



Town of Raymond Board of Selectmen ePacket November 10, 2020 Table of Contents

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Agenda



BOARD OF SELECTMEN Agenda

November 10, 2020

6:30pm – Regular Meeting

Via Zoom & Streamed on YouTube

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) **Minutes of previous meetings**
 - a) October 5, 2020 – Regular Meeting
 - b) October 20, 2020 – Public Hearing for Ballot Question
- 3) **New Business**
 - a) Be the Influence Update – Laura Morris, Be the Influence Coalition
 - b) Tassel Top Event Fees and Update – Joe Crocker, Recreation Director
 - c) Consideration of Abatement Requests – Curt Lebel, Contract Assessor
 - d) Consideration of the Close and Disbandment of the RSU Withdrawal Committee – Rolf Olsen
- 4) **Public Comment**
- 5) **Selectman Comment**
- 6) **Town Manager's Report and Communications**
 - a) **Confirm Dates for Upcoming Regular Meetings**
 - December 8, 2020
 - January 12, 2021
 - b) **Reminder of Upcoming Holiday Schedule**
 - Wednesday, November 11, 2020 – Veteran's Day
 - Thursday, November 26, 2020 – Thanksgiving
 - Friday, November 27, 2020 – Day after Thanksgiving
- 7) **Adjournment**

Selectman's Meeting Agenda (Page 1 of 1) November 10, 2020

Meeting Minutes - October 5, 2020 - Regular Meeting



BOARD OF SELECTMEN Agenda

October 5, 2020

6:30pm – Regular Meeting

Via Zoom

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: Rolf Olsen, Marshall Bullock, Teresa Sadak, Samuel Gifford, Lawrence Taylor

Select Board members absent: none

Town Staff in attendance:

Don Willard – Town Manager
Alex Sirois – Code Enforcement Officer
Sue Look – Town Clerk

1) **Called to order** at 6:30pm by Chair Olsen

2) **Minutes of previous meetings**

a) September 8, 2020

Motion to approve as presented by Selectman Bullock. Seconded by Selectman Taylor.

Unanimously approved

3) **New Business**

a) Set Date for RSU #14 Withdrawal Referendum Public Hearing – Rolf Olsen, Chairman

Motion to set the date for the Public Hearing for the RSU #14 Withdrawal Referendum Public Hearing to October 20, 2020 at 6:30pm by Selectman Sadak. Seconded by Selectman Gifford.

Unanimously approved

b) Consideration of Letter to Bruce Sanford Regarding Cemetery Lot – Sue Look, Town Clerk

There was extensive discussion, the details of which are available in the video record

Selectman's Meeting Agenda (Page 1 of 4) October 5, 2020

at <https://www.raymondmaine.org/content/board-selectmen-october-5-2020> .

Chair Olsen – Don or Sue will contact the surveyor to survey the whole cemetery to establish the plots/lots.

c) Consideration of Acceptance of a \$5,000 Grant from the Center for Tech & Civic Life for Election Expenses – Sue Look, Town Clerk

- Will be used to buy 9 voting booths, finish paying for ballot drop-box, and pay for some of the extra cost of Election Clerks

Motion to accept the above listed grant by Selectman Gifford. Seconded by Selectman Sadak.

Unanimously approved

d) Consideration of General Assistance Annual Updates – Sue Look, Town Clerk

Motion to approve annual update of the General Assistance Appendices by Selectman Bullock. Seconded by Selectman Sadak.

Unanimously approved

e) Consideration of Acceptance of COVID-19 Grants – Don Willard, Town Manager

- Keep ME Healthy \$80,656
 - 1) We rented portable restrooms, they were located at Veteran's park and Tassel top.
 - 2) Cathy Gosselin provided education for camps and area businesses in the town.
 - 3) Tassel Top Staff visited local beaches to educate/observe on social distancing.
 - 4) Tassel Top Staff cleaned the portable restrooms.
 - 5) The Roadrunner was used to communicate virus information to the public, videos, and signs were produced.
- Cumberland County \$400 passed on to Food Pantry
- GPCOG CDBG Grant \$10,000 for the Food Pantry
- Grant in kind from Windham Wedco \$180,000 for 9 towns for PPE, signage, etc.

Motion to accept the above listed grants by Selectman Bullock. Seconded by Selectman Taylor.

Unanimously approved

4) **Public Comment** – none

5) **Selectman Comment** – none

6) Town Manager's Report and Communications

a) Confirm Dates for Upcoming Regular Meetings

- November 10, 2020
- December 8, 2020

b) Reminder of Upcoming Holiday Schedule

- Monday, October 12th – Columbus Day

c) Reminder of Upcoming Election Events

- First week of October – absentee ballots should be available and begin to be mailed
- October 19th – last day to register to vote by mail (in-person voter registration continues through Election Day)
- October 29th – last day to request an absentee ballot be mailed
- October 30th – last day to vote an absentee ballot in-person at the Town Office
- November 3rd – Election Day

d) Explanation of Election Day Procedures – Sue Look, Town Clerk

The set-up will be very similar to the July Primary Election in 2020. It is requested that all voters wear a face covering. Voters will be split into 2 lines when they enter the hallway to the JSMS gym and then into 4 lines in the gym to go to 4 different voter lists (split by the first letter of the voter's last name). There will be markers on the floor to help voters maintain social distancing, as well as hand-sanitizer. We can have up to 50 people in the gym at a time, not including those in the hallway. Election workers will be required to wear masks and will have access to gloves, face shields, and hand sanitizer. Each Incoming Voter List will have a sneeze guard and voting booths and pens will be cleaned.

7) Executive Session

a) To Update the Select Board on a Pending Legal Matter (pursuant to 1 MRSA §405 (E))

Motion to enter executive session as listed above at 7:48pm by Selectman Sadak. Seconded by Selectman Taylor.

Unanimously approved

Motion to leave executive session at 8:01pm by Selectman Sadak. Seconded by Selectman Taylor.

Unanimously approved

8) Adjournment

Motion to adjourn at 8:01pm by Selectman Sadak. Seconded by Selectman Taylor.

Unanimously approved

Respectfully submitted,

Susan L Look, Town Clerk

Meeting Minutes - October 20, 2020 - Public Hearing



BOARD OF SELECTMEN Minutes

October 20, 2020

6:30pm – Special Meeting – Public Hearing

Via Zoom

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: Rolf Olsen, Marshall Bullock, Teresa Sadak, Samuel Gifford, Lawrence Taylor

Select Board members absent: none

Town Staff in attendance:
Sue Look – Town Clerk

RSU Withdrawal Members:

- Present - Rolf Olsen, Select Board Rep, Chair
- Present - Teresa Sadak, Proponent Rep
- Present - Katie Leveille, RSU #14 Board of Directors Rep
- Present - Joe Bruno, Citizen Rep

Consultants:

- Present - Dr. Mark Eastman, Retired Superintendent and Educational Consultant
- Present - Dan Stockford, Attorney

1) **Called to order** at 6:30pm by Chair Olsen

2) **Overview of Withdrawal Agreement and Withdrawal Process** – Rolf Olsen, Chairman

Mr Bruno gave an overview using PowerPoint of the process and conclusions.

- Next Step: Vote on November 3, 2020

3) **Public Comment & Questions**

There was extensive discussion that can be viewed in the video record at <https://www.raymondmaine.org/content/board-selectmen-october-20-2020>.

Public Hearing closed by Chair Olsen at 7:15pm when there were no more raised hands in the Zoom session.

Selectman's Meeting Minutes (Page 1 of 2) October 20, 2020

4) Review of Voting Procedure for November 3, 2020 – Sue Look, Town Clerk

The set-up will be very similar to the July Primary Election in 2020. It is requested that all voters wear a face covering. Voters will be split into 2 lines when they enter the hallway to the JSMS gym and then into 4 lines in the gym to go to 4 different voter lists (split by the first letter of the voter's last name). There will be markers on the floor to help voters maintain social distancing, as well as hand-sanitizer. We can have up to 50 people in the gym at a time, not including those in the hallway. Election workers will be required to wear masks and will have access to gloves, face shields, and hand sanitizer. Each Incoming Voter List will have a sneeze guard and voting booths and pens will be cleaned regularly.

5) Adjournment

Meeting adjourned at 7:19pm by Chair Olsen.

Respectfully submitted,

Susan L Look, Town Clerk

Raymond Rec Rental Agreement



Raymond Parks and Recreation - Rental Policy Agreement

This Policy is designed to govern the use of Town-owned parks and playgrounds by individuals, groups, and/or organizations that are not directly associated with the Town of Raymond. All references to parks and playgrounds within this policy shall mean the Town-owned parks described in Section 2.

The following rules and regulations have been adopted with the intent to better serve those who have occasion to use the facilities while protecting the public's interest.

1. Rental Application

- 1.1. Application and Certificate of Insurance must be signed and returned no later than thirty (30) business days prior to the date of the event. An online application can be found at www.raymond.recdesk.com.

2. Park Availability

- 2.1. A list below is all available Parks operated by the Town of Raymond:

- Tassel Top Park
 - Multipurpose Event Circle
 - Group Reservation (Picnic Area)
- Sherri Gagnon Memorial Park
 - Baseball Field
 - Softball Field
- Veterans Memorial Park
- Raymond Beach
- Crescent Beach

3. Rental Fee Schedule

- 3.1. Commercial/Private - \$25/hour
- 3.2. Nonprofit - \$15/hour
- 3.3. Raymond Athletic Organizations - Fee Waived

4. Liability

- 4.1. The permittee shall be liable for any damages to the park or to any contents owned by the Town during the period of use, whether such damage is



caused by the permittee or its agents, or employees, or by any invitees or permittees.

- 4.2. The Town of Raymond shall not be liable for any damage or loss to any property of the permittee or any other person from any cause whatsoever while the said property is located on the premises for storage purposes or for any other purpose, nor shall the Town be liable for any injuries resulting from the use of the park.
- 4.3. The permittee agrees to defend, indemnify, and hold harmless the Town of Raymond, its departments and their representatives, officers, agents or employees from and against all claims of any nature whatsoever for damages, including damages or loss to personal property, personal injuries, and death resulting therefrom the use of the park in connection with the event for which the permit is granted. However, nothing contained herein shall be construed as rendering the permittee liable for acts of the Town of Raymond, its departments, or their agents or employees.
- 4.4. **When a permittee provides a certificate of insurance pursuant to this policy, the permittee shall provide comprehensive general liability insurance with minimum limits of liability for bodily injury in the amount of \$1,000,000 for each occurrence and minimum limits of liability for property damage in the amount of \$1,000,000 for each occurrence.** The Town of Raymond shall be named insured additionally under the policy. Additional coverage may be requested when deemed necessary due to the risks posed by the permitted activity.

5. Criteria for Approval of Use:

- 5.1. The proposed event or activity would present an unreasonable danger to the health or safety of the applicant, or other users of the park, City employees, or the public.
- 5.2. The event or activity shall cause damage from destruction or overuse of the grounds, equipment, vegetation, buildings, fences or other amenities in the park.



- 5.3. The event or activity shall not cause damage from destruction or overuse of the grounds, equipment, vegetation, buildings, fences or other amenities in the park.
 - 5.4. The applicant or the person on whose behalf the application is made has on prior occasions made material misrepresentations regarding the nature or scope of an event or activity previously permitted or has violated the terms or conditions of prior permits issued to or on behalf of the applicant.
 - 5.5. The applicant has not tendered the required user fee, indemnification agreement, insurance certificate, or security deposit within the times prescribed by the Parks and Recreation Director.
 - 5.6. The applicant or the person on whose behalf the application for permit was made has on prior occasions damaged Town property and has not paid in full for such damage, or has other outstanding and unpaid debts to the Town.
 - 5.7. The proposed use or activity is prohibited by or inconsistent with the classifications and uses of the park designated pursuant to law, Town ordinance, or Town regulations.
 - 5.8. The use or activity intended by the applicant would conflict with programs organized and conducted by the Town and scheduled for the same time and place.
 - 5.9. Events **over 100 people in attendance** need an additional **Public Property Use Agreement** form that will need to be approved by the Town Manager and Selectboard.
- 6. Facility Use Expectations:**
- 6.1. Upon completion of the activity, the park and adjacent area must be clear, orderly, and free of any obstruction of litter.
 - 6.2. The park must be left in the same condition it was when the permittee took occupancy.
 - 6.3. Area must be clear of all chairs, tables, booths, decorations, debris, etc., according to a schedule set by the Parks & Recreation Director.
 - 6.4. If additional personnel is needed to clean up after an event, in order to prepare the park for the next day's use, the permittee will be responsible for the extra cost involved.



- 6.5. The permittee agrees to abide by Town Ordinances that apply to noise, malicious activity, crowd control, individual and group behavior.
- 6.6. The permittee must comply with all applicable City, County, State, and Federal laws and regulations.
 - 6.6.1. The permittee shall be responsible for all other licenses, permits, and/or approvals required by the State of Maine and the Town of Raymond. Failure to obtain said licenses and permits shall be cause for cancellation of the event or program and withholding of any deposits or fees collected by the Town of Raymond.

Abatement Request(s)

Board of Selectmen – Agenda Item Request Form

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

Requested Meeting Date:	11/10/2020	Request Date:	10/22/2020
Requested By:	Curt Lebel, Assessors Agent		
Address:			
eMail:			
Phone #:			

Category of Business (please check one):

Information Only Public Hearing Report Action Item
 Other - Describe

Agenda Item Subject:	Consideration of tax abatements
Agenda Item Summary:	Board will be asked to consider tax abatements. A memo outlining recommended actions shall be included in the agenda packet

Action Requested/ Recommendation:	Approve abatement tax items as requested.
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Attachments to Support Request:	Memo and appropriate documents to be attached.
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For Selectmen's Office Use Only	
Date Received: _____	Approved for inclusion: <input type="checkbox"/> Yes <input type="checkbox"/> No
Date Notification Sent: _____	Meeting Date: _____

TOWN OF RAYMOND Assessing Office

401 Webbs Mills Road Raymond, Maine 04071
Phone 207.655.4742 x51 Fax 207.655.3024
assessor@raymondmaine.org

INTEROFFICE MEMORANDUM

TO: RAYMOND BOARD OF ASSESSORS
FROM: CURT LABEL, ASSESSORS AGENT
SUBJECT: TAX ABATEMENTS/SUPPLEMENTAL ASSESSMENTS
DATE: 11/5/2020
CC:

Dear Board Members,

Good afternoon. I have four (4) tax abatements for the Board to consider for approval.

Abatement #1&2 These two abatements are to grant homestead exemptions which were not applied in error. The applications were filed during the Covid-19 shutdown period but were mistakenly not processed.

Abatement #3 Property located at Map 014-009 (154 Egypt Road) Owed by Shelly Landry. This property was split many years ago but it appears that the acreage of this original parcel was not adjusted to account for the parcel division. The property was assessed for 10.87 acres in error. The correct acreage is 3.16 acres.

Abatement #4 Property located at Map 016-023 (0 Spring Valley Road) the Record owner is Rodd Robertson and the new owner/applicant is Joseph Twer. This property is a vacant parcel containing 2.18 acres. The property assessment is currently \$300,700. The Property went to market in June of 2020 at \$225,000 and was sold to on September 4, 2020 for \$160,000. There appears to be some atypical motivation of the part of the seller to sell the property and it appears that the purchase price is not indicative of the properties just value. The new owner has filed for abatement and requested a value of \$250,000. We have inspected the property which is divided by Spring Valley Road. The property on the Raymond Pond side of the road is very steep. The topography of the parcel along with the shore and road setback requirements imposes limitations on the development options available. Given the nature of the property it appears that some additional consideration for topography is warranted. The properties adjacent to the subject, have similar topography and receive adjustments for the steepness, but have homes already situated 40-70 feet from the water, which cannot be replicated in this case given current shoreland zoning requirements.

Sincerely,

Curt Lebel, Assessors Agent, Town of Raymond

Certificate of Abatement

36 M.R.S.A. § 841

We, the Board of Assessors of the municipality of Raymond, hereby certify to Suzanne Carr, tax collector, that the accounts herein, contain a list of valuations of the estates, real and personal, that have been granted an abatement of property taxes by us for the April 1, 2020 assessment on November 10, 2020. You are hereby discharged from any further obligation to collect the amount abated.

Voted by the Raymond Board of Assessors on: November 10, 2020

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
2020- 1		054-073	3086	Linda Lelansky 12 Birch Dr Raymond, ME 04071			\$ 24,250.00	\$ 338.29	0.01395	Homestead Exemption omitted in error.
2020- 2		054-042	3057	James Chapman Carol Mcleod 3 Beach Road Raymond, ME 04071			\$ 24,250.00	\$ 338.29	0.01395	Homestead Exemption omitted in error.
2020- 3		014-009	1185	Shelly Landry 154 Egypt Rd Raymond, ME 04071	\$ 205,900.00	\$ 194,900.00	\$ 11,000.00	\$ 153.45	0.01395	Property assessed in error for incorrect acreage. Property assessed for 10.87 ac. The parcel should be assessed for 3.16 acres as the result of a land division.
2020- 4		016-023	1406	Todd Robertson C/O Joseph & Elizabeth Twer 102 Newell St Chapel Hill, NC 27516	\$ 300,700.00	\$ 247,900.00	\$ 52,800.00	\$ 736.56	0.01395	Property Topography and development limitations not fully accounted for the the assessment. Property development area is constrained by steep topography along with road and shore setback requirements.
TOTALS							\$112,300.00	\$1,566.59		

Lelansky Homestead



APPLICATION FOR MAINE HOMESTEAD PROPERTY TAX EXEMPTION
36 M.R.S. §§ 681-689

Completed forms must be filed with your local assessor by April 1. Forms filed after April 1 of any year will apply to the subsequent year tax assessment. See reverse for instructions.

SECTION 1: CHECK ALL THAT APPLY

- 1a. I am a permanent resident of the State of Maine.
- b. I have owned a homestead in Maine for the past 12 months.
 - (1) If you owned a homestead in another municipality within the past 12 months, enter the address (street number, street name, municipality): _____
- c. I declare the homestead in this municipality is my permanent residence and I am not claiming or receiving a homestead property tax exemption for any other property.
(Summer camps, vacation homes, and second residences do not qualify)

IF YOU HAVE NOT CHECKED ALL THREE BOXES, STOP HERE
You do not qualify for a Maine homestead property tax exemption

SECTION 2: DEMOGRAPHIC INFORMATION

- 2a. Names of all property owners (names on your tax bill):
Evan + Linda Lelansky
- b. Physical location of your homestead (i.e. 14 Maple St.): 12 Birch Dr.
City/Town: Raymond Telephone #: 207-655-6275 or 207-671-1361
- c. Mailing Address, if different from above: _____
City/Town: _____ State: _____ ZIP: _____
Email: EVANLE@KW.COM

SECTION 3: MAINE RESIDENCY IS BASED ON ONE OR MORE OF THE FOLLOWING (check all that apply):

- 3a. I file a Maine resident income tax return.
- b. The address on my driver's license is the same as the above address in Section 2.
- c. The legal residence on my resident fishing and/or hunting license is the same as the above homestead location on line 2b.
- d. I pay motor vehicle excise tax in this municipality.
- e. I am a registered voter in this municipality.

(If you did not check any boxes, please attach an explanation that shows your residency.)

I hereby declare, aware of penalties for perjury, that the answers to the above are, to the best of my knowledge and belief, true, correct and complete. A person who knowingly files false information for the purpose of obtaining a homestead property tax exemption is guilty of a criminal offense.

Signature of Homestead Owner(s) [Signature] Date: 9-23-2020

Linda Lelansky Date: 9-23-2020

* This replaces a form that was dropped off to the Raymond Town office in March 2020 and misplaced

Chapman Homestead

Application for Homestead Exemption

Title 36 MRSA, §§ 681-689

▶ Section 1 ◀

Check all that apply

A. I am a Legal Resident of the State of Maine.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
B. I have owned homestead property in Maine for at least the past 12 months. (1) If you owned a homestead in another municipality within the past 12 months, state the municipality where located: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. I declare this homestead is my permanent place of residence and the only property for which I have claimed a homestead exemption. (summer camps, vacation homes and 2 nd residences do not apply)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IF YOU HAVE NOT ANSWERED YES TO ALL QUESTIONS, STOP HERE
You must meet all three of these requirements to qualify for a homestead Exemption under the terms of the homestead exemption statute.

▶ Section 2 ◀

1. Names of all Property Owners (names on your tax bill): JAMES CHAPMAN
CAROL MCLEOD
2. Physical location of Homestead Property (i.e., 14 Maple St.): 3 BEACH RD
RAYMOND, ME 04071
3. Mailing Address, if different from above: _____
City/Town _____ State _____ Zip _____

▶ Section 3 ◀

CLAIM OF RESIDENCY IN THE MUNICIPALITY, IN LINE 2 ABOVE, IS BASED ON ONE OR MORE OF THE FOLLOWING:

	Yes	No	N/A
● I am a registered voter in the municipality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
● I pay Motor Vehicle Excise Tax in the municipality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
● The place of legal residence on my resident fishing and/or hunting license is the same as the above homestead address.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
● The address on my drivers license is the same as the above address.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(If you answer No to any questions, please explain on a separate sheet. N/A means Not Applicable.)

I (we) hereby declare, aware of penalties for perjury, that the answers to the above are, to the best of my (our) knowledge and belief, true, correct and complete. A person who knowingly files false information for the purpose of obtaining a homestead exemption is guilty of a criminal offense.

Signature of Homestead Owner(s) James Chapman Date 4/28/16
Carol McLeod Date 4/28/16

COMPLETED FORM MUST BE FILED WITH YOUR LOCAL ASSESSOR BY APRIL 1ST

Note: Forms filed after April 1 of any year will apply to the subsequent year tax assessment.

11/5/2020

<https://mail.raymondmaine.org:2443/WorldClient.dll?Session=S4Y0DGST8CKLZ&View=Message&Print=Yes&Number=4185&FolderID=0>

From: "Jim Chapman" <jchapman@maine.rr.com>
To: "Curt Lebel" <Curt.Lebel@raymondmaine.org>
Date: 10/02/2020 02:12 PM
Subject: RE: FW: 3 Beach Road Homestead omission

Thx

From: Curt Lebel <Curt.Lebel@raymondmaine.org>
Sent: Thursday, October 1, 2020 10:22 AM
To: Jim Chapman <jchapman@maine.rr.com>
Cc: kaela.gonzalez@raymondmaine.org; Don Willard <Don.Willard@raymondmaine.org>
Subject: RE: FW: 3 Beach Road Homestead omission

Good morning Mr. Chapman,

I have had an opportunity to review your situation regarding your homestead exemption. It is clear that the exemption was filed in a timely manner for the 2020 assessment as evidence by the email received March 21, 2020, and was not applied by mistake for this years assessment. I am sorry this happened and we will correct the mistake on our own initiative to the extent possible. Under Maine law Title 36 Section 841, issues such as these are considered "errors in valuation" and may corrected within 1 year of commitment of tax by the Assessors or upon written application by the applicant within 185 days of the commitment of the tax. Unfortunately, statute does not grant any jurisdiction beyond the deadline.

I intend to request that the Board of Selectman/Assessors make an abatement to your 2020-2021 assessment to correct the missing homestead exemption. The amount of the abatement will be \$24,250 valuation (\$338.29 tax). This is the maximum amount of relief which the Board has legal authority to grant regarding the omitted homestead. I intend to have this abatement issued at the Board's November meeting and will send you a written notification once the Board has taken action.

Sincerely,

Curt Lebel
Assessors Agent, Town of Raymond

§841. Abatement procedures

1. Error or mistake. The assessors, either upon written application filed within 185 days from commitment stating the grounds for an abatement or on their own initiative within one year from commitment, may make such reasonable abatement as they consider proper to correct any illegality, error or irregularity in assessment if the taxpayer has complied with section 706-A.

The municipal officers, either upon written application filed after one year but within 3 years from commitment stating the grounds for an abatement or on their own initiative within that time period, may make such reasonable abatement as they consider proper to correct any illegality, error or irregularity in assessment if the taxpayer has complied with section 706-A. The municipal officers may not grant an abatement to correct an error in the valuation of property. [PL 2017, c. 367, §7 (AMD).]

Maine Revenue Services Guidance:

An abatement request to correct an assessment because of exemption or mistaken ownership may properly be included in this category of overvaluation and is subject to an action for abatement.

MMA Legal Guidance:

Overvaluation ("Error in Valuation") Overvaluation is the most common basis for a request for abatement of property taxes. If a taxpayer believes that the assessed value of his or her property is too high, the taxpayer's only remedy is to submit a written application for abatement to the assessors, stating the grounds for the abatement. 36 M.R.S. § 841(1). The assessors also may grant such an abatement on their own initiative. The municipal officers (selectboard or council) have no legal authority to grant an abatement based on a claim of overvaluation.

- Deadlines. An application for abatement based on overvaluation must be filed by the taxpayer within 185 days of the commitment of the tax. Assessors may grant an abatement for overvaluation on their own initiative, but it must be done within one year of the commitment date. If an abatement application claiming overvaluation is not initiated by the taxpayer within the 185-day deadline, and if the assessors do not grant such an abatement on their own initiative within one year of the commitment, that value must stand for that tax year, even if everyone agrees later that it was too high. These deadlines are critical, since they are jurisdictional and may not be waived by the assessors or by an appeal body.

<https://mail.rr>

Cty., Aug. 23, 1991); Salvation Army v. City of Lewiston, CV-93-393 (Me. Super. Ct., Andro. Cty., June 27, 1994).

- Scope of overvaluation remedy. An abatement based on "overvaluation" is the proper (and only) remedy if a person believes that the assessed value of his or her property is too high, or where questions exist regarding the just value of the property

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based on the amount of acreage assessed, the actual description and conditions of the property on April 1st, and the assessment techniques used. *Berry v. Daigle*, 322 A.2d 320 (Me. 1974); *Depositors Trust Co. v. City of Belfast*, 295 A.2d 28 (Me. 1972); *Goldstein v. Town of Georgetown*, 1998 ME 261, 721 A.2d 180. An abatement based on "overvaluation" also is the proper remedy if a person who is properly assessed for certain property in one town also is assessed for certain other property alleged to be taxable in that town but which in fact is: (1) taxable in an adjoining town; (2) exempt from taxation; or (3) not owned by him. *Berry v. Daigle*, 322 A.2d 320 (Me. 1974); *Depositors Trust Co. v. City of Belfast*, 295 A.2d 28 (Me. 1972); *City of Lewiston v. All Maine Fair Assoc.*, 138 Me. 39 (1941); *Portland Terminal Co. v. City of Portland*, 129 Me. 264 (1930); *City of Rockland v. Rockland Water Co.*, 82 Me. 188 (1889); *Inhabitants of Town of Georgetown v. Reid*, 132 Me. 414 (1934); *City of Bath v. Whitmore*, 79 Me. 182 (1887); *Gilpatrick v. Inhabitants of Saco*, 57 Me. 277 (1869); contra, *Holbrook Island Sanctuary v. Inhabitants of Town of Brooksville*, 161 Me. 476 (1965). In addition, an abatement for overvaluation is the proper remedy to correct a misclassification of property. *Goldstein v. Town of Georgetown*, 1998 ME 261, 721 A.2d 180 (erroneous assessment of property as waterfront property when it actually was separated from water by a strip of land was a valuation error, not "illegality, error or irregularity in assessment"). However, where an assessment is wholly void, as, for example, where a person is not legally liable to be taxed for any of the property assessed to that person but nevertheless is assessed for it, an application for abatement based on overvaluation is not appropriate. *City of Rockland v. Rockland Water Co.*, supra; *Herriman v. Stowers*, 43 Me. 497 (1857); *Talbot v. Inhabitants of Wesley*, 116 Me. 208, 100 A. 937 (1917). The proper abatement request for a void assessment is based on "illegality, error, or irregularity" in the assessment. (See the discussion below). Where an entire assessment is alleged to be void (such as where a supplemental assessment was made, but it could not be shown that the subject property was actually omitted) or the taxing authority is challenged, the proper remedy is a declaratory judgment action filed in Superior Court, not an abatement appeal. *S.D. Warren v. Town of Standish*, 1998 ME 66, 708 A.2d 1019 (Me. 1998), quoting *Berry v. Daigle*, supra. Where a taxpayer's claim is that the property is totally exempt, the Maine Supreme Court has held that the taxpayer has the option of requesting a tax abatement under 36 M.R.S. § 841(1) or seeking a declaratory judgment in court. *Credit Counseling Centers, Inc. v. City of South Portland*, 2003 ME 2, 814 A.2d 458.

From: "Jim Chapman" <jchapman@maine.rr.com>
 To: "kaela.gonzalez" <kaela.gonzalez@raymondmaine.org>
 Cc: <curt.lebel@raymondmaine.org>
 Date: Mon, 21 Sep 2020 15:50:10 -0400
 Subject: RE: FW: 3 Beach Road

I'm not a happy guy Kaela. I missed the 2016 deadline but the application was submitted in plenty of time for the 2017 deadline. My fault for not checking years ago. Shoot me an email to let me know when and how the abatement will be applied.

From: kaela.gonzalez <kaela.gonzalez@raymondmaine.org>
Sent: Sunday, September 20, 2020 9:28 PM
To: Jim Chapman <jchapman@maine.rr.com>
Cc: curt.lebel@raymondmaine.org
Subject: RE: FW: 3 Beach Road

Jim,

Unfortunately you can only seek an abatement for this year. The abatement request deadline has already passed for the previous years. I have cc'd the Assessor so that he is aware of the upcoming abatement.

Kaela Gonzalez
 Administrative Assistant
 Town Manager/Assessing/Public Works
 The Town of Raymond
 207-655-4742 x133

<https://mail.rr>

| From: "Jim Chapman" <jchapman@maine.rr.com>

Date: Sat, 19 Sep 2020 14:41:17 -0400
Subject: RE: FW: 3 Beach Road

Thanks for getting back to me.
This brings us back to my original question of last spring. I have, and had sent you a copy of, a homestead exemptic application dated back to 4/28/16 that we had sent to the town office at that time. While the Selectboard is at it, I'd like an abatement to be issued back to that date. I've attached a copy. The deadline for the exemption was April 1, 2016, so make it effective for the 2017 tax year.

Jim Chapman
3 Beach Road

From: kaela.gonzalez <kaela.gonzalez@raymondmaine.org>
Sent: Saturday, September 19, 2020 12:37 PM
To: Jim Chapman <jchapman@maine.rr.com>
Subject: Re: FW: 3 Beach Road

Jim,

I apologize that it was seemingly not applied. This spring I did a lot of work from home, so in that shuffle either I didn't do it, or the change did not stick. The process to fix this will be simple as we will issue an abatement. In the meantime, please pay the amount owed on time, as the abatement has to have Selectboard approval and that may not happen until after the October 31st due date.

If you have any questions please do not hesitate to contact me again. You will receive notification when the abatement is approved.

Kaela Gonzalez
Administrative Assistant
Town Manager/Assessing/Public Works
The Town of Raymond
207-655-4742 x133

From: "Jim Chapman" <jchapman@maine.rr.com>
To: <kaela.gonzalez@raymondmaine.org>
Date: Sat, 19 Sep 2020 11:28:32 -0400
Subject: FW: 3 Beach Road

Here's your last email

From: kaela.gonzalez <kaela.gonzalez@raymondmaine.org>
Sent: Monday, March 30, 2020 1:55 PM
To: Jim Chapman <jchapman@maine.rr.com>
Subject: RE: 3 Beach Road

It will apply towards the Fall bill that usually is received by late September.

Kaela Gonzalez
Administrative Assistant
Town Manager/Assessing/Public Works
The Town of Raymond
207-655-4742 x133

From: "Jim Chapman" <jchapman@maine.rr.com>
To: "'kaela.gonzalez'" <kaela.gonzalez@raymondmaine.org>
Date: Sun, 29 Mar 2020 15:35:04 -0400
Subject: RE: 3 Beach Road

Thanks. Will it be applied to the Spring 2020 tax bill we received? That was the bill that got me thinking.

I was in real estate for 15 years and always told my clients to apply for the homestead exemption after they'd lived in their home for a year. I can't believe I didn't do it myself until 2016? I guess I should take my own advice

From: kaela.gonzalez <kaela.gonzalez@raymondmaine.org>
Sent: Sunday, March 29, 2020 2:43 PM
To: Jim Chapman <jchapman@maine.rr.com>
Subject: RE: 3 Beach Road

Jim,

You did email me one. I was at the office today and give it a second look and did not see one on file. I can print the one you sent me and apply it 2020.

Kaela Gonzalez
Administrative Assistant
Town Manager/Assessing/Public Works
The Town of Raymond
207-655-4742 x133

From: "Jim Chapman" <jchapman@maine.rr.com>
To: "kaela.gonzalez" <kaela.gonzalez@raymondmaine.org>
Date: Sat, 28 Mar 2020 12:34:20 -0400
Subject: RE: 3 Beach Road

Any news on our Homestead Exemption? I don't remember, did I email a copy of our 2016 application?

From: kaela.gonzalez <kaela.gonzalez@raymondmaine.org>
Sent: Saturday, March 21, 2020 7:57 PM
To: Jim Chapman <jchapman@maine.rr.com>
Subject: Re: 3 Beach Road

Jim,

You are correct in the fact that you are not receiving the homestead exemption. I recently went through every application that we have on file and ran a report to reconcile them against who is receiving one. It would seem that we do not have yours on file for whatever reason. When I go back into the office next week I can double check this.

Kaela Gonzalez
Administrative Assistant
Town Manager/Assessing/Public Works
The Town of Raymond
207-655-4742 x133

From: "Jim Chapman" <jchapman@maine.rr.com>
To: <kaela.gonzalez@raymondmaine.org>
Date: Sat, 21 Mar 2020 15:48:43 -0400
Subject: 3 Beach Road

Hi Kaela,
We just received our tax bill and noticed our homestead exemption wasn't deducted from our assessment. We filled out our homestead exemption on April 28, 2016 and missed that tax year but the bottom of the exemption form says the exemption will be applied to the subsequent year tax assessment. I've attached a copy of the exemption form for your review.
I thought I'd filled out the form well before 2016 but the form says 2016. Let me know if you need anything else from me.
Thanks
Jim Chapman
3 Beach Road

Landry Acreage Correction

Property Location 154 EGYPT RD
 Vision ID 1065

Account # L6008R

Map ID 014/ 009/ 000/ 000/
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 1010
 Print Date

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				3218 Raymond, ME										
LANDRY SHELLY 154 EGYPT RD RAYMOND ME 04071		2 Above Street	5 Well	1 Paved	3 Rural	Description		Code		Assessed		Assessed												
		4 Rolling	6 Septic			RESIDNTL	1010	139,800	139,800	RES LAND	1010	66,100	66,100											
SUPPLEMENTAL DATA																								
Alt Prcl ID 014009000000						SEND VAL																		
TIF CODE						TAP																		
USE PRO						Field 8																		
TG ENRO						Field 9																		
TG PLAN						Field 10																		
LD1 TYPE						Assoc Pid#																		
GIS ID 014009000000																								
Total										205,900		205,900												
RECORD OF OWNERSHIP							BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
LANDRY SHELLY YOUNG PATRICK A							23391	0261	11-10-2005		Q	I	220,600		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
							8659	0179							2020	1010	139,800	2019	1010	139,800	2018	1010	139,800	2018
Total										205900		Total		205900		Total		205900						
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																
Year	Code	Description	Amount	Code	Description	Number	Amount															Comm Int		
2007	10	HOMESTEAD	24250.00																					
Total			24,250.00																					
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY														
Nbhd	Nbhd Name		B		Tracing		Batch																	
0001																								
NOTES										Appraised Bldg. Value (Card) 139,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 66,100 Special Land Value 0 Total Appraised Parcel Value 205,900 Valuation Method C Total Appraised Parcel Value 205,900														
FOR SALE 207-693-7000																								
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY														
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Purpost/Result												
										06-07-2004	DB	Measur+2Visit - Measur+1Visit												
										06-07-2004	DB													
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	1010	Single Family	R		130,680	SF	0.42	1.00000	5	1.00						1	0.42	54,900						
1	1010	Single Family	R		7.870	AC	1,500	1.00000	0	1.00	1.000					1	1,425	11,200						
Total Card Land Units					130,680	SF	Parcel Total Land Area			10.8700	Total Land Value					66,100								

VISION

Property Location 154 EGYPT RD
 Vision ID 1065

Account # L6008R

Map ID 014/ 009/ 000/ 000/
 Bldg # 1

Bldg Name
 Sec # 1 of 1

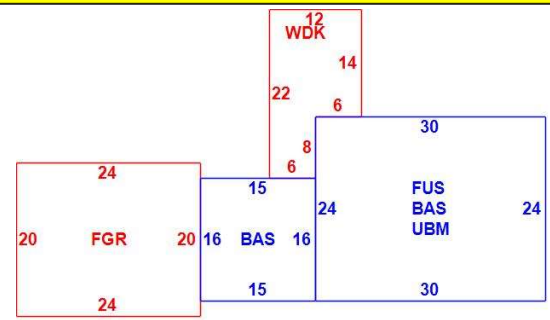
Card # 1 of 1

State Use 1010
 Print Date

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	03	Average			
Stories:	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs	0				
Total Rooms:	6				
Bath Style:	02	Average			
Kitchen Style:	02	Average			

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

COST / MARKET VALUATION	
Building Value New	162,517
Year Built	1988
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	139,800
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
SPL1	POOL-INGR C	L	1	18.00	2005	A		50	00	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	77.29	74,198
FGR	Garage	0	480	192	30.92	14,840
FUS	Upper Story, Finished	720	720	720	77.29	55,649
UBM	Basement, Unfinished	0	720	144	15.46	11,130
WDK	Deck, Wood	0	216	22	7.87	1,700
Ttl Gross Liv / Lease Area		1,680	3,096	2,038		157,517



Property Location 154 EGYPT RD
 Vision ID 1065

Account # L6008R

Map ID 014/ 009/ 000/ 000/
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 1010
 Print Date

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				3218 Raymond, ME						
LANDRY SHELLY 154 EGYPT RD RAYMOND ME 04071	2 Above Street	5 Well	1 Paved	3 Rural	Description	Code	Assessed	Assessed	RESIDENTL RES LAND		1010 1010	139,800 55,100	139,800 55,100			
	4 Rolling	6 Septic														
SUPPLEMENTAL DATA																
Alt Prcl ID 014009000000				SEND VAL												
TIF CODE				TAP												
USE PRO				Field 8												
TG ENRO				Field 9												
TG PLAN				Field 10												
LD1 TYPE				Assoc Pid#												
GIS ID 014009000000						Total 194,900 194,900										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LANDRY SHELLY YOUNG PATRICK A	23391	0261	11-10-2005	Q	I	220,600	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
	8659	0179				0		2020	1010	139,800	2019	1010	139,800	2018	1010	139,800
									1010	66,100		1010	66,100		1010	66,100
Total								205900		Total		205900		Total		205900
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount						Comm Int			
2007	10	HOMESTEAD	24250.00													
Total			24,250.00													
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B	Tracing		Batch										
0001																
NOTES								Appraised Bldg. Value (Card) 139,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 55,100 Special Land Value 0 Total Appraised Parcel Value 194,900 Valuation Method C Total Appraised Parcel Value 194,900								
FOR SALE 207-693-7000																
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Purpost/Result					
									06-07-2004	DB	Measur+2Visit -					
									06-07-2004	DB	Measur+1Visit					
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	1010	Single Family	R		130,680	SF 0.42	1.00000	5	1.00		1.000			1	0.42	54,900
1	1010	Single Family	R		0.160	AC 1,500	1.00000	0	1.00		1.000			1	1,500	200
Total Card Land Units					130,680	SF	Parcel Total Land Area			3.1600	Total Land Value					55,100

Property Location 154 EGYPT RD
 Vision ID 1065

Account # L6008R

Map ID 014/ 009/ 000/ 000/
 Bldg # 1

Bldg Name
 Sec # 1 of 1

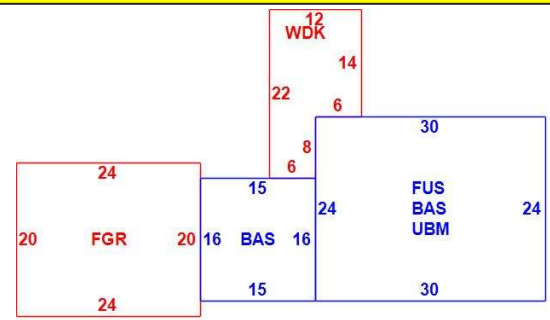
Card # 1 of 1

State Use 1010
 Print Date

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	03	Average			
Stories:	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs	0				
Total Rooms:	6				
Bath Style:	02	Average			
Kitchen Style:	02	Average			

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

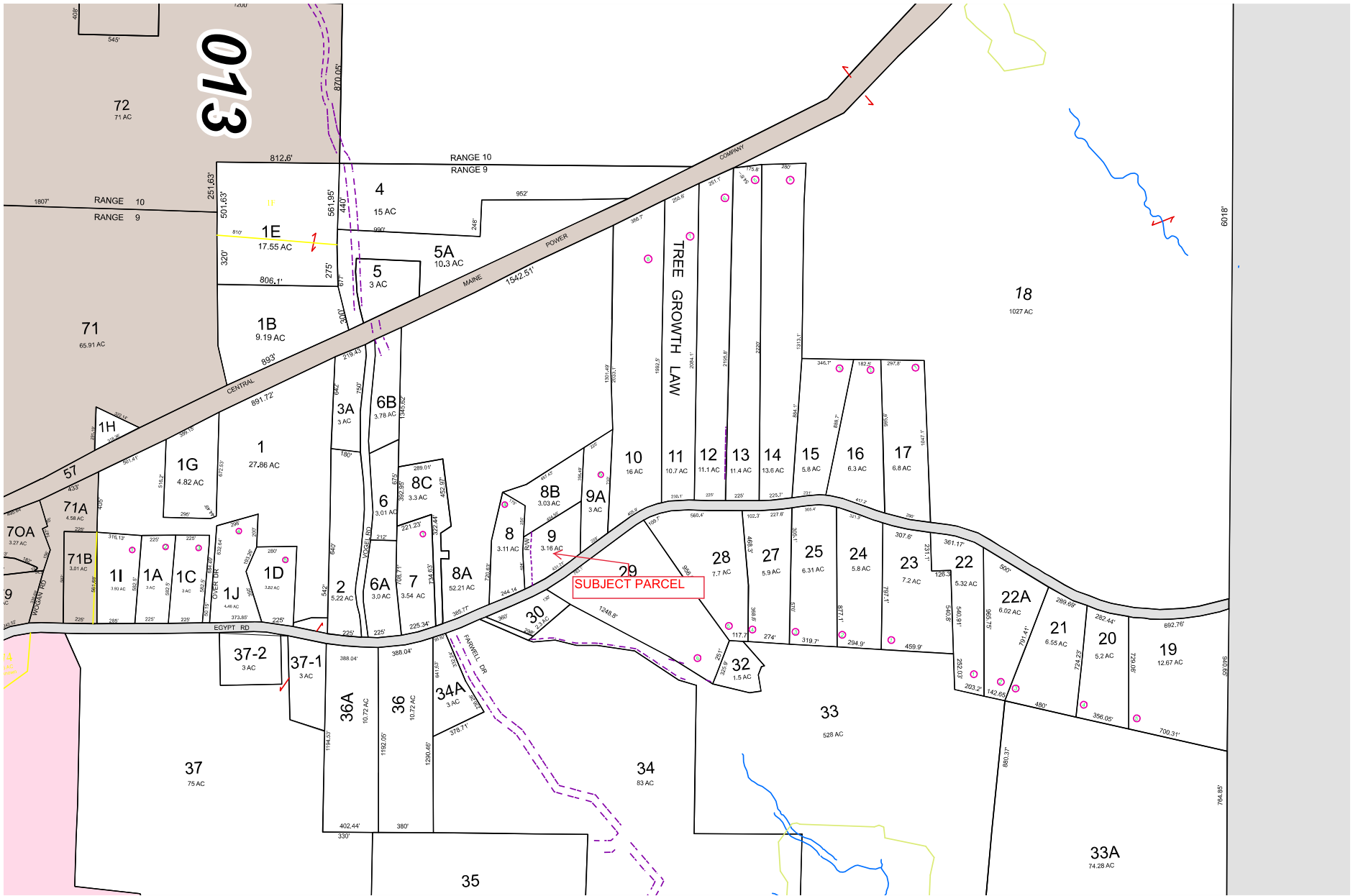
COST / MARKET VALUATION	
Building Value New	162,517
Year Built	1988
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	139,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp 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
SPL1	POOL-INGR C	L	1	18.00	2005	A		50	00	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	77.29	74,198
FGR	Garage	0	480	192	30.92	14,840
FUS	Upper Story, Finished	720	720	720	77.29	55,649
UBM	Basement, Unfinished	0	720	144	15.46	11,130
WDK	Deck, Wood	0	216	22	7.87	1,700
Ttl Gross Liv / Lease Area		1,680	3,096	2,038		157,517





013

SUBJECT PARCEL

TREE GROWTH LAW

72
71 AC

71
65.91 AC

1H
1.3 AC

1G
4.82 AC

1
27.86 AC

3A
3 AC

6B
3.78 AC

6
3.01 AC

8C
3.03 AC

7
3.54 AC

8A
52.21 AC

8B
3.03 AC

9A
3 AC

8
3.11 AC

9
3.18 AC

29

30

28
7.7 AC

27
5.9 AC

25
6.31 AC

24
5.8 AC

23
7.2 AC

22
5.32 AC

22A
6.02 AC

21
6.55 AC

20
5.3 AC

19
12.67 AC

37
75 AC

37-2
3 AC

37-1
3 AC

36A
10.72 AC

36
10.72 AC

34A
3 AC

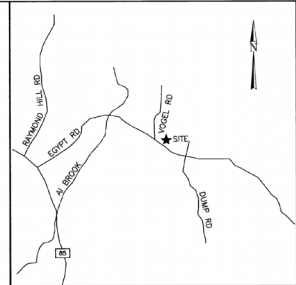
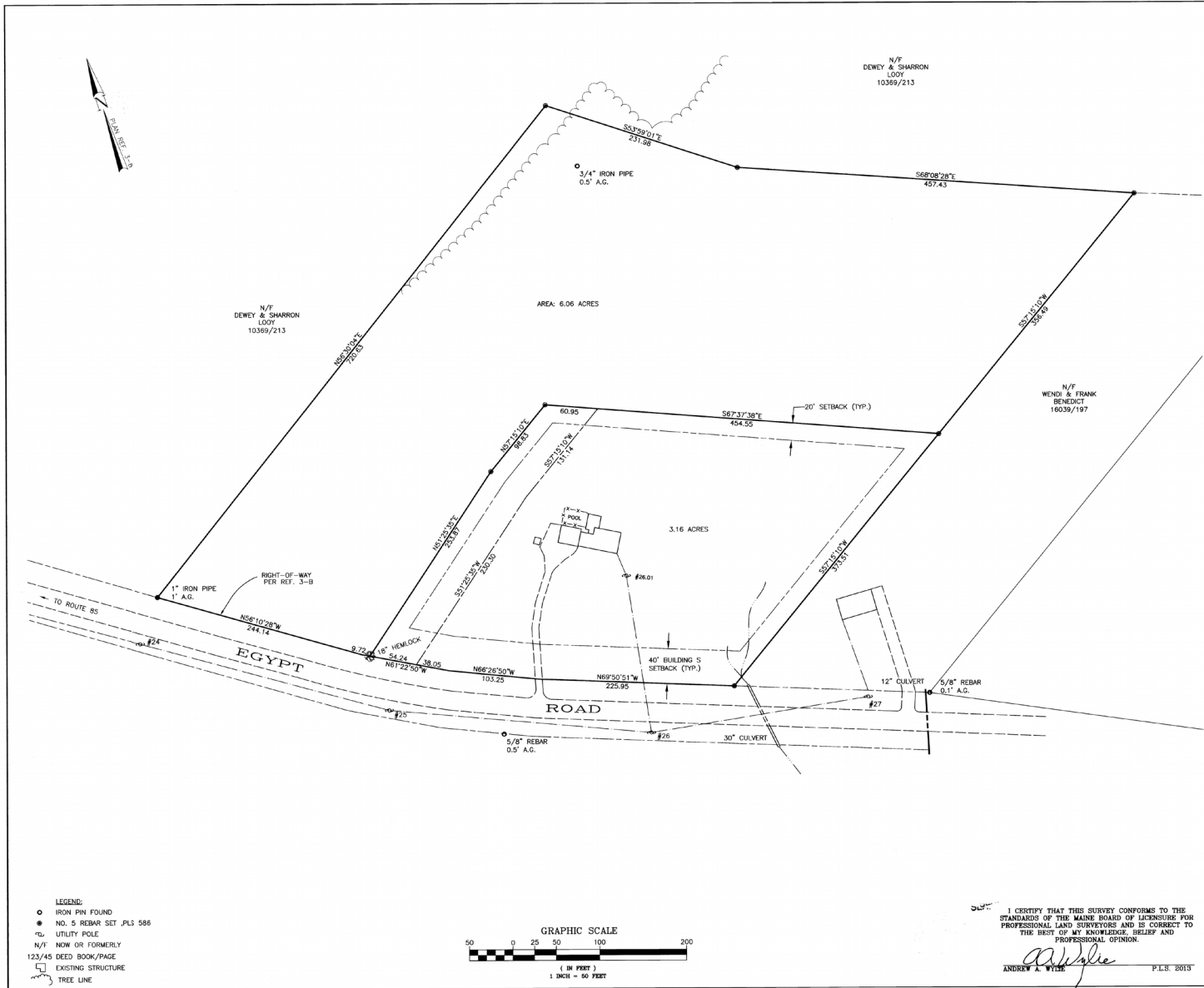
34
83 AC

35

33
528 AC

33A
74.28 AC

18
1027 AC



LOCATION MAP
(NOT TO SCALE)

NOTES:

- DEED REFERENCE: DEED BOOK 11927, PAGE 150
DEED BOOK 8659, PAGE 179
CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.)
- TAX MAP REFERENCE: TAX MAP 14, LOT 8
TAX MAP 14, LOT 9
- PLAN REFERENCES:
 - GLOVERS WIG SUBDIVISION
PLAN BOOK 119, PAGE 34 C.C.R.D.
 - STANDARD BOUNDARY SURVEY, ASHLEY ACRES
EGYPT ROAD - RAYMOND, MAINE
FOR: THOMAS W. MCGONAGLE
- ZONING - "R" RURAL
MINIMUM LOT SIZE: 3.00 ACRES
MINIMUM ROAD FRONTAGE: 225 FEET
BUILDING SETBACK REQUIREMENTS:
FRONT: 40 FEET
SIDE/REAR: 20 FEET

PLAN RECORDED IN PLAN BOOK 203, PAGE 291
CUMBERLAND COUNTY REGISTRY OF DEEDS
DATE: MAY 11, 2011
BY: [Signature]

BOUNDARY SURVEY

FOR:
CATHERINE M. & PATRICK A. YOUNG
EGYPT ROAD
RAYMOND, MAINE
(OWNERS OF RECORD)

THIS PLAN SHALL NOT BE USED AND/OR MODIFIED WITHOUT WRITTEN PERMISSION FROM SURVEY, INC. ANY CHANGES SHALL BE AT USER'S RISK AND WITHOUT LIABILITY TO SURVEY, INC.

SURVEY BY: **SURVEY, INC.**
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2506 (207) 892-2507 FAX
SURVEY.INC@VERIZON.NET

PLAN BY: AAM/TFP • SURVEY, INC.
DATE: FEBRUARY, 2003 02-239

405 111

Robertson/Twer Topo Adjustment

Property Location 0 SPRING VALLEY RD
 Vision ID 1264

Account # R0910R

Map ID 016/ 023/ 000/ 000/
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 1303
 Print Date

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT											
ROBERTSON TODD 84 HILLSIDE DR GREENLAND NH 03840-621		3 Below Street		1 Paved	7 Waterfront	Description	Code	Assessed	Assessed	3218 Raymond, ME VISION							
		4 Rolling				RES LAND	1303	300,700	300,700								
SUPPLEMENTAL DATA																	
		Alt Prcl ID 016023000000	SEND VAL														
		TIF CODE	TAP														
		USE PRO	Field 8														
		TG ENRO	Field 9														
		TG PLAN	Field 10														
		LD1 TYPE															
		GIS ID 016023000000	Assoc Pid#														
						Total		300,700	300,700								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROBERTSON TODD		10705 0061	05-15-1993	U	V	0	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
ROBERTSON TODD		7421 0148	01-01-1986	U	V	0		2020	1303	300,700	2019	1303	300,700	2018	1303	300,700	
						Total		300700	Total	300700	Total	300700	Total	300700			
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																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Purpost/Result						
									08-31-2005	KL	No Change He						
									06-22-2004	JL	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	1303	Res ACLNDV W	LRR		56,700 SF	0.69	2.50000	9	0.85	RP2	3.600	WF		5.28	299,400		
1	1303	Res ACLNDV W	LRR		0.880 AC	1,500	1.00000	0	1.00		1.000	WF		1,500	1,300		
Total Card Land Units					56,700 SF	Parcel Total Land Area					2.1817	Total Land Value				300,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	99	Vacant Land								
Model	00	Vacant								
Grade:										
Stories:										
Occupancy										
Exterior Wall 1										
Exterior Wall 2										
Roof Structure:										
Roof Cover										
Interior Wall 1										
Interior Wall 2										
Interior Flr 1										
Interior Flr 2										
Heat Fuel										
Heat Type:										
AC Type:										
Total Bedrooms										
Total Bthrms:										
Total Half Baths										
Total Xtra Fixtrs										
Total Rooms:										
Bath Style:										
Kitchen Style:										
			CONDO DATA							
Parcel Id		C	Owne							
			B	S						
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
			COST / MARKET VALUATION							
Building Value New										
Year Built										
Effective Year Built										
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol										
External Obsol										
Trend Factor			1							
Condition										
Condition %										
Percent Good										
RCNLD										
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
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch

Property Location 0 SPRING VALLEY RD
 Vision ID 1264 Account # R0910R

Map ID 016/ 023/ 000/ 000/
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 1303
 Print Date

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				3218 Raymond, ME						
ROBERTSON TODD		3 Below Street		1 Paved	7 Waterfront	Description	Code	Assessed	Assessed			VISION				
84 HILLSIDE DR		4 Rolling				RES LAND	1303	247,900	247,900							
GREENLAND NH 03840-621		SUPPLEMENTAL DATA														
		Alt Prcl ID 016023000000	SEND VAL													
		TIF CODE	TAP													
		USE PRO	Field 8													
		TG ENRO	Field 9													
		TG PLAN	Field 10													
		LD1 TYPE														
		GIS ID 016023000000	Assoc Pid#													
						Total		247,900	247,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ROBERTSON TODD		10705 0061	05-15-1993	U	V	0	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
ROBERTSON TODD		7421 0148	01-01-1986	U	V	0		2020	1303	300,700	2019	1303	300,700	2018	1303	300,700
						Total		300700	Total	300700	Total	300700	Total	300700		
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								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B	Tracing		Batch										
0001																
NOTES								Appraised Bldg. Value (Card) 0								
								Appraised Xf (B) Value (Bldg) 0								
								Appraised Ob (B) Value (Bldg) 0								
								Appraised Land Value (Bldg) 247,900								
								Special Land Value 0								
								Total Appraised Parcel Value 247,900								
								Valuation Method C								
								Total Appraised Parcel Value 247,900								
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Purpost/Result					
									08-31-2005	KL	No Change He					
									06-22-2004	JL	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	
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Total Card Land Units					56,700 SF	Parcel Total Land Area					2.1817	Total Land Value				247,900

Property Location 0 SPRING VALLEY RD
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Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 1303
 Print Date

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Ttl Gross Liv / Lease Area		0	0	0		0				

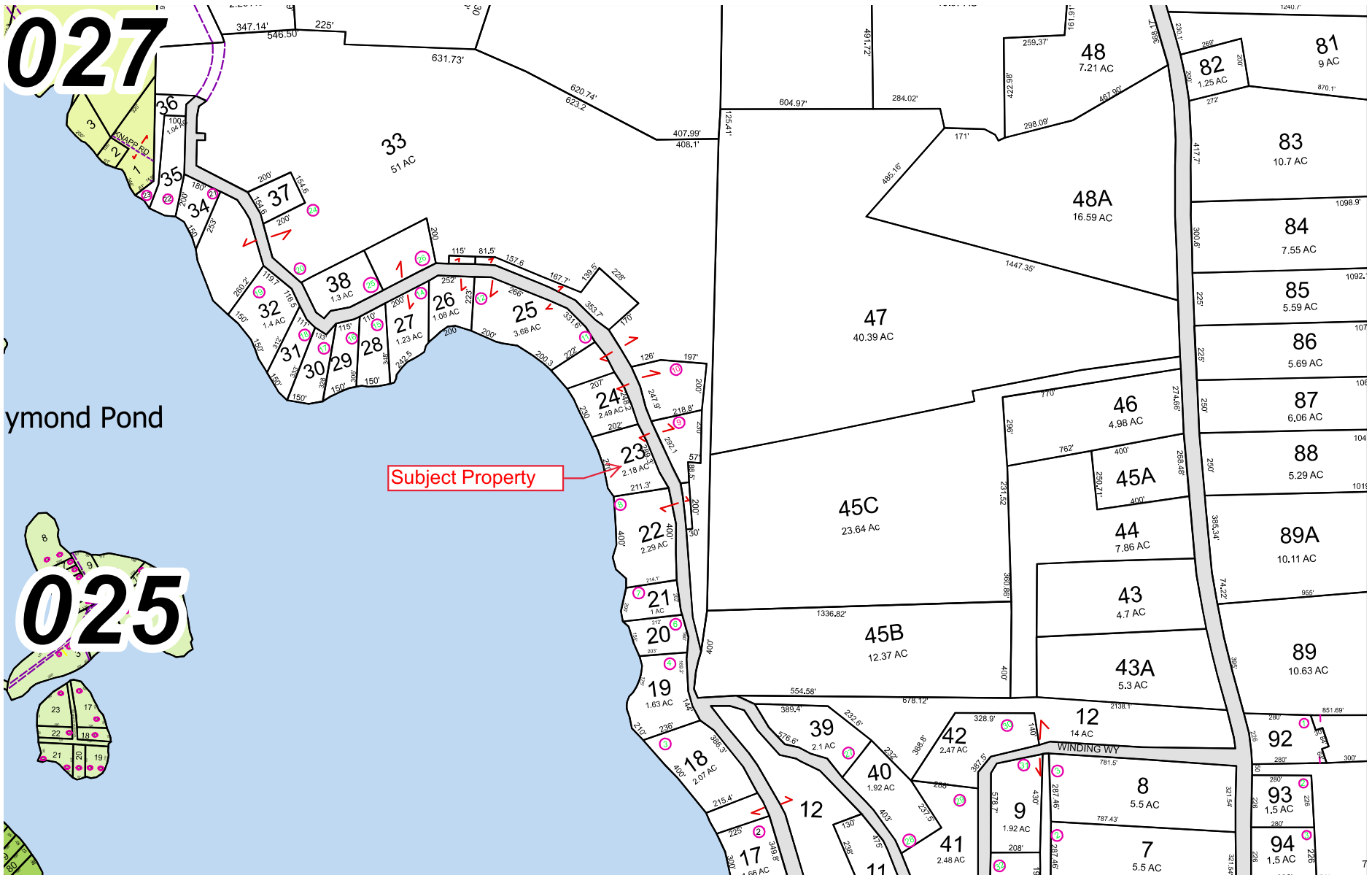
No Sketch

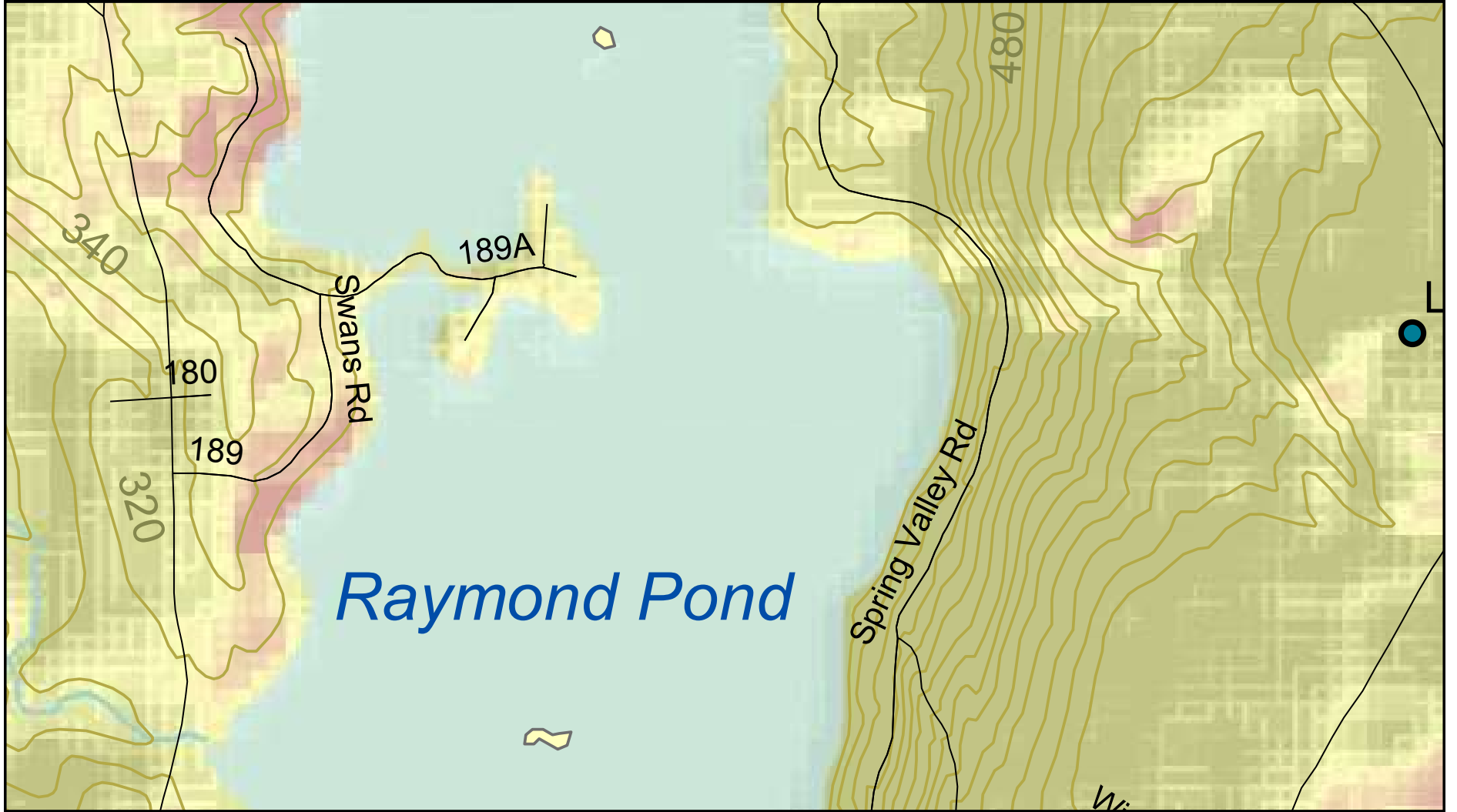
027

ymond Pond

025

Subject Property





Last Minutes of RSU Withdrawal Committee

*RSU #14 Withdrawal
Committee
401 Webbs Mills Rd
Raymond ME 04071*

**August 31, 2020
6:00pm
Broadcast Studio
423 Webbs Mills Rd
Minutes**

Members:

- Present - Rolf Olsen, Select Board Rep, Chair
- Present - Teresa Sadak, Proponent Rep
- Present - Katie Leveille, RSU #14 Board of Directors Rep
- Present - Joe Bruno, Citizen Rep

Consultants:

- Present - Dr. Mark Eastman, Retired Superintendent and Educational Consultant
- Present - Dan Stockford, Attorney

1) **Called to order** by Chair Olsen at 6:30pm

2) **Approval of Previous Meeting(s) Minutes**

a) July 23, 2020

Motion to approve as presented by Mr Bruno. Seconded by Mrs Sadak.

Unanimously approved

3) **New Business**

a) Consider Setting Dates for Public Meetings and Discuss Methods/Avenues for Distributing Information to Citizens of Raymond – Rolf Olsen, Chair

Consensus to have some public meetings using the CDC guidelines and some Zoom meetings to try to accommodate as many people as possible. We will not have any meetings that are both public meetings and Zoom at the same time.

The ballot question is:

Question 1: Do you favor the withdrawal of the Town of Raymond from the regional school unit RSU 14 subject to the terms and conditions of the withdrawal agreement dated July 24, 2020?

After some discussion the following were set up in an attempt to give as many people as possible the ability to attend:

- Thursday, September 10, 2020 – via Zoom at 7:00pm – will be recorded and streamed
- Monday, September 14, 2020 – via Zoom at 6:00pm – will be recorded and streamed
- Thursday, September 17, 2020 – in person at East Raymond Fire Station at

- 12:00pm – must RSVP – will be recorded, but not streamed
- Tuesday, September 22, 2020 – in person at Jordan Small Middle School at 7:00pm – must RSVP – will be recorded, but not streamed
- Monday, September 28, 2020 – via Zoom at 6:00pm – will be recorded and streamed

Public Hearing held by the RSU #14 Board of Directors will be Thursday, September 3rd at 6:30pm.

Sue will ask Kevin to set up a new email address – rsuwithdrawal@raymondmaine.org to be used for questions from the public that will be forwarded to all of the committee members.

Joe and Marshall will be making a presentation on the agreement and the budget with Mark and Dan's help.

There will be information put in the Roadrunner and in a mailer.

4) Adjournment

Meeting adjourned at 7:34pm by Chair Olsen.

Respectfully submitted,

Susan L Look, Town Clerk