



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

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# Agenda

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## **BOARD OF SELECTMEN Agenda**

March 19, 2019

6:00pm – Executive Session

7:00pm – 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) **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

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*Selectman's Meeting Agenda (Page 1 of 2) March 19, 2019*

- May 14, 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**

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## Previous Meeting Minutes - 12/11/2018

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### BOARD OF SELECTMEN Minutes

December 11, 2018

6:00pm – Workshop

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.*

**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 6:06pm 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 6:30pm by Chair Sadak.
- 4) **Called regular meeting to order** at 6:35pm 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**

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*Selectman's Meeting Minutes (Page 1 of 5) December 11, 2018*

a) Sebago Lake Rotary Club Annual Ice Derby – Ingo Hartig

Mr Hartig – The 15<sup>th</sup> 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 15<sup>th</sup> 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

NAME	AMOUNT	PAYMENT PLAN
BBW LLC	\$ 7,451.22	\$166 TRYING TO SELL
CONLEY ROBERT/ DONNA	\$ 10,305.58	\$200 IN COURT
COX JEFFREY	\$ 23,282.25	\$850 MONTH
CURTIS FRANK	\$ 5,984.19	\$300 MONTH
FLOYD JAMES	\$ 8,687.00	\$150 - \$250 MONTH
LIBBY SCOTT	\$ 7,184.20	HAD PAYMENT PLAN/NOW TRYING MORTGAGE
POWELL ANDREA	\$ 5,199.72	USUALLY PAYS BEFORE FORECLOSURE 1/7/19
STROUT RICHARD	\$ 10,637.33	\$200 MONTH
THORNE SIDNEY	\$ 22,631.75	\$750 MONTH

VARNEY RANDI-LYNN	\$ 7,036.43	USUALLY PAYS BEFORE FORECLOSURE 1/7/19
WEEKS RUTH	\$ 6,786.89	SENT PAYMENT PLAN WILL MAKE PAYMENTS
WILLIAMSON JOHN	\$ 5,368.73	USUALLY PAYS BEFORE FORECLOSURE 1/7/19
<b>TOTAL</b>	<b>\$ 120,555.29</b>	

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 10<sup>th</sup> 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](mailto: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*



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## Previous Meeting Minutes - 2/12/2019

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### BOARD OF SELECTMEN Minutes

February 12, 2019

3:00pm – Emergency 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.*

**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.

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*Selectman's Meeting Minutes (Page 1 of 2) February 12, 2019*

**Unanimously approved.**

**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*

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# Proposed Solar Arrays at Public Safety

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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 24<sup>th</sup>, 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

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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.

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**INTEROFFICE MEMORANDUM**

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**TO:** DON WILLARD

**FROM:** KAELE GONZALEZ

**SUBJECT:** SOLAR POWER AND ELECTRICITY RATES

**DATE:** 12/26/2018

**CC:** CATHY RICKER

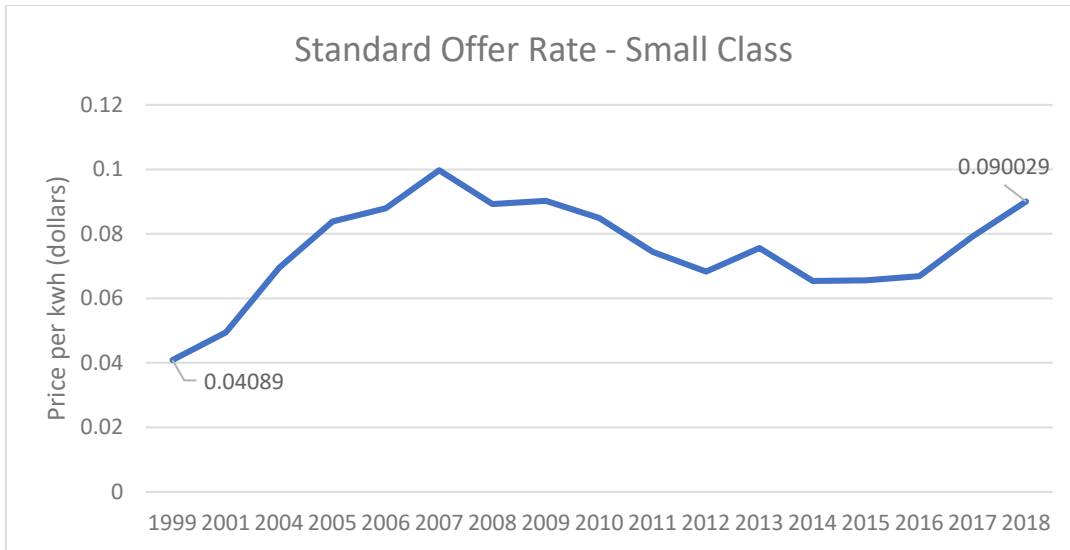
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You asked me to investigate historic electricity rates for our region to get a sense of what future increases would look like. I started with the Maine Public Utility Commission website and was able to find historical data for Central Maine Power for standard rates in addition to delivery rates for 2010 and 2015.

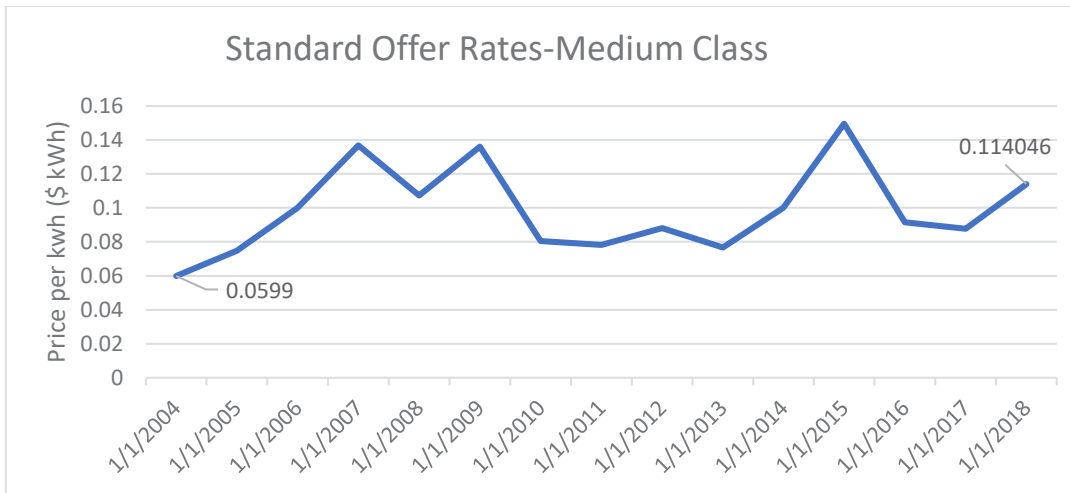
In 1999 the standard offer rate for CMP was 4 cents per kWh. In 2017 the average standard rate had increased to 7.9 cents per kWh and the MPUC just approved a new standard offer rate of 9 cents for 2019. This equates to a 120% increase over the past roughly 20 years. For medium class standard rates, 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.

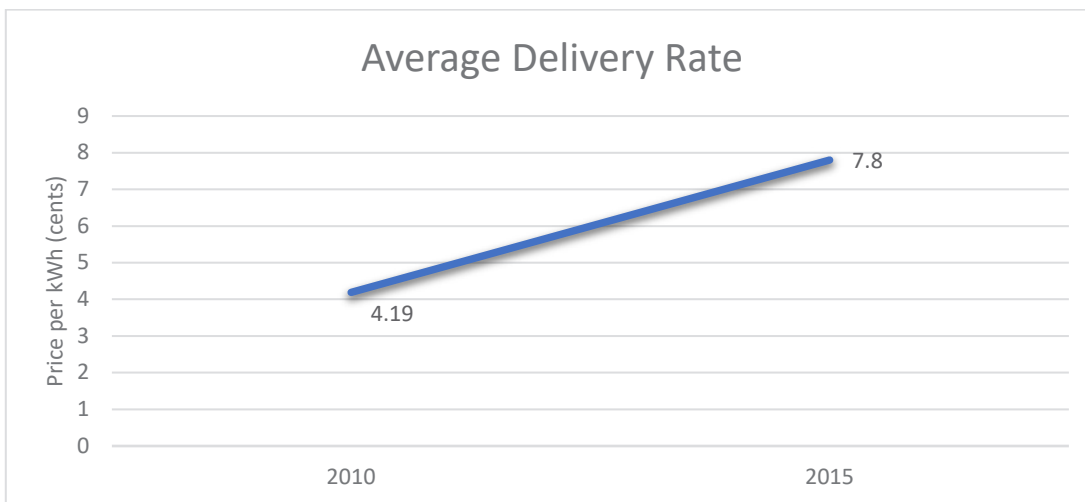
Revision has given us projections of a roughly 2.5% yearly increase in rates over the next 40 years. After reviewing the data available I would say this is not only an accurate prediction but may even be conservative. If the rates increase by 2.5% yearly by the end of the 40 years, they will be twice 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/current\\_sorates\\_cmp.shtml](https://www.maine.gov/mpuc/electricity/standard_offer_rates/current_sorates_cmp.shtml). 12/14/2018.



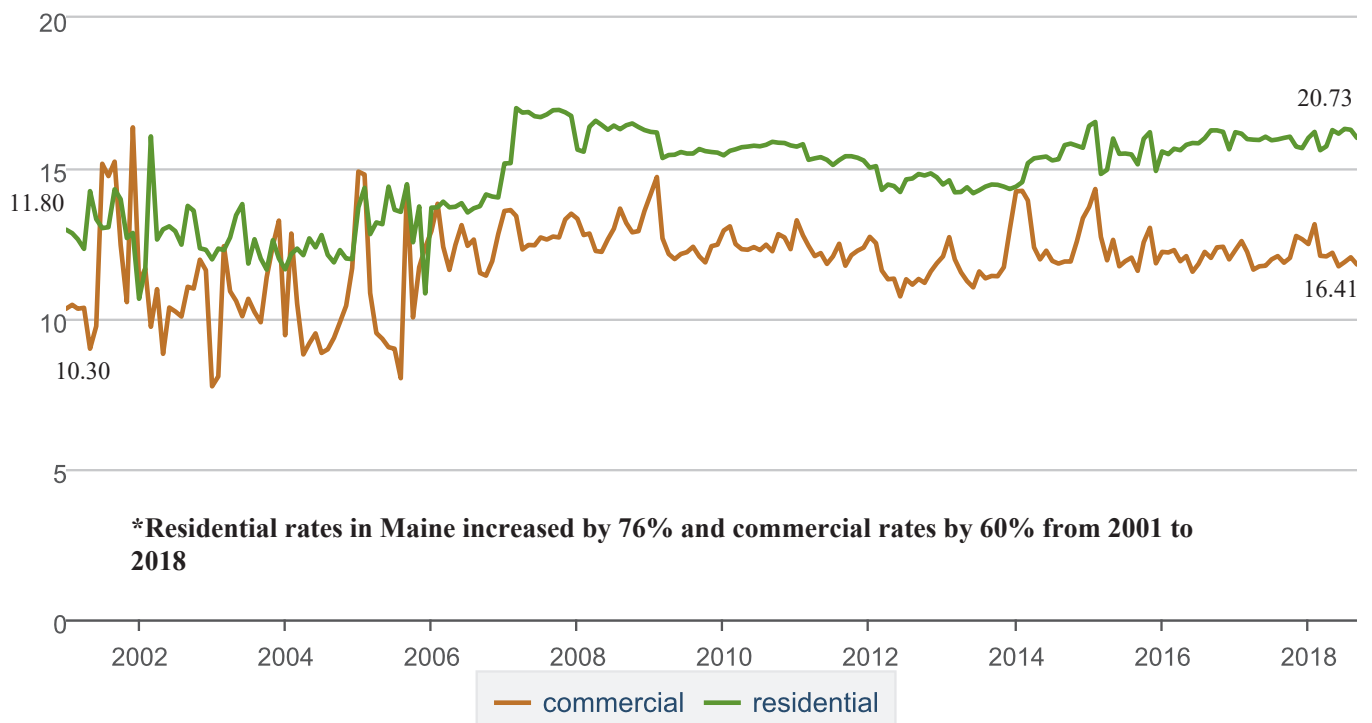
\*Data retrieved from: [https://www.maine.gov/mpuc/electricity/standard\\_offer\\_rates/standardoffer\\_cmpmedium.htm](https://www.maine.gov/mpuc/electricity/standard_offer_rates/standardoffer_cmpmedium.htm). 12/14/2018



\*Data retrieved from: [https://www.maine.gov/mpuc/electricity/delivery\\_rates.shtml](https://www.maine.gov/mpuc/electricity/delivery_rates.shtml). 12/14/2018

## Average retail price of electricity, Maine, monthly

cents per kilowatthour



Data source: U.S. Energy Information Administration



## Electricity Residential Price: New England

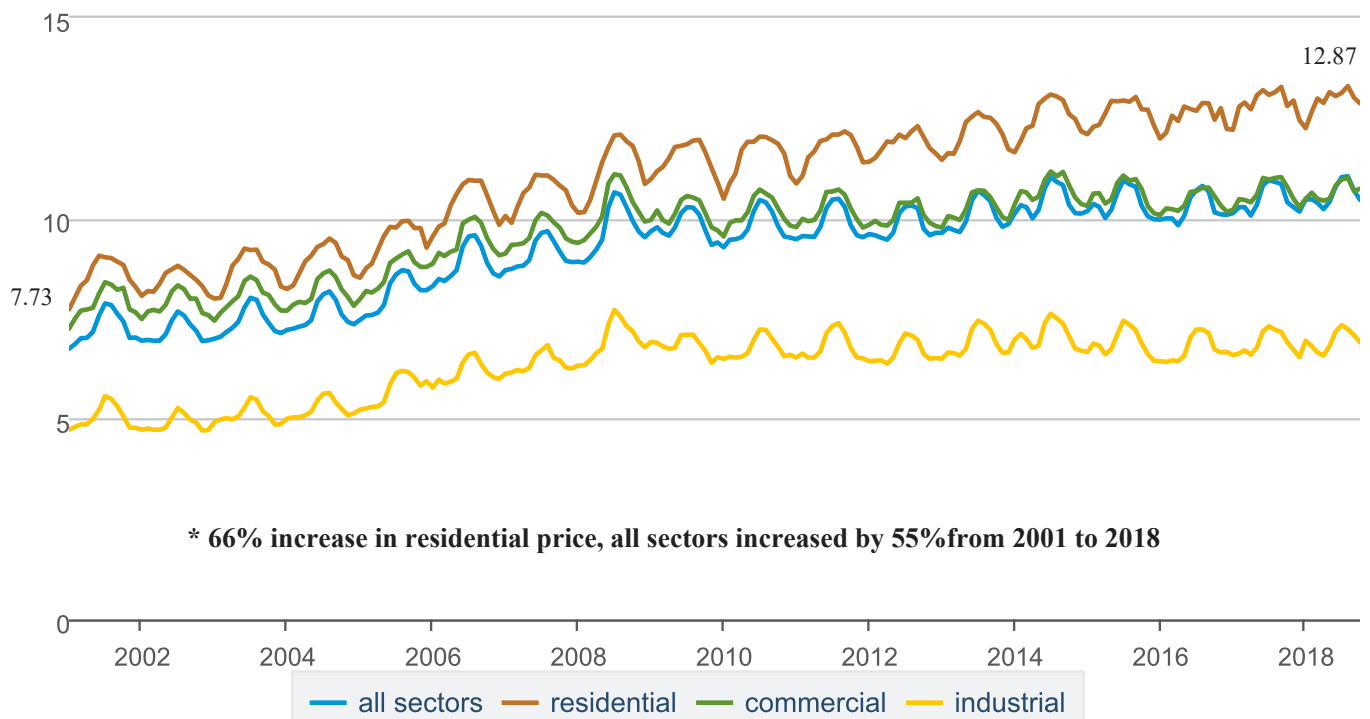
cents per kilowatthour



Source: U.S. Energy Information Administration

## Average retail price of electricity, United States, monthly

cents per kilowatthour



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.

Lincolntonville 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  
(Operations & Maintenance Agreement)
  - 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\*



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

### 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 70 kW rooftop array for Raymond's Central Station

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AN EMPLOYEE-OWNED SOLAR COMPANY • BASED IN ME, MA & NH

## 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 (\$/year)	\$0
Land Lease Escalator	0%

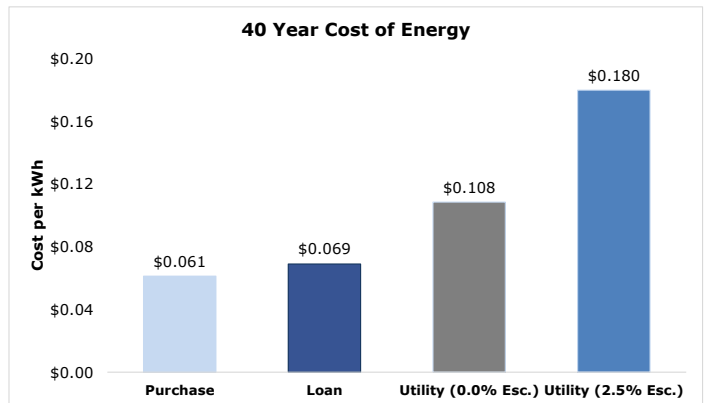
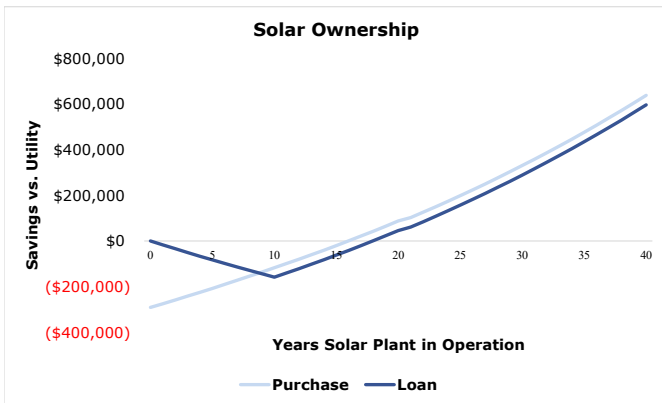
Tax Assumptions		
State		ME
Non-Profit?		Yes
ITC		30%
Install Quarter		Q3
Bonus Depreciation		Yes
Federal Tax Rate (1, 2)	21.0%	N/A
State Tax Rate		7.2%
Effective Tax Rate (1, 2)	0.0%	N/A
Total Depreciation Benefit		\$0

Loan Assumptions		
Down Payment		\$0
Loan Amount		\$290,928
Interest Rate		2.72%
Term		10
Reamortized in Y2?		No

Project Income	
Y1 Utility Rate	\$0.1084
Utility Escalator	2.5%
Tariff Rate (\$/kWh)	\$0.0000
Tariff Term (years)	0
Y1 REC Volume	148
REC Price (\$/MWh)	\$10.00
REC Term (years)	10
REC Depreciation	5%
Y1 REC Management Fee	\$370
Est. Total REC/Incentive Value	\$8,027

Year	Solar Gen.	Utility \$/kWh	Utility Avoided Cost	REC Value	Project Expense	Grant or Rebate	Tax Credit	Purchase Tax Benefits	Purchase Annual Cash Flow	Purchase Cum. Cash Flow	Annual Loan Payment	Loan Tax Benefits	Loan Annual Cash Flow	Loan Cum. Cash Flow
0									(\$290,928)	(\$290,928)	\$0	\$0	\$0	\$0
1	148,115	\$0.1084	\$16,056	\$1,111	(\$969)	\$0	\$0	\$0	\$16,198	(\$274,730)	(\$33,261)	\$0	(\$17,064)	(\$17,064)
2	147,374	\$0.1111	\$16,375	\$1,032	(\$969)	\$0	\$0	\$0	\$16,438	(\$258,293)	(\$33,261)	\$0	(\$16,824)	(\$33,887)
3	146,638	\$0.1139	\$16,700	\$957	(\$969)	\$0	\$0	\$0	\$16,688	(\$241,604)	(\$33,261)	\$0	(\$16,573)	(\$50,460)
4	145,904	\$0.1167	\$17,032	\$886	(\$969)	\$0	\$0	\$0	\$16,950	(\$224,655)	(\$33,261)	\$0	(\$16,312)	(\$66,772)
5	145,175	\$0.1197	\$17,371	\$820	(\$969)	\$0	\$0	\$0	\$17,221	(\$207,433)	(\$33,261)	\$0	(\$16,040)	(\$82,812)
6	144,449	\$0.1226	\$17,716	\$757	(\$969)	\$0	\$0	\$0	\$17,504	(\$189,929)	(\$33,261)	\$0	(\$15,758)	(\$98,569)
7	143,727	\$0.1257	\$18,068	\$697	(\$969)	\$0	\$0	\$0	\$17,796	(\$172,133)	(\$33,261)	\$0	(\$15,465)	(\$114,034)
8	143,008	\$0.1289	\$18,427	\$641	(\$969)	\$0	\$0	\$0	\$18,100	(\$154,033)	(\$33,261)	\$0	(\$15,162)	(\$129,196)
9	142,293	\$0.1321	\$18,793	\$588	(\$969)	\$0	\$0	\$0	\$18,413	(\$135,620)	(\$33,261)	\$0	(\$14,848)	(\$144,044)
10	141,582	\$0.1354	\$19,167	\$538	(\$969)	\$0	\$0	\$0	\$18,736	(\$116,884)	(\$33,261)	\$0	(\$14,525)	(\$158,569)
11	140,874	\$0.1388	\$19,548	\$0	(\$969)	\$0	\$0	\$0	\$18,579	(\$98,305)	\$0	\$0	\$18,579	(\$139,990)
12	140,169	\$0.1422	\$19,936	\$0	(\$969)	\$0	\$0	\$0	\$18,968	(\$79,337)	\$0	\$0	\$18,968	(\$121,023)
13	139,468	\$0.1458	\$20,333	\$0	(\$969)	\$0	\$0	\$0	\$19,364	(\$59,973)	\$0	\$0	\$19,364	(\$101,659)
14	138,771	\$0.1494	\$20,737	\$0	(\$969)	\$0	\$0	\$0	\$19,768	(\$40,206)	\$0	\$0	\$19,768	(\$81,891)
15	138,077	\$0.1532	\$21,149	\$0	(\$969)	\$0	\$0	\$0	\$20,180	(\$20,025)	\$0	\$0	\$20,180	(\$61,711)
16	137,387	\$0.1570	\$21,569	\$0	(\$969)	\$0	\$0	\$0	\$20,600	\$575	\$0	\$0	\$20,600	(\$41,110)
17	136,700	\$0.1609	\$21,998	\$0	(\$969)	\$0	\$0	\$0	\$21,029	\$21,604	\$0	\$0	\$21,029	(\$20,081)
18	136,016	\$0.1649	\$22,435	\$0	(\$969)	\$0	\$0	\$0	\$21,466	\$43,070	\$0	\$0	\$21,466	\$1,385
19	135,336	\$0.1691	\$22,881	\$0	(\$969)	\$0	\$0	\$0	\$21,912	\$64,982	\$0	\$0	\$21,912	\$23,297
20	134,660	\$0.1733	\$23,336	\$0	(\$969)	\$0	\$0	\$0	\$22,367	\$87,349	\$0	\$0	\$22,367	\$45,664
21	133,986	\$0.1776	\$23,799	\$0	(\$8,750)	\$0	\$0	\$0	\$21,912	\$102,399	\$0	\$0	\$15,050	\$60,714
22	133,316	\$0.1821	\$24,272	\$0	(\$969)	\$0	\$0	\$0	\$23,304	\$125,703	\$0	\$0	\$23,304	\$84,018
23	132,650	\$0.1866	\$24,755	\$0	(\$969)	\$0	\$0	\$0	\$23,786	\$149,489	\$0	\$0	\$23,786	\$107,804
24	131,987	\$0.1913	\$25,247	\$0	(\$969)	\$0	\$0	\$0	\$24,278	\$173,768	\$0	\$0	\$24,278	\$132,082
25	131,327	\$0.1961	\$25,749	\$0	(\$969)	\$0	\$0	\$0	\$24,780	\$198,547	\$0	\$0	\$24,780	\$156,862
26	130,670	\$0.2010	\$26,260	\$0	(\$969)	\$0	\$0	\$0	\$25,292	\$223,839	\$0	\$0	\$25,292	\$182,154
27	130,017	\$0.2060	\$26,782	\$0	(\$969)	\$0	\$0	\$0	\$25,814	\$249,653	\$0	\$0	\$25,814	\$207,968
28	129,367	\$0.2111	\$27,315	\$0	(\$969)	\$0	\$0	\$0	\$26,346	\$275,999	\$0	\$0	\$26,346	\$234,314
29	128,720	\$0.2164	\$27,858	\$0	(\$969)	\$0	\$0	\$0	\$26,889	\$302,888	\$0	\$0	\$26,889	\$261,202
30	128,076	\$0.2218	\$28,411	\$0	(\$969)	\$0	\$0	\$0	\$27,442	\$330,330	\$0	\$0	\$27,442	\$288,645
31	127,436	\$0.2274	\$28,976	\$0	(\$969)	\$0	\$0	\$0	\$28,007	\$358,337	\$0	\$0	\$28,007	\$316,652
32	126,799	\$0.2331	\$29,552	\$0	(\$969)	\$0	\$0	\$0	\$28,583	\$386,920	\$0	\$0	\$28,583	\$345,235
33	126,165	\$0.2389	\$30,139	\$0	(\$969)	\$0	\$0	\$0	\$29,170	\$416,091	\$0	\$0	\$29,170	\$374,405
34	125,534	\$0.2449	\$30,738	\$0	(\$969)	\$0	\$0	\$0	\$29,769	\$445,860	\$0	\$0	\$29,769	\$404,175
35	124,906	\$0.2510	\$31,349	\$0	(\$969)	\$0	\$0	\$0	\$30,380	\$476,240	\$0	\$0	\$30,380	\$434,555
36	124,282	\$0.2573	\$31,972	\$0	(\$969)	\$0	\$0	\$0	\$31,003	\$507,244	\$0	\$0	\$31,003	\$465,559
37	123,660	\$0.2637	\$32,608	\$0	(\$969)	\$0	\$0	\$0	\$31,639	\$538,883	\$0	\$0	\$31,639	\$497,197
38	123,042	\$0.2703	\$33,256	\$0	(\$969)	\$0	\$0	\$0	\$32,287	\$571,170	\$0	\$0	\$32,287	\$529,484
39	122,427	\$0.2770	\$33,917	\$0	(\$969)	\$0	\$0	\$0	\$32,948	\$604,118	\$0	\$0	\$32,948	\$562,432
40	121,815	\$0.2840	\$34,591	\$0	(\$969)	\$0	\$0	\$0	\$33,622	\$637,740	\$0	\$0	\$33,622	\$596,054

This financial summary is provided for informational purposes only and is not intended to provide, and should not be relied on for, tax, legal or accounting advice.







# REVISION ENERGY

## Completed Municipal Projects in Maine

<u>Town Name</u>	<u>Total array size</u>	<u>Commission Date</u>
City of South Portland	20.80 kW	2/14/2013
Town of Eliot	41.25 kW	6/28/2013
Town of Windham	40.00 kW	11/4/2013
Town of Boothbay	111.00 kW	12/20/2013
Town of Yarmouth	28.10 kW	4/3/2014
Town of Scarborough	42.38 kW	9/5/2014
City of Belfast	45.9 kW	12/30/2014
Town of Wells	36.91 kW	12/31/2014
Town of Bar Harbor	73.44 kW	12/1/2015
City of Belfast (Landfill)	120.78 kW	12/31/2015
Town of Lincolnville	43.4 kW	12/15/2016
Town of Parsonsfield	19.6 kW	2/8/2017
Town of Rockport	24.75 kW	3/29/2017
Town of Shapleigh	68.31 kW	11/25/2017
City of South Portland	1016.4 kW	12/1/2017
Town of Woolwich	23.4 kW	12/29/2017
Town of Camden	122.85 kW	1/3/2018
Town of St George	67.5 kW	3/30/2018
Town of Mount Desert	76.5 kW	4/5/2018
Town of Islesboro	46.5 kW	4/20/2018
Town of Sebago	57.6 kW	10/26/2018
City of Portland	954.8 kW	12/10/2018
City of Belfast	883.2 kW	In Progress

## Completed School Projects in Maine

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

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## New Road Name - Slipper Way

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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:

Requested By & Date:

#### **CONTACT INFORMATION**

Address:

Email Address:

Phone #:

#### **AGENDA ITEM REQUESTED**

Agenda Item Subject:

Agenda Item Summary:

Action Requested/Recommendation: ☐ Approval ☐ Public Hearing ☐ Information Only

List of Attachments Included:



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# Quit Claim Deeds

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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:

Requested By & Date:

### **CONTACT INFORMATION**

Address:

Email Address:

Phone #:

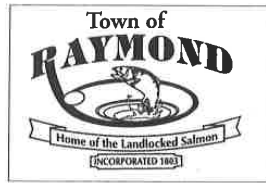
### **AGENDA ITEM REQUESTED**

Agenda Item Subject:

Agenda Item Summary:

Action Requested/Recommendation: ☐ Approval ☐ Public Hearing ☐ Information Only

List of Attachments Included:



*401 Webbs Mills Road  
Raymond, Maine 04071  
207.655.4742  
655-3024 (Fax)*

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### 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.

BK 27989	PG 107	BK 28886	PG 339	BK 29838	PG 156
BK 30940	PG 114	BK 31729	PG 90	BK 32517	PG 130
BK 33359	PG 10	BK 34141	PG 22	BK 35064	PG 316

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.

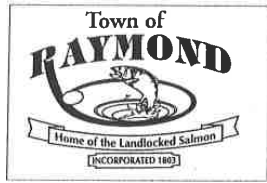
THE INHABITANTS OF THE TOWN OF RAYMOND

_____	By: _____
Witness to All	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 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



401 Webbs Mills Road  
Raymond, Maine 04071  
207.655.4742  
655-3024 (Fax)

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### 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.

BK 27989	PG 107	BK 28886	PG 339	BK 29838	PG 156
BK 30940	PG 114	BK 31729	PG 90	BK 32517	PG 130
BK 33359	PG 10	BK 34141	PG 22	BK 35064	PG 316

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:

\_\_\_\_\_  
Witness to All

\_\_\_\_\_  
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 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

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# Abatements & Supplemental Tax Bills

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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 LABEL, ASSESSORS AGENT  
**SUBJECT:**    TAX ABATEMENTS  
**DATE:**        3/13/2019  
**CC:**

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 there records and brought the issue to our attention. The property was inspected on March 7<sup>th</sup> 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 is 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

Signed \_\_\_\_\_, Assessor

M/L	OWNER OF RECORD	ADDRESS	SUPPLEMENTAL VALUATION	ACCT #	TAX DOLLARS	MISCELLANEOUS INFORMATION
004-014-B	Ashley Lewis II	PO Box 544 Raymond, ME 04071	\$174,800.00	3847	\$2,202.48	Assessment of Building omitted from assessment in error. Assessment was made to another parcel in error, which has been abated.
013-005-A	Daniel Fournier	10 Samuel Rd Raymond, ME 04071	\$235,100.00	1071	\$2,962.26	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.
009-058	Justin L Hayward	89 Johnson Road Gray, ME 04039	\$79,700.00	704	\$1,004.22	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.
					\$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  
(here insert date of original warrant)

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.  
original date of warrant

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



## TOWN OF RAYMOND

### SUPPLEMENTAL TAX CERTIFICATE

*State of Maine 36 M.R.S.A. § 713*

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

*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, 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**

Tax Year	#	M/L	ACCT#	OWNER OF RECORD	OLD ASSESSMENT	NEW ASSESSMENT	VALUATION ABATED	TAX AMOUNT	TAX RATE	MISCELLANEOUS INFORMATION
2018- 1		004-014	172	Danielle Emerson PO Box 544 Raymond, ME 04071	\$ 246,300.00	\$ 71,500.00	\$ 174,800.00	\$ 2,202.48	0.0126	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.
2018- 2		058-008	3192	Brian Varnum Andrea Varnum PO Box 94 Windham, ME 04082	\$ 399,300.00	\$ 380,000.00	\$ 19,300.00	\$ 243.18	0.0126	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.
2018- 3		019-019	1672	Keith Chase 274 Lewiston Rd New Gloucester, ME 04260	\$ 217,900.00	\$ 207,300.00	\$ 10,600.00	\$ 133.56	0.0126	Property was assessed in error for the same garage and attached carport twice, resulting in overvaluation.
2018- 4		061-005	3249	Terri Brooks Richard Gordon 47 Brooks Dr. Freedom, NH 04836	\$ 884,500.00	\$ 752,000.00	\$ 132,500.00	\$ 1,669.50	0.0126	Land overvalued in light of usable peninsula area. Building overvalued in light of condition and obsolescence detected.
<b>TOTALS</b>							<b>\$337,200.00</b>	<b>\$4,248.72</b>		

SUBMITTED BY FRANKLIN YOUNG  
 For MY SISTERS ANDREA VARNUM  
 & SARA STEVENSON For PROPERTY AT 5 COVESIDE LANE  
 MY NUMBER IS 203 888 0100  
 IF THERE ARE QUESTIONS



Abatement #2

**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.

1. Name of Applicant:	ANDREA VARNUM, SARA STEVENSON
2. Mailing Address and Phone Number:	PO BOX 94 WINDHAM ME 04082 207 655 4801
3. Tax year for which abatement is requested:	2018
4. Map/Lot #	5 COVESIDE LANE
5. Assessed valuation:	26,000
6. Taxpayer's opinion of value:	50,000
7. Reasons for requesting abatement (please be specific, stating grounds for belief that property is overvalued for tax purposes):	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

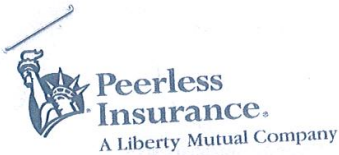
To the assessing authority of the Town of Raymond,

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

FRANKLIN YOUNG For ANDREA VARNUM  
 SARA STEVENSON  
 Signature of Applicant

Revised 02/10



Mailing Address:  
P.O. Box 515097  
Los Angeles, CA 90051-5097  
(800) 332-3226  
(000) 002-7874  
(888) 268-8840

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.

Dwelling

Total Estimate of Damage	\$77,613.68
Recoverable Depreciation	\$21,744.07
Deductible	\$1,000.00
Total Initial Payment	\$54,869.61

Personal Property

Total Estimate of Damage	\$17,895.36
Non-recoverable Depreciation	\$4,874.73
Total Payment	\$13,020.63

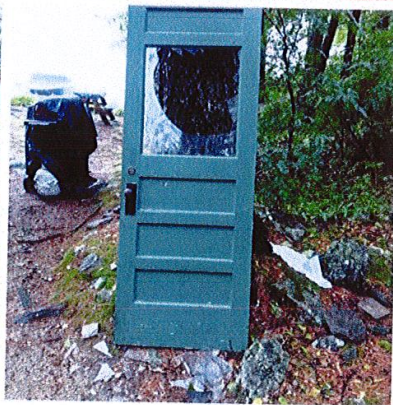
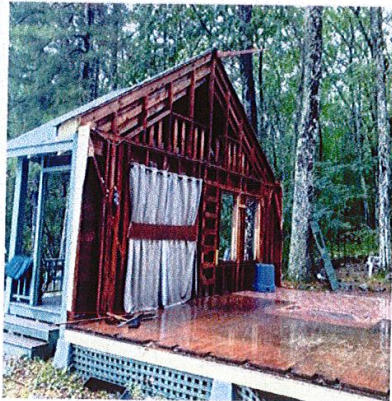
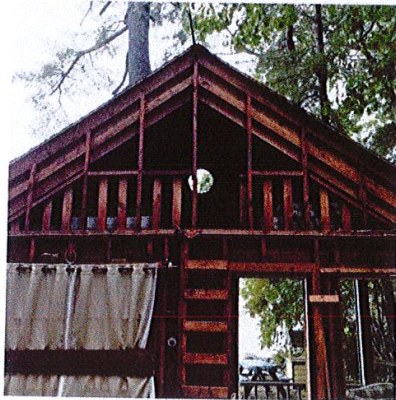
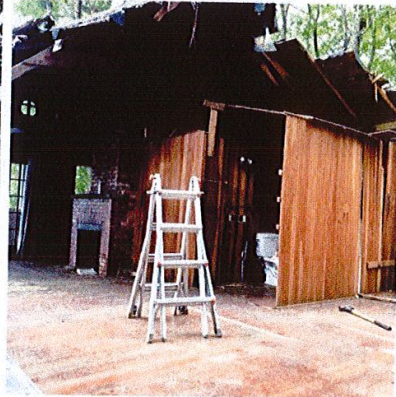
Enclosed is your contents valuation report that details the payment amount for each claimed item.

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

*Handwritten notes:*  
[ ] ~~AGREED~~ ~~POST TO REPAIR~~ ~~BRICK TRANS~~  
ASK JARED ABOUT 3RD CONTRACTOR  
? "FREE REMOVAL IS PART OF DEDUCTIBLE" ~~STRUCTURE~~ (C)  
DEBRIS REMOVAL

CA1570 4/30/18





Abatement #3

## 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: 274 Lewiston Rd New Gloucester
3. Property address or map/lot: 362 North Raymond Rd
4. Telephone number for applicant: 233-1631
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: 20,500
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  
not Two NO car port

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.

3/6/19  
Date

Keith Chase  
Signature of Applicant

Rev 1/17

Property Location: 362 NORTH RAYMOND RD

MAP ID: 019/ 019/ 000/ 000/

Bldg Name:

State Use: 1010

Vision ID: 1503

Account # C6112R

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 01/28/2019 16:30

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				3218 Raymond, ME  <b>VISION</b>										
CHASE KEITH	4 Rolling	5 Well	1 Paved	3 Rural	Description	Code	Appraised Value	Assessed Value												
274 LEWISTON RD		6 Septic			RESIDENTL	1010	126,700	126,700												
NEW GLOUCESTER, ME 04260					RES LAND	1010	66,900	66,900												
Additional Owners:	SUPPLEMENTAL DATA				RESIDENTL	1010	24,300	24,300												
Other ID: 019019000000		TIF CODE		SEND VALU																
USE PROGRAM		TG ENROLL YR		Field 8																
TG PLAN YR		LD1 TYPE		Field 9																
GIS ID: 019019000000		ASSOC PID#		Field 10																
Total:		217,900		217,900																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
CHASE KEITH	28006/ 170	08/20/2010	U	I	0			Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value				
ROGERS PATRICIA DAVISON	6847/ 270							2018	1010	126,700	2017	1010	126,700	2016	1010	126,700				
								2018	1010	66,900	2017	1010	66,900	2016	1010	66,900				
								2018	1010	24,300	2017	1010	24,300	2016	1010	24,300				
Total:		217,900		Total:		217,900		Total:		217,900		Total:		217,900						
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)					126,300					
0001/A										Appraised XF (B) Value (Bldg)					400					
										Appraised OB (L) Value (Bldg)					24,300					
										Appraised Land Value (Bldg)					66,900					
										Special Land Value					0					
										Total Appraised Parcel Value					217,900					
										Valuation Method:					C					
										Exemptions					0					
										Adjustment:					0					
										Net Total Appraised Parcel Value					217,900					
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						
									06/28/2006			CC	00	Measur+Listed						
									06/04/2004			PM	00	Measur+Listed						
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	1010	Single Family	R				130,680	SF	0.42	1.0000	5	1.0000	1.00	0.00				1.00	0.42	54,900
1	1010	Single Family	R				8.45	AC	1,500.00	1.0000	0	0.9500	1.00	0.00				1.00	1,425.00	12,000
Total Card Land Units:			11.45			AC	Parcel Total Land Area:			11.45			AC			Total Land Value:			66,900	



Property Location: 362 NORTH RAYMOND RD

MAP ID: 019/ 019/ 000/ 000/

Bldg Name:

State Use: 1010

Vision ID: 1503

Account #C6112R

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 01/28/2019 16:30

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Style	01		Ranch									
Model	01		Residential									
Grade	03		Average									
Stories	1											
Occupancy	1			MIXED USE								
Exterior Wall 1	14		Wood Shingle	Code	Description		Percentage					
Exterior Wall 2				1010	Single Family		100					
Roof Structure	03		Gable/Hip									
Roof Cover	01		Metal/Tin									
Interior Wall 1	06		Cust Wd Panel									
Interior Wall 2				COST/MARKET VALUATION								
Interior Flr 1	09		Pine/Soft Wood	Adj. Base Rate:		99.11						
Interior Flr 2						145,394						
Heat Fuel	02		Oil	Net Other Adj:		5,000.00						
Heat Type	04		Forced Air-Duc	Replace Cost		150,394						
AC Type	01		None	AYB		1985						
Total Bedrooms	03		3 Bedrooms	EYB		1989						
Total Bthrms	1			Dep Code		A						
Total Half Baths				Remodel Rating								
Total Xtra Fixtrs				Year Remodeled								
Total Rooms	5			Dep %		16						
Bath Style	02		Average	Functional Obslnc								
Kitchen Style	02		Average	External Obslnc								
				Cost Trend Factor		1						
				Condition								
				% Complete								
				Overall % Cond		84						
				Apprais Val		126,300						
				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
FGR1	GARAGE-AVC			L	896	16.00	2006			E	90	12,900
FCP	CARPORT			L	480	8.00	2006			E	90	3,500
FGR1	GARAGE-AVC			L	896	16.00	2005	03		A	50	7,200
LNT	LEAN-TO			L	480	3.00	2005	03		A	50	700
HRT	HEARTH			B	1	500.00	1989		1	E	84	400
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value		
BAS	First Floor	1,189		1,189		1,189		99.11		117,842		
FOP	Porch, Open, Finished	0		200		40		19.82		3,964		
UBM	Basement, Unfinished	0		1,189		238		19.84		23,588		
Ttl. Gross Liv/Lease Area:				1,189		2,578		1,467		150,394		

FOP

20


10

BAS

UBM

29

41





## 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: 47 Brooks Dr. Freedom NH 03836
3. Property address or map/lot: 32 Manor Harbor, Raymond
4. Telephone number for applicant: 603 539 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 inherited. The town has 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 \$985K based on your valuation. 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  
To the assessing authority of the Municipality of \_\_\_\_\_

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.

2/6/19  
Date

Terri Brooks  
Signature of Applicant

*Requesting an abatement and future taxes based on that \$700K appraisal.*

*1000 ft of frontage most of which is unusable and 4.3 acres of land with no chance of adding guest homes. I just had to take out a loan to pay bills. Bank appraisal was \$700K.*

# SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	22 Manor Harbor Rd
	Legal Description	Book: 34446 Page: 25
	City	Raymond
	County	Cumberland
	State	ME
	Zip Code	04071
	Census Tract	0120.00
	Map Reference	38860
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower	Terri G. & Charles D. Brooks
	Lender/Client	Norway Savings Bank
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	3,116
	Price per Square Foot	\$
	Location	Suburban/Good
	Age	48
	Condition	Average
	Total Rooms	8
	Bedrooms	3
	Baths	2
APPRAISER	Appraiser	Kristen K. McCullough
	Date of Appraised Value	12/13/2018
VALUE	Opinion of Value	\$ 720,000

**Freddie  
Mac**

Federal  
Home Loan  
Mortgage  
Corporation

Owned by America's  
Savings Institutions

**Second Mortgage  
Property Value Analysis Report**

S18120401

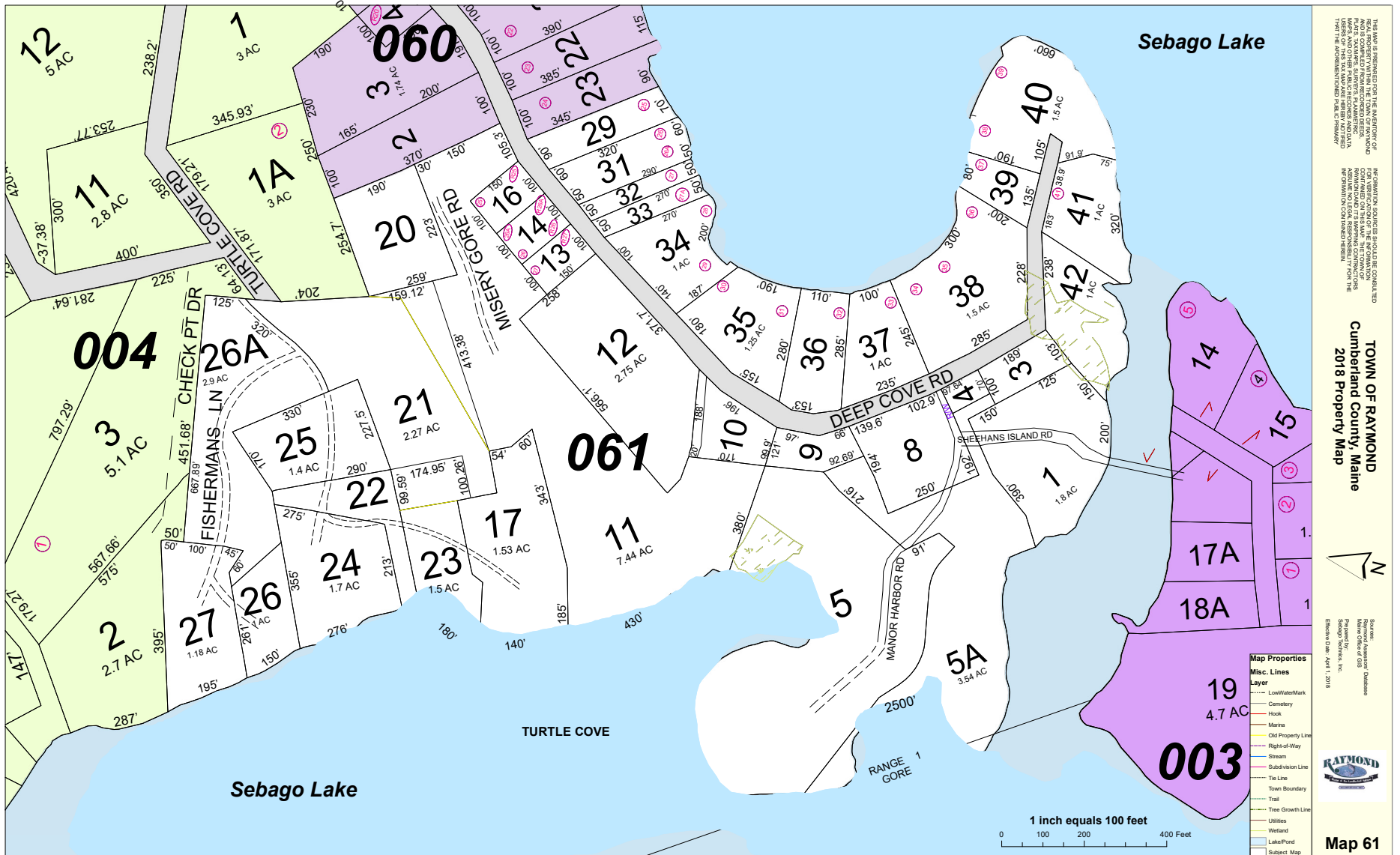
Borrower/Subject Property Information									
Borrower <b>Terri G. &amp; Charles D. Brooks</b>					Current Tract <b>0120.00</b>		Map Reference <b>38880</b>		
Property Address <b>22 Manor Harbor Rd</b>					Check one: <input checked="" type="checkbox"/> SF <input type="checkbox"/> PUD <input type="checkbox"/> CONDO <input type="checkbox"/> 2-4 Units				
City <b>Raymond</b>		County <b>Cumberland</b>		State <b>ME</b>		Zip Code <b>04071</b>			
Phone No. Res. _____					Loan Amount Requested \$ _____		Term _____		
No. of Rooms <b>8</b>		No. of Bedrooms <b>3</b>		No. of Baths <b>2</b>		Family room or den <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Gross Living Area <b>3,116 Sq. Ft.</b>	
						Mos. Owner's Est. of Value \$ _____		Garage/Carport (specify type & no.) <b>2 Car Det. Gar</b>	
								Porches, Patio or Pool (specify) <b>Prchs, Pto, Shd</b>	
								Central Air <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Field Report									
<b>NEIGHBORHOOD</b>									
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Built Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%		Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow		Property Compatibility <input checked="" type="checkbox"/> Good <input type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor			
Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.		General Appearance of Properties <input checked="" type="checkbox"/> Good <input type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor			
Present Land Use <input type="checkbox"/> 75% 1 Family <input type="checkbox"/> 2-4 Family <input type="checkbox"/> Apts. <input type="checkbox"/> Condo <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant <input checked="" type="checkbox"/> 25% vacant land, schools & parks		Change in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely <input type="checkbox"/> Taking Place		Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant		Appeal to Market <input checked="" type="checkbox"/> Good <input type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor			
S/F Price Range \$ <b>300,000</b> to \$ <b>2,000,000</b>		S/F Price Range \$ <b>750,000</b> to \$ <b>750,000</b>		= Predominant Value					
S/Family Age <b>0</b> yrs. to <b>150</b> yrs.		Predominant Age <b>50</b> yrs.							
<b>Note:</b> Freddie Mac does not consider race or the racial composition of the neighborhood to be reliable appraisal factors.									
Comments including those factors affecting marketability (e.g. public parks, schools, view, noise) <b>Raymond, a town in Cumberland County, with a current population of 4,436, is located approximately 20 miles NW of Portland, Maine. Major routes include Routes 85, 121 &amp; 302. Subject neighborhood, located on Sebago Lake, consists primarily of ranch, cape, cottage &amp; New Englander style dwellings in average-good overall condition. Subject property is on a peninsula and has 1,000' +/- of water frontage on Sebago Lake. There is a fence and gate at the subject's driveway entrance.</b>									
<b>SUBJECT PROPERTY</b>									
Approx. Yr. Bld. <b>1970</b> # Units <b>1</b> # Stories <b>1.5</b>		Type (det, duplex, semi-det, etc.) <b>Single Family</b>		Design (rancher, split, etc.) <b>Cape</b>		PROPERTY RATING <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor			
Exterior Wall Mat. <b>Vinyl/Wood Siding</b>		Roof Mat. <b>Asphalt Shingle</b>		Is the property in a HUD-Identified Special Flood Hazard Area? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		Condition of Exterior <input checked="" type="checkbox"/> Good <input type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor			
Special Energy-Efficient Items <b>Subject property has a large patio, open front porch, second floor porch, double sided, stone fireplace, vaulted ceilings, detached garage (576 sf with unfin. room above) and partial basement with partially finished room with hearth.</b>						Compatibility to Neighborhood <input checked="" type="checkbox"/> Good <input type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor			
Comments (favorable or unfavorable incl. deferred maintenance) <b>No adverse easements were noted at time of inspection. Subject property has mature trees, shrubs and gravel and asphalt driveway. Subject lot has 1,000' +/- of water frontage on Sebago Lake. Frontage is rocky with no beach area. Subject road is a private, gravel road being maintained in average to good overall condition. This is typical and not considered adverse to marketability in this area.</b>						Appeal and Marketability <input checked="" type="checkbox"/> Good <input type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor			

Market Comparable Analysis Prior To Improvement									
ITEM		SUBJECT		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address		<b>22 Manor Harbor Rd Raymond, ME 04071</b>		<b>63 Wild Acres Rd Raymond, ME 04071</b>		<b>36 Whittemore Cove Rd Raymond, ME 04071</b>		<b>154 Deep Cv Raymond, ME 04071</b>	
Proximity to Sub.				<b>3.27 miles S</b>		<b>2.55 miles S</b>		<b>0.21 miles NE</b>	
Sales Price		\$ _____		\$ <b>875,000</b>		\$ <b>730,000</b>		\$ <b>705,000</b>	
Date of Sale and Time Adjustment		DESCRIPTION		DESCRIPTION +(-) % Adjst.		DESCRIPTION +(-) % Adjst.		DESCRIPTION +(-) % Adjst.	
Location		<b>Suburban/Good</b>		<b>Suburban/Good</b>		<b>Suburban/Good</b>		<b>Suburban/Good</b>	
Site/View		<b>4.3 ac/1,000'WF</b>		<b>1 ac/183+200'ShrdWF +20,000</b>		<b>1.7 ac/90'WF +40,000</b>		<b>1.0 ac/200'WF 0</b>	
Age		<b>48</b>		<b>68 0</b>		<b>12 0</b>		<b>76 0</b>	
Condition		<b>Average</b>		<b>Avg-Gd/Sup. Quality -200,000</b>		<b>Good/Sup. Quality -40,000</b>		<b>Average/Similar 0</b>	
Living Area Rm.		Total 8-rms. Baths		Total 8-rms. Baths		Total 8-rms. Baths		Total 8-rms. Baths	
Count and Total		<b>8 3 2</b>		<b>6 3 2 0</b>		<b>7 3 2.1 -2,500</b>		<b>7 3 2 0</b>	
Gross Living Area		<b>3,116 Sq. Ft.</b>		<b>2,133 Sq. Ft. +29,490</b>		<b>2,016 Sq. Ft. +33,000</b>		<b>1,840 Sq. Ft. +38,280</b>	
Air Conditioning		<b>Elec. Rdt/DirVnt/None</b>		<b>Elec. BB/None 0</b>		<b>FHA/Central Air -10,000</b>		<b>FHA/None -5,000</b>	
Garage/Carport		<b>2 Car Det. Garage</b>		<b>2 Car Det. Garage</b>		<b>None +10,000</b>		<b>2 Car Att. Garage</b>	
Porches, Patio, Pools, etc.		<b>Prchs, Patio, Shed, Fpl, Unfin. rm over garage</b>		<b>2 Decks, Patio, Shd, Fireplace, Hearth 0</b>		<b>Lg Porch, Patio, Dk, Generator, C-Vac -15,000</b>		<b>Lg Prch, Dks, Bnks, Fireplace, Hearth -20,000</b>	
Special Energy-Efficient Items		<b>None</b>		<b>None</b>		<b>None</b>		<b>None</b>	
Other		<b>Partial Bsmt-Hearth</b>		<b>Crawl space +2,500</b>		<b>Full-Access. apt -30,000</b>		<b>Crawl space +2,500</b>	
Net Adjust. (Total)				<b>+ - \$ -148,010</b>		<b>+ - \$ -14,500</b>		<b>+ - \$ 15,780</b>	
Indicated Value Sub				<b>\$ 726,990</b>		<b>\$ 715,500</b>		<b>\$ 720,780</b>	
<b>General Comments</b> <b>Comp#1 was adjusted for smaller acreage (Shared WF has large beach), superior condition due to more updates, superior quality of cabinetry, flooring &amp; interior finishes &amp; smaller GLA. Comp#2 was adjusted for smaller site size &amp; WF, superior condition due to age &amp; less wear &amp; tear, superior quality of interior finishes, superior bath utility &amp; smaller GLA. Comp#3 was adjusted for smaller GLA. No site adjustment as WF is superior to subject's WF.</b>									
Completed By <b>Kristen K. McCullough</b>		Signature <b>Kristen K. McCullough</b>		Estimated Market Value \$ <b>720,000</b> as of <b>12/13/2018</b>		Title <b>Certified Residential #CR3342</b>		Date <b>12/18/2018</b>	
ATTACH CURRENT DESCRIPTIVE PHOTOGRAPHS OF SUBJECT PROPERTY AND STREET SCENE									

Freddie Mac Form 704 (7/86) [Y2K]





THIS MAP IS PREPARED FOR THE INSPECTION OF THE TOWN OF RAYMOND, MAINE, AND IS BASED ON THE RECORDS OF THE TOWN OF RAYMOND, MAINE, AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE TOWN OF RAYMOND, MAINE, ASSUMES NO LIABILITY FOR THE INFORMATION CONTAINED HEREIN.

**TOWN OF RAYMOND**  
Cumberland County, Maine  
2018 Property Map



Source: Raymond Municipal Database  
Prepared by: Raymond Office of GIS  
Software: ArcGIS, Inc.  
Edition Date: April 1, 2018



**Map 61**

Map Properties	
Misc. Lines	
Layer	
LowWaterMark	
Cemetery	
Hook	
Marina	
Old Property Line	
Rights-of-Way	
Stream	
Subdivision Line	
Tie Line	
Town Boundary	
Trail	
Tree Growth Line	
Utilities	
Wetland	
Lake/Pond	
Subject Map	

State Use 1013  
Print Date

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								
BROOKS TERRI G GORDAN RICHARD L 47 BROOKS DRIVE  FREEDOM NH 03836				2	Above Street	5	Well	3	Unpaved	7	Waterfront	Description	Code	Assessed	Assessed	3218  Raymond, ME  <b>VISION</b>				
				0	Undefined	6	Septic					RESIDENTL	1013	136,900	136,900					
				SUPPLEMENTAL DATA				RES LAND	1013	605,200	605,200									
				Alt Prol ID	061005000000			SEND VAL		RESIDENTL	1013	9,900	9,900							
				TIF CODE				TAP												
				USE PRO				Field 8												
				TG ENRO				Field 9												
				TG PLAN				Field 10												
				LD1 TYPE																
				GIS ID	061005000000			Assoc Pid#												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)							
BROOKS TERRI G JOHN STEVEN CAMPBELL				34446	0025	11-03-2017	U	I	0		1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
				12274	0214					2018	1013	148,700	2017	1013	148,700	2016	1013	148,700		
											1013	725,900		1013	725,900		1013	725,900		
											1013	9,900		1013	9,900		1013	9,900		
												Total	884500	Total	884500	Total	884500	Total	884500	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int								
				Total		0.00														
ASSESSING NEIGHBORHOOD																				
Nbhd		Nbhd Name		B		Tracing		Batch												
0001																				
NOTES																				
GREY IG ROCKY SHORELINE A+ SPOT, CONSTRUCTION SFB = SITTING AREA 2006 CHECK FOR LOT SPLIT 7/2005 3 AC FOR SALE																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		VISIT / CHANGE HISTORY										
										Date	Id	Type	Is	Cd	Purpost/Result					
										11-17-2004	JL			00	Measur+Listed					
LAND LINE VALUATION SECTION																				
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value			
1	1013	Single Fam Wate	LRR		87,120 SF	0.52	2.50000	9	1.75	TU	3.000	WF/ROW/PENINSULA				1.0000	595,000			
1	1013	Single Fam Wate	LRR		2,390 AC	1,500.00	1.00000	0	0.95	TU	3.000	TOPO				1.0000	10,200			
Total Card Land Units					87,120 SF	Parcel Total Land Area					4.3900	Total Land Value					605,200			



Property Location 22 MANOR HARBOR RD  
Vision ID 3212 Account # G1220R

Map ID 061/ 005/ 000/ 000/  
Bldg # 1

Bldg Name  
Sec # 1 of 1

Card # 1 of 1

State Use 1013  
Print Date

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model:	01	Residential			
Grade:	03	Average			
Stories:	1.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure:	05	Salt Box			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	18	Slate			
Interior Flr 2	19	Marble			
Heat Fuel	04	Electric			
Heat Type:	08	Radiant			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	9				
Bath Style:	02	Average			
Kitchen Style:	02	Average			

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION				
Building Value New			181,660	
Year Built			1970	
Effective Year Built			1979	
Depreciation Code			A	
Remodel Rating				
Year Remodeled				
Depreciation %			26	
Functional Obsol				
External Obsol				
Trend Factor			1	
Condition				
Condition %				
Percent Good			74	
RCNLD			134,400	
Dep % Ovr				
Dep Ovr Comment				
Misc Imp Ovr				
Misc Imp Ovr Comment				
Cost to Cure Ovr				
Cost to Cure Ovr Comment				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	2 STORY CHI	B	1	2800.00	1987	A	74	00	1.00		2,100
HRT	HEARTH	B	1	500.00	1987	A	74	00	1.00		400
SHD1	SHED FRAME	L	80	8.00	2005	F	30	00	1.00		200
FGR4	W/LOFT-AVG	L	576	20.00	2005	G	75	00	1.00		8,600
WDK	DECK, WOOD	L	72	12.00	2005	F	30	00	1.00		300
PAT1	PATIO-AVG	L	648	2.50	2005	A	50	00	1.00		800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,804	1,804	1,804	70.77	127,669
CTH	Cathedral Ceiling	0	426	43	7.14	3,043
FHS	Half Story, Finished	225	450	225	35.39	15,923
FOP	Porch, Open, Finished	0	356	71	14.11	5,025
SFB	Basement, finished, raised	0	426	256	42.53	18,117
SLB	Slab	0	1,378	69	3.54	4,883
Ttl Gross Liv / Lease Area		2,029	4,840	2,468		174,660

