERTY TAXES
36 M.R.S. § 841
See Property Tax Bulletin No. 10 for more information

This application must be signed and filed with the municipal assessor. A separate application should be filed for each separately assessed parcel of real estate claimed to be overvalued.

1. Name of applicant: Terri Brooks
2. Mailing address: 117 Books Dr. Freedom, NH 03836
3. Property address or map/lot: 582 Main Harbor, Raymond
4. Telephone number for applicant: 603 577 2740
5. Tax year for which abatement is requested: 2018
6. Assessed valuation of real estate: $700,000
7. Assessed valuation of personal property: 
8. Abatement of real estate valuation requested: Yes
9. Abatement of personal property valuation requested: 
10. Reasons for requesting abatement (please be specific, stating grounds for belief that property is overvalued for tax purposes):

   This property is inquired. The town uses it valued at $884,000. It has been for sale for a year and a half. We have had two realtors and three significant price drops. We started at $925K based on your evaluation. We are now down to $675K and still not one single offer. All potential buyers say the same thing - house is dated, no chance of putting in a beach, lot is steep and cannot put in additional homes for a family compound. So they would be paying high taxes for 1000 ft of beautiful, useable and 4.3 acres of land with no chance of adding guest house. I just had to take out a loan to pay bills. Bank appraisal was $700K.

To the assessing authority of the Municipality of

2/10/19
Date

Terri Brooks
Signature of Applicant

In accordance with the provisions of 36 M.R.S. § 841, I hereby make written application for abatement of property taxes as noted above. The above statements are correct to the best of my knowledge and belief.
## SUMMARY OF SALIENT FEATURES

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<td>Book: 34446 Page: 25</td>
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<td>Raymond</td>
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<td>County</td>
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<td>GORDAN RICHARD L</td>
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### Exemptions

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### Exempted Value Summary

- **Appraised Bldg. Value (Card)**: $134,400
- **Appraised Xf (B) Value (Bldg)**: $2,500
- **Appraised Ob (B) Value (Bldg)**: $9,900
- **Appraised Total Parcel Value**: $752,000
- **Special Land Value**: $0
- **Valuation Method**: C

### Building Permit Record

- **Building Permit Application Date**: 7/2005 3 AC FOR SALE

### Land Line Valuation Section

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<tr>
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### Total Card Land Units: 87.120 PAL
**Total Land Value**: $605,200