



Select Board - Regular Meeting

Tuesday, November 18, 2025 at 6:00 pm

Meeting Location

At the Broadcast Studio & Via Zoom & on YouTube

Virtual Meeting Details

* URL: [Zoom Link](#)

Resolution: We, the Raymond Select Board, 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 Meeting

1. Call regular meeting to order

Select Board Members: Denis Morse (Chair), Kaela Gonzalez (Vice Chair), Samuel Gifford, Christopher Hanson, Derek Ray

2. Approval of Minutes from previous meetings

a. none

3. New Business

a. **Acceptance of Resignation of Kevin Woodbrey from Planning Board**

b. **Consideration of Business License - The Beacon**

Greg Dean & Thomas Sallinen, new owners

c. **Consideration and Issuance of Tax Abatements and Supplemental Tax Assessments**

Curt Lebel, Assessor's Agent

d. **Consideration of Sebago Lake Rotary Club's Ice Fishing Derby - February 14 & 15, 2026**

Ingo Hartig, Rotary Past President

e. **Consideration of Adjustments to Medical Reimbursement Amounts**

Fire & Rescue

f. **Consideration of Next Steps in Recall Process**

4. Old Business

5. Public Comment

6. Select Board Comment

7. Town Manager's Report and Communications

a. **Town Department Updates**

b. **Confirm Dates for Upcoming Regular Meetings**

- December 9, 2025
- January 13, 2026

c. Upcoming Holidays & Closings

- Thanksgiving - Thursday, November 27th
- Day After Thanksgiving - Friday, November 28th

8. Executive Session

Pursuant to 1 MRSA § 405(6)(A) - Discussion of Personnel Matters.

9. Adjournment

Contact: Melanie Fernald, CCM, CMC (melanie.fernald@raymondmaine.org 207-655-4742, ex 121) | Agenda published on 11/14/2025 at 2:54 PM



Subject: Fwd: Resignation
To: "Melanie Fernald" <melanie.fernald@raymondmaine.org>
From: "Sandy Fredricks" <sandy.fredricks@raymondmaine.org>
Date: 11/12/2025 07:53 AM

Please provide to the Selectboard.

From: Kevin Woodbrey [REDACTED]
To: Sandy Fredricks <sandy.fredricks@raymondmaine.org>
Date: Tue, 11 Nov 2025 08:21:40 -0500
Subject: Fwd: Resignation

----- Forwarded Message -----

Subject:Resignation
Date:Tue, 11 Nov 2025 08:12:04 -0500
From:Kevin Woodbrey [REDACTED]
Organization:Woodbrey Consulting Inc
To:Robert O'Neill [REDACTED]

HI Bob,

Please accept this as my immediate resignation. With the JSMS project ramping up and the fiber project (2 Towns) I have exceeded my workload threshold. I have really enjoyed my tenure on the Planning Board and appreciate your headship.

Kevin

--

Kevin Woodbrey
Woodbrey Consulting
20 Egypt Road
Raymond, Maine 04071

[REDACTED]



Business License Application

OFFICIAL USE

Permit Fee: \$25.00

Application Date: _____

Map-Lot: _____

Zone: _____

Business Name: The Beacon

Business Location: 1233 Roosevelt Trail, Raymond, ME 04071

Applicant: The Beacon Pizza LLC

Mailing Address: 1233 Roosevelt Trail, Raymond, ME 04071

City State Zip: Raymond, ME 04071

Home Telephone: 415 5194876 Work Telephone: _____

Email Address: dean.greg@gmail.com

Description of Business: Eating place

Owners/Partners Names	Owners/Partners Address	Owners/Partners Phone #s
Greg Dean	8 Beach Rd. Raymond, ME	415.519.4876
Thomas Sallinen	14 Meadow Crossing Gorham, ME	207.939.0946
Emergency Contact Names	Emergency Phone # 1	Emergency Phone # 2

I have secured or am in the process of securing all State and local licenses/permits required for my business to operate. Please list required licenses/permits:

Health Inspection License _____

Have there been any public health, safety, or welfare problems occurring in the operation of the business or a similar business at the same location in the immediately preceding year, including but not limited to neighborhood complaints, disorderly customers, and excessively loud or unnecessary noise that initiated complaints to or required a response from the sheriff's department fire department or other municipal regulatory body or employee? Yes No

If Yes, please provide evidence of satisfactory resolution of any such complaint.
Applicant Signature: _____

The business named _____ is current with all Town fees, taxes and inspections, as well as compliant with all Town of Raymond Ordinances.

Code Enforcement Officer _____

Fire Inspector _____

Tax Collector _____

Conditions of Approval by Select Board:

Application Approved

Application Denied. Denial Reason:

Determination Date: _____

Notified Assessing: _____

Select Board Signatures:

Select Board Chair

Select Board Vice Chair

Select Board Member

Select Board Member

Select Board Member

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: 11/14/2025
CC:

Dear Board Members,

Enclosed, I have a package of abatements and supplemental assessments for the board to consider at its upcoming meeting. These are mostly clean-up of administrative, or data collection errors discovered post commitment.

Abatements 1-3: These abatements are all related to personal property accounts which were either assessed in error for this year (assets reported disposed but assessed anyway) or assessed twice in error (a new account for US Cellular was established, but we already had an account in the system under a slightly different name, Maine RSA #1).

Abatement 4: This property at 39 Pismire Mt. Rd was visited by KRT earlier this summer. The property was posted, no trespassing. The guidance KRT data collectors have been issued is to photograph the property from the street, make note of the posting and move on to the next property. These properties will be contacted in the spring for inspection separately. In this case, KRT made estimates from the street of components and condition of the property which proved to be incorrect. This estimation appears to be an anomaly, made by a staff member who conducted inspections in town for a very short time and was primarily working on KRT projects elsewhere. I have conducted a full inspection of the property, made all necessary corrections and amended the valuation to the abated amount.

Abatement 5: This property is a newly constructed home at 154 Woodstone Way. The portion of the home where the garage is located was erroneously coded as living area over unfinished basement when data entered into the Town's CAMA system. This has been corrected results in a reduction in valuation and tax.

Abatement 6 & subsequent supplemental assessment: Nancy Libby owns a home and land on both sides of the Raymond/Casco town line (14 Libby Ln). Ms. Libby sold a parcel of land to Eriksen which is located in Casco. We received the transfer and erroneously transferred ownership of Ms. Libby's home to Erikson. This abatement clears the erroneous assessment to Eriksen. A new, supplemental assessment is attached correcting the ownership and assessment to Nancy Libby and restoring her homestead exemption, which was discontinued in error with the transfer.

Abatement 7 & subsequent supplemental assessment: Adrien Boudreau transferred a small portion of land (.17 ac) to his neighbor, Linda Boudreau. Our office, in error, did not recognize the split of land and instead transferred the entirety of Adrien Boudreau's property to Linda Boudrea in error (604 Webbs Mills Rd). This abatement clears the erroneous assessment to Linda Boudreau. A new, supplemental assessment is attached correcting the ownership and assessment to Adrien Boudreau, Trustee of the Alice Beth Boudreau Trust, also correcting for the .17 acres conveyed to Linda Boudreau.

Recommended Motions:

*Motion to approve seven tax abatements as shown on the attached certificate, totaling \$7,565.12.

*Motion to approve two supplemental tax assessments, as shown on the attached certificate, warrant and list, totaling \$5,979.34

Revaluation Update: KRT has completed its initial inspections of all residential property. Call backs to properties which still require interior or complete inspections will take place in the spring, along with commercial property data collection. Business personal property inspections are largely completed and will be completed along with business declarations filed in the spring. Soon, KRT, in cooperation with the assessing department, will begin the next two phases of the project.

PHASE 2: SALES REVIEW AND VALIDATION: During this phase, KRT appraisers will field review each property that sold between April 1, 2024, and March 31, 2026, to verify the information on the property record card for data accuracy. The appraiser will make notes regarding the property location, size, condition, quality of construction, and numerous other characteristics that may affect value. The goal is to gain a clear understanding of what sold and for what price. In conjunction with the Assessing Office, KRT will begin the process of qualifying sales as “arm’s length”. Only sales with market exposure between a willing buyer and willing seller (in other words, an “arm’s length” sale) will be used in the analysis.

PHASE 3: MARKET ANALYSIS/VALUATION: A variety of resources are used to analyze the real estate market. KRT will be analyzing property sales that occurred between April 1, 2024, and March 31, 2026, to determine which market factors influenced property values. KRT will gather and use information from Maine Multiple Listing Service (MLS), property managers, developers, and local real estate professionals. Once all the data is collected and reviewed for accuracy, the appraiser will determine land values and delineate neighborhoods, which rate the desirability of locations throughout the Town as determined by actual market activity.

During this phase, individual characteristics of the buildings are analyzed using information gathered in both phases 1 and 2. Each property is compared to other comparable properties with similar characteristics. Then the market values of the improvements are added to the land value that was previously determined. This value is the final estimate for each parcel of property, building and land.

Valuation is done using one of the three recognized appraisal methods: Cost Approach, Income Approach and Sales Comparable Approach. Mass appraisal uses a market adjusted cost approach to generate assessments. The income approach will be used for all income producing property and will be reconciled with the market adjusted cost approach.

Sincerely,

Curt Lebel, Assessors Agent, Town of Raymond

Abatement/Supplemental Assessment Documents for Signature

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, 2025 assessment on November 18, 2025. You are hereby discharged from any further obligation to collect the amount abated.

Voted by the Raymond Board of Assessors on: November 18, 2025

Attest: _____ Glenn Michalowski, Interim Town Manager

Tax Year	#	M/L	ACCT#	OWNER OF RECORD	OLD ASSESSMENT	NEW ASSESSMENT	VALUATION ABATED	TAX AMOUNT	TAX RATE	MISCELLANEOUS INFORMATION
2025- 1		PP	252	Great America Financial Services 625 1st Street SE Ste 800 Cedar Rapids, IA 52401	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 37.60	0.0188	Personal property assessed in error. Taxpayer reported assets disposed.
2025- 2		PP	270	Johnson Controls Security Solutions PO Box 5006 Boca Raton, FL 33431	\$ 1,600.00	\$ -	\$ 1,600.00	\$ 30.08	0.0188	Personal property assessed in error. Taxpayer reported assets disposed.
2025- 3		PP	299	US Cellular PO Box 2629 Addison TX 75001	\$ 13,000.00	\$ -	\$ 13,000.00	\$ 244.40	0.0188	Property assessed twice in error. Property also assessed under account number 293.
2025- 4		015-090-A00	1326	Pitarys Nicholas G Pitarys Chrystal 39 Pismire Mt Rd Raymond, ME 04071	\$ 286,100.00	\$ 277,400.00	\$ 8,700.00	\$ 163.56	0.0188	Estimates made to condition of property incorrect, resulting in overvaluation.
2025- 5		004-030-005	3790127	Jeffry Soules PO Box 30 Raymond, ME 04071	\$ 416,900.00	\$ 371,800.00	\$ 45,100.00	\$ 847.88	0.0188	Attached garage on property erroneously assessed as living area with basement, resulting in overvaluation.
2025- 6		012-027	982	Kendall Eriksen Grant Guilliano 9 Libby Ln Raymond, ME 04071	\$ 96,500.00	\$ -	\$ 96,500.00	\$ 1,814.20	0.0188	Property assessed in error to incorrect owner. A new supplemental assessment will be issued to the correct owner, Nancy Libby.
2025- 7		012-001-B	951	Boudreau Linda L Boudreau Glenn A 604 Webbs Mills Rd Raymond, ME 04071	\$ 235,500.00	\$ -	\$ 235,500.00	\$ 4,427.40	0.0188	Property assessed in error to incorrect owner. A new supplemental assessment will be issued to the correct owner, Adrien L Boudreau, Trustee of the Alice Beth Boudreau Trust
TOTALS							\$402,400.00	\$7,565.12		



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 758 of this book, were either invalid, void or omitted by mistake from our original invoice and valuation and list of assessments dated the 17th day of September 2025, 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 17th day of September, 2025, and are made by virtue of Title 36, Section 713, as amended.

Given by our hand this 18th day of November 2025.

Sam Gifford

Derek Ray

Denis Morse

Christopher Hanson

Kaela Gonzalez

Assessors, Town of Raymond



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 \$ 5,979 dollars and 34/100 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 17, 2025 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 17, 2025.
original date of warrant

Given by our hands this 18th day of November, 2025.

Sam Gifford

Derek Ray

Denis Morse

Christopher Hanson

Kaela Gonzalez

Assessors, 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 17, 2025, or are a withdrawal penalty under Title 36 Section 581 or 1112 and to be supplemented for the 2025 assessment as of November 18, 2025.

Signed _____, Assessor
 Signed _____, Assessor
 Signed _____, Assessor
 Signed _____, Assessor
 Signed _____, Assessor

M/L	OWNER OF RECORD	ADDRESS	SUPPLEMENTAL VALUATION	ACCT #	TAX DOLLARS	MISCELLANEOUS INFORMATION
012-027	Nancy L. Libby	14 Libby Ln Raymond, ME 04071	\$82,750.00	982	\$1,555.70	Property assessed to incorrect owner. Assesment to correct owner omitted from the original assessment. Homestead exemption due to this owner also omitted from 2025 assesement due to transfer error.
012-001-B	Adrien Boudreau Trustee Alice Beth Boudreau Trust 50 Longwood Dr Portland, ME 04102	598 Webbs Mills Rd Raymond, ME 04071	\$235,300.00	951	\$4,423.64	Property assessed to incorrect owner. Assesment to correct owner omitted from the original assessment. Assessment corrected to recognize .17 acres conveyed to parcel 012-001 (Bk 41046 pg 139)
					\$5,979.34	

Personal Property Abatements Background Materials

Abatements 1-3

2024 PERSONAL PROPERTY DECLARATION

Raymond Municipal Assessor
401 Webbs Mills Rd
Raymond, ME 04071
(207) 655-4742, Ext. 133

curt.lebel@raymondmaine.org ACCOUNT #: SEE ATTACHED

GreatAmerica Financial Services Corp DBA: GreatAmerica Financial Se 625 1st Street SE Cedar Rapids, IA 52401	Mailing Address Change:
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THIS SCHEDULE MUST BE PRESENTED TO THE ASSESSOR ON OR BEFORE **MAY 1, 2024**. FILING OF THE SCHEDULE IS REQUIRED UNDER MAINE LAW, TITLE 36, MRSA § 706-A. "...UPON DEMAND THE TAXPAYER SHALL ANSWER IN WRITING ALL PROPER INQUIRIES AS TO THE NATURE, SITUATION AND VALUE OF HIS PROPERTY LIABLE TO BE TAXED IN THE STATE; AND A REFUSAL OR NEGLECT TO ANSWER SUCH INQUIRIES AND SUBSCRIBE THE SAME BARS AN APPEAL, BUT SUCH LIST AND ANSWERS SHALL NOT BE CONCLUSIVE UPON THE ASSESSOR..."

Business Name: SEE ATTACHED Date Business Started: _____

Type of Business: Services Building or business space Square Footage: _____ 0

Location of Property: SEE ATTACHED

Is the real estate owned by this business? Yes No If yes, are there any tenants? Yes No
(If yes, please provide a list)

Having carefully read the above, I hereby certify that the information reported hereon is full, true, and correct to the best of my knowledge and belief.

Date: 04/18/2024 Signature:  Title: Property Tax Specialist II
Kate Watts

Person authorized to disclose records: Kate Watts Title: Property Tax Specialist II

Phone Number: (319) 261-4338 Email: propertytax@greatamerica.com

INSTRUCTIONS: Please complete page 2, indicating any additions since April 1, 2023. Also, complete the list of Leased Personal Property, if applicable. Include any items formerly leased that were purchased after lease termination. Be sure to note any deletions of personal property listed in prior years that is currently assessed, including terminated leased property assessed to the lessor.

EXISTING ACCOUNTS ONLY: Check here if there are no additions or deletions since April 1, 2023.

How to Have Part or All of Your Taxes Reimbursed: First, fill out the PERSONAL PROPERTY DECLARATION, making a complete and accurate list of all taxable property, and submit the list to the Assessor by the due date. After your property has been assessed and your taxes are paid, you are then eligible for reimbursement of those taxes paid on qualifying business property. Briefly, here is how the reimbursement program works: In 1996 the State of Maine started the Business Equipment Tax Reimbursement (BETR) program. All business equipment placed in service in the State of Maine after April 1, 1995 is eligible for reimbursement. In 1996, office furniture and lighting fixtures were eliminated from the program, but all other business equipment is still eligible. In order to receive reimbursement you must complete an Assessor Notification (Form 801), have it signed by the Assessor, and present it to the State of Maine with PROOF OF PAYMENT of taxes on eligible equipment. **Please Note, you cannot receive a reimbursement on business equipment for which you have not paid tax. Questions pertaining to the reimbursement program should be directed to: Maine Revenue Services, Property Tax Division, P.O. Box 9106, Augusta, ME 04332, Telephone (207) 626-9404. The application booklet with instructions can be downloaded at <http://www.maine.gov/revenue/propertytax/propertytaxbenefits/bete.htm#betr>.**

Personal Property Declaration as of April 1, 2024

* A = Addition or D = Deletion. List any previously assessed personal property that has been disposed of between April 1, 2023 and March 31, 2024.
 ** TYPE CODE: For a list of applicable Type Codes, please refer to the original form received from the assessor, as codes vary by municipality.
 *** COST includes sales tax, freight, installation, and capital improvements to existing equipment.

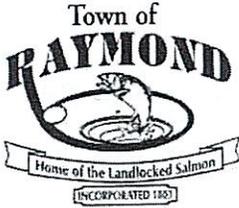
PROPERTY LEASED TO OTHERS

A or D*	PROPERTY LOCATION	TYPE CODE**	DESCRIPTION	MAKE / MODEL	LESSEE NAME	LESSEE ADDRESS	LEASE #	ACQ DATE	WHO PAYS TAXES	COST***
Disposed	Raymond RediCare, P.C. 1278 ROOSEVELT TRL Raymond, ME 04071-6604		Office Equipment / Imaging-Copiers Sharp Copier 1307889		Raymond RediCare, P.C.	1278 Roosevelt Trl Raymond, ME 04071-6604	025-1398879-000	10/16/2018	Lessee	3,700.37

Owner Information		Business Information		Current Valuation		VISION	
Name	GREAT AMERICA FINANCIAL SERVICES	Business	GREAT AMERICA FINANCIAL S	Total Appraised:	3,700	Personal Property	
Address	625 1ST STREET SE	Bus Locn		Total Assessed:	2,000	Account Information	
	STE 800	District		Total Value New:	3,700	Raymond, ME	
	CEDAR RAPIDS, IA 52401	State Bus Code		Assessment Ratio:	55%	10-15-2025 9:54:	
		Mblu	/ / /	BETE Exmpt	0		
				Net Assessment:	2,000		

Line#	Type	Description	Owned Items		Year	Assessed	Lessee	Line Notes
			Value New	% Cond				
1	MB	OFFICE COPIER	3,700	1	2018	2,035		
<p><i>Handwritten:</i> 11 Disposition Attached 1</p>								

Summary By State				Visit History		Prior Values	
Type	Description	Appraised Value	Assessed Value	Info Source	Purpose/Result	Year	Assessed Value
MB	MACH BETE	3,700	2,035		PERSONA	2025	2,000
					50	2024	2,300
					50	2023	2,700
					50	2022	3,200
					50	2021	3,400
					50	2020	3,600
					50	2019	3,700



Town of Raymond

CLOSE ACCOUNT

PERSONAL PROPERTY DECLARATION FORM

This schedule must be filed by all businesses with equipment located in this municipality according to Maine Statute, Title 36 §§ 601 and 706. Schedules are due in the Assessor's office on or before May 1, 2025. Taxpayers who do not comply will, by law, lose their right to appeal their assessed valuation.

Owner's Name: <u>Johnson Controls Security Solutions LLC</u> <u>Corp Tax Admin X-81</u> Owner's Address: <u>PO Box 591</u> <u>Milwaukee, WI 53201</u> Business Name: <u>Superior marine product</u> Business Address: <u>15 Murray Dr.</u>	Date: _____ Pt <u>Lisa Legel, Senior Tax Consultant</u> Pt <u>630-942-8100 x290</u> Ct <u>llegel@barrontax.com</u>
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Check one box and proceed as instructed.

- NEW BUSINESSES:** If you started your business after April 1, 2024, then submit a complete list of all equipment, furniture and fixtures used in the operation of the business as of April 1, 2025 using the following format. (A separate list may be attached provided it contains the information requested in table A)

Table A

HOW MANY	ITEM DESCRIPTION (MAKE, MODEL, ETC)	ITEM TYPE	DATE PURCHASED	NEW USED	AGE	PURCHASE COST

- EXISTING BUSINESSES:** If you submitted a complete list last year (2024), then please report any additions or deletions to the original list, using the reverse side. If you did not submit a complete list last year then check this box and provide a new, complete list of all equipment, furniture and fixtures used in the operation of the business as of April 1, 2025 using the format provided in table A.
- NO CHANGES:** Check this box only if you submitted a complete list last year (2024) and no additions or deletions have occurred since April 1, 2024. If you did not submit a complete list last year (2024) then please provide a complete list using the format provided in table A.
- MOVED OR OUT OF BUSINESS ON OR BEFORE APRIL 1, 2025:** Indicate effective date here 2/1/25.

I hereby certify that the information submitted is true and to the best of my knowledge.

SIGNATURE [Signature] DATE 4/4/25
 TITLE VP, Chief Accounting and Tax Officer

Personal Property Declaration as of April 1, 2025

* A = Addition or D = Deletion. List any previously assessed personal property that has been disposed of between April 1, 2024 and March 31, 2025.
 ** TYPE CODE: For a list of applicable Type Codes, please refer to the original form received from the assessor, as codes vary by municipality.
 *** COST includes sales tax, freight, installation, and capital improvements to existing equipment.

OWNED PROPERTY

A or D*	PROPERTY LOCATION	TYPE CODE**	DESCRIPTION	MAKE / MODEL	YEAR MFG.	SERIAL / VIN #	ASSET #	ACQ DATE	NEW / USED	COST***
Disposed	SUPERIOR MARINE PRODUCT 15 MURRAY DR Raymond, ME 04071-6743		Office Equipment / Security Equipment Security Equipment				082-06244-0300-C	02/01/2021	New	1,279.89

Owner Information		Business Information		Current Valuation		VISION	
Name	JOHNSON CONTROLS SECURITY SOLUTI	Business	JOHNSON CONTROLS SECURIT	Total Appraised:	3,000	Personal Property Account Information Raymond, ME 11-03-2025 9:21:	
Address	PO BOX 5006 BOCA RATON , FL 33431-0806	Bus Locn		Total Assessed:	1,600		
		District		Total Value New:	3,952		
		State Bus Code		Assessment Ratio:	55%		
		Mblu		BETE Exmpt	0		
				Net Assessment:	1,600		

Owned Items												
Line#	Type	Description	Qty	Replace Cost	Value New	Year	% Cond	Appraised	Assessed	Lessee	Line Notes	
1	03	SECURITY EQUIPMENT - HIG	1	2,672	2,672	2021	0.75	2,004	1,102			
2	03	SECURITY EQUIPMENT - SUP	1	1,280	1,280	2021	0.75	960	528			
		<div style="border: 1px solid red; padding: 5px; display: inline-block;"> ALL EQUIPMENT AT SKUNK CIRCUS WHICH HAS CLOSED OPERATIONS </div> 										

Summary By State				Vist History						Prior Values	
Type	Description	AppraisedValue	AssessedValue	Date	ID	Info Source	Purpose/Result	Visit Notes	Year	AssessedValue	
03	MACHINERY	2,964	1,630						2025	1,600	
									2024	2,000	
									2023	2,600	
									2022	3,200	

Raymond
10:52 AM

Personal Property Tax Commitment Book - 2026 18.800
APRIL 1, 2025 TAX COMMITMENT

9/17/2025
Page 27

Account Name & Address	Category	Assessment	Exempt	Total	Tax
171 TUCKER WILLIAM 14 COLONIAL DR BRUNSWICK ME 04011 11 ALLENS WAY	FURNITURE & FIXTURES	6,800 6,800	0	6,800	127.84 63.92 (1) 63.92 (2)
15 ULTIMATE HAIR SALON P O BOX 450 RAYMOND ME 04071 1317 ROOSEVELT TRAIL	FURNITURE & FIXTURES	600 600	0	600	11.28 5.64 (1) 5.64 (2)
299 US CELLULAR PO BOX 2629 ADDISON TX 75001 PATRICIA AVE	FURNITURE & FIXTURES	13,000 13,000	0	13,000	244.40 122.20 (1) 122.20 (2)
173 VERIZON WIRELESS (POR PO BOX 2549 ADDISON TX 75001 77 PATRICIA AVE	URES	6,100 6,100	0	6,100	114.68 57.34 (1) 57.34 (2)
175 VILLAGE DONUT SHOP 1246 A ROOSEVELT TRAIL RAYMOND ME 04071 1246 ROOSEVELT TRAIL	FURNITURE & FIXTURES	1,400 1,400	0	1,400	26.32 13.16 (1) 13.16 (2)
176 VOZZELLA BUTCH & TERRI 273 WEST ST MANSFIELD MA 02048 68 KOKATOSI	FURNITURE & FIXTURES	5,800 5,800	0	5,800	109.04 54.52 (1) 54.52 (2)
54 WALTON ROBERT J 36 CHRISTINA DR BRUNSWICK ME 04011 34 TOMMAHAWK TR	FURNITURE & FIXTURES	7,800 7,800	0	7,800	146.64 73.32 (1) 73.32 (2)

This acct created in error. duplicate assessment to acct 293

	Assessment	Exempt	Total	Tax
Page Totals:	41,500	0	41,500	780.20
Subtotals:	8,020,200	3,316,900	4,703,300	88,422.04

Owner Information		Business Information		Current Valuation		VISION	
Name	MAINE RSA #1 INC	Business	US CELLULAR	Total Appraised:	23,700	Personal Property Account Information Raymond, ME 11-03-2025 9:36:	
Address	PO BOX 2629 ADDISON , TX 75001	Bus Locn	90 PATRICIA AVE	Total Assessed:	13,000		
		District		Total Value New:	26,281		
		State Bus Code		Assessment Ratio:	55%		
		Mblu		BETE Exmpt	0		
				Net Assessment:	13,000		

← Second account created in error.

Owned Items											
Line#	Type	Description	Qty	Replace Cost	Value New	Year	% Cond	Appraised	Assessed	Lessee	Line Notes
1	03	BATTERIES STRING(4) 12V 21	3	2,451	7,353	2023	0.9	6,618	3,640		
2	03	INFINITYS -48V/+24V POWER	1	18,928	18,928	2023	0.9	17,035	9,369		

Summary By State				Vist History						Prior Values	
Type	Description	AppraisedValue	AssessedValue	Date	ID	Info Source	Purpose/Result	Visit Notes	Year	AssessedValue	
03	MACHINERY	23,653	13,009	06-24-	MM		50	SET UP NEW ACCOUNT FOR US CELL	2025	13,000	

Raymond
10:52 AM

Personal Property Tax Commitment Book - 2026 18.800
APRIL 1, 2025 TAX COMMITMENT

9/17/2025
Page 17

Account Name & Address	Category	Assessment	Exempt	Total	Tax
106 MACKAY BARRY 31 DODGE ROAD ALLENSTOWN NH 03275 29 INDIAN POINT RD	FURNITURE & FIXTURES	6,800 6,800	0	6,800	127.84 63.92 (1) 63.92 (2)
223 MAGGIES A FINE HAIR SALON 54 TENNY HILL ROAD RAYMOND ME 04071 1263 ROOSEVELT TRL	FURNITURE & FIXTURES	1,400 1,400	0	1,400	26.32 13.16 (1) 13.16 (2)
70 MAINE DANCE CENTER 33 LIBBY ROAD CASCO ME 04015 1233 ROOSEVELT TRAIL	FURNITURE & FIXTURES	4,800 4,800	0	4,800	90.24 45.12 (1) 45.12 (2)
293 MAINE RSA #1 INC PO BOX 2629 ADDISON TX 75001 90 PATRICIA AVE	FURNITURE & FIXTURES	13,000 13,000	0	13,000	244.40 122.20 (1) 122.20 (2)
108 MATCHETT BRENT 97 QUEEN ST GORHAM ME 04038 59 INDIAN POINT RD	FURNITURE & FIXTURES	8,500 8,500	0	8,500	159.80 79.90 (1) 79.90 (2)
82 MATTHEWS CYNDI & ANDY 46 CEDARWOOD ROAD AUBURN ME 04210 40 KOKATOSI	FURNITURE & FIXTURES	8,100 8,100	0	8,100	152.28 76.14 (1) 76.14 (2)
104 MCCANN PATRICIA 6 CHARLAN LANE WINDHAM ME 04062 43 TOMMAHAWK TR	FURNITURE & FIXTURES	4,300 4,300	0	4,300	80.84 40.42 (1) 40.42 (2)

← This assessment is correct

	Assessment	Exempt	Total	Tax
Page Totals:	46,900	0	46,900	881.72
Subtotals:	4,784,000	2,211,800	2,572,200	48,357.36

Owner Information		Business Information			Current Valuation			VISION	
Name	MAINE RSA #1 INC	Business	MAINE RSA #1 INC		Total Appraised:	23,700		Personal Property Account Information Raymond, ME 11-03-2025 9:41:	
Address	PO BOX 2629 ADDISON, TX 75001	Bus Locn	90 PATRICIA AVE		Total Assessed:	13,000			
		District			Total Value New:	26,281			
		State Bus Code			Assessment Ratio:	55%			
		Mblu	/ / /		BETE Exmpt	0			
					Net Assessment:	13,000			

Correct, existing account

Owned Items											
Line#	Type	Description	Qty	Replace Cost	Value New	Year	% Cond	Appraised	Assessed	Lessee	Line Notes
1	03	-48V/+24V POWERBAY WITH	1	18,928	18,928	2023	0.9	17,035	9,369		
2	MB	BATTERIES 12V HIGH TEMP	3	2,451	7,353	2023	0.9	6,618	3,640		

Summary By State				Vist History						Prior Values	
Type	Description	AppraisedValue	AssessedValue	Date	ID	Info Source	Purpose/Result	Visit Notes	Year	AssessedValue	
03	MACHINERY	17,035	9,369	06-13-	MM		50	NEW PP ACCOUNT FOR 2024	2025	13,000	
MB	MACH BETE	6,618	3,640						2024	15,700	

39 Pismire Rd Abatement Background Materials

Abatement 4

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				
PITARYS NICHOLAS G		4	Rolling	5	Well	3	Unpaved	3	Rural	Description	Code	Assessed	Assessed	3218 Raymond, ME
PITARYS CHRYSTAL				6	Septic					RESIDNTL	1010	200,100	200,100	
39 PISMIRE MT RD		SUPPLEMENTAL DATA												
RAYMOND ME 04071		Alt Prcl ID 015090A00000				SEND VAL				RES LAND				VISION
		TIF CODE				TAP								
		USE PRO				Field 8 X								
		TG ENRO				Field 9								
		TG PLAN				Field 10								
		LD1 TYPE				Assoc Pid#								
		GIS ID 015090A00000								Total 286,100 286,100				

RECORD OF OWNERSHIP							BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
PITARYS NICHOLAS G							11430	0289	06-21-1803		U	V			0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
																	2025	1010	200,100	2024	1010	183,800	2023	1010	183,800		
																		1010	86,000		1010	86,000		1010	86,000		
																	Total		286,100	Total		269,800	Total		269,800		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
	10	HOMESTEAD	13750.00																	
Total			13,750.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B		Tracing	Batch			Appraised Bldg. Value (Card)	183,300
0001								Appraised Xf (B) Value (Bldg)	500
								Appraised Ob (B) Value (Bldg)	16,300
								Appraised Land Value (Bldg)	86,000
								Special Land Value	0
								Total Appraised Parcel Value	286,100
								Valuation Method	C
								Total Appraised Parcel Value	286,100

NOTES											
TAN/GREEN											
A+ MT/LAKE VIEW											
KIT FLR = TILE											
6/25 POSTED NO TRESPASS											
EST ALL DATA											

2025 property record card, original

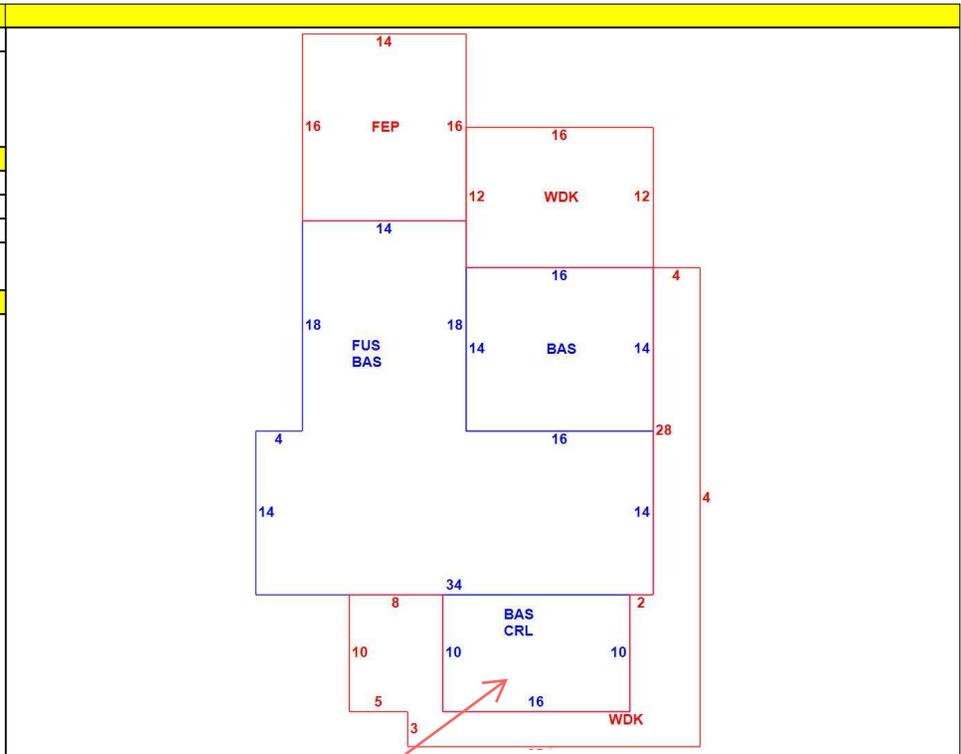
Total Appraised Parcel Value 286,100

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Purpost/Result	
										06-06-2025	TY	Posted No Tres	
										08-31-2005	KL	Change S	
										06-11-2004	RK	Measur+2Visit -	

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	0.95	MV	1.600	ROW		1.0000	83,600	
1	1010	Single Family	R		1.570 AC	1,500.00	1.00000	0	1.00		1.000			1.0000	2,400	
Total Card Land Units					Parcel Total Land Area					4.57	Total Land Value					86,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Modern/Contemp			
Model	01	Residential			
Grade:	03	Average			
Stories:	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	02	Shed			
Roof Cover	01	Metal/Tin			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2	09	Pine/Soft Wood			
Heat Fuel	02	Oil			
Heat Type:	03	Hot Air-no Duc			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs	0				
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
			CONDO DATA		
			Parcel Id	C	OWne
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		197,110
			Year Built		1988
			Effective Year Built		1998
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		7
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		93
			RCNLD		183,300
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

2025 property record card, original



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade	App. Value
FGR4	W/LOFT-AVG	L	1,008	20.00	2005	G	75	C		1.0
SHD1	SHED FRAME	L	144	8.00	2005	A	50	C		1.0
SHD2	W/LIGHTS ET	L	128	9.00	2005	A	50	C		1.0
HRT	HEARTH	B	1	500.00	1991	E	93	C		1.0

2025 property record card, original

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,112	1,112	1,112	90.61	100,758
CRL	Crawl Space	0	160	16	9.06	1,450
FEP	Porch, Enclosed, Finished	0	224	157	63.51	14,226
FUS	Upper Story, Finished	728	728	728	90.61	65,964
WDK	Deck, Wood	0	519	52	9.08	4,712
Ttl Gross Liv / Lease Area		1,840	2,743	2,065		187,110



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PITARYS NICHOLAS G		4 Rolling	5 Well	3 Unpaved	3 Rural	Description	Code	Assessed	Assessed
PITARYS CHRYS TAL			6 Septic			RESIDNTL	1010	191,400	191,400
39 PISMIRE MT RD		SUPPLEMENTAL DATA				RES LAND	1010	86,000	86,000
RAYMOND ME 04071		Alt Prcl ID 015090A00000		SEND VAL					
		TIF CODE		TAP					
		USE PRO		Field 8 X					
		TG ENRO		Field 9					
		TG PLAN		Field 10					
		LD1 TYPE		Assoc Pid#					
		GIS ID 015090A00000				Total		277,400	277,400

VISION

3218
 Raymond, ME

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PITARYS NICHOLAS G		11430	0289	06-21-1803	U	V	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2025	1010	200,100	2024	1010	183,800	2023	1010	183,800
									1010	86,000		1010	86,000		1010	86,000
		Total						Total		286,100	Total		269,800	Total		269,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
	10	HOMESTEAD	13750.00					
		Total	13,750.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	176,400
Appraised Xf (B) Value (Bldg)	400
Appraised Ob (B) Value (Bldg)	14,600
Appraised Land Value (Bldg)	86,000
Special Land Value	0
Total Appraised Parcel Value	277,400
Valuation Method	C
Total Appraised Parcel Value	277,400

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES	
TAN/GREEN	
A+ MT/LAKE VIEW	
KIT FLR = TILE	
6/25 POSTED NO TRESPASS	
EST ALL DATA	

Amended Property Record Card

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	FULL INSPECTION, REM	Purpost/Result
									10-15-2025	CL	FULL INSPECTION, REM	Assessor Revie
									06-06-2025	TY		Posted No Tres
									08-31-2005	KL		Change S
									06-11-2004	RK		Measur+2Visit -

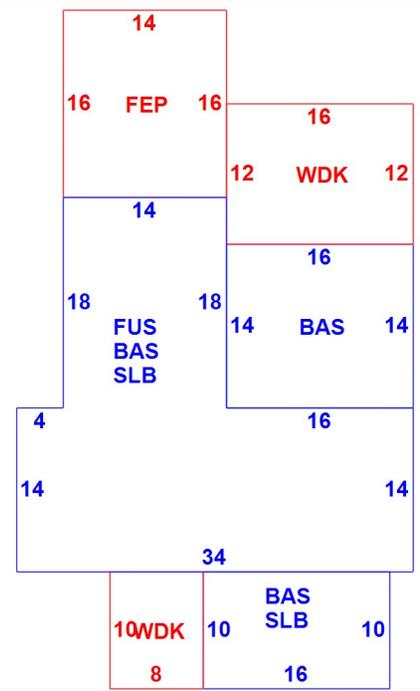
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Family	R		130,680 SF	0.42	1.00000	5	0.95	MV	1.600	ROW	1.0000	0.64	83,600	
1	1010	Single Family	R		1.570 AC	1,500.00	1.00000	0	1.00		1.000		1.0000	1,500	2,400	
Total Card Land Units					Parcel Total Land Area					4.57	Total Land Value					86,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Modern/Contemp			
Model:	01	Residential			
Grade:	03	Average			
Stories:	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	02	Shed			
Roof Cover	01	Metal/Tin			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2	09	Pine/Soft Wood			
Heat Fuel	04	Electric			
Heat Type:	03	Hot Air-no Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs	0				
Total Rooms:	5				
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	205,136
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	176,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

Amended Property Record Card, restored to 2024 condition



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
FGR4	W/LOFT-AVG	L	1,008	20.00	2005	A	50	C	1.00	10,100
SHD1	SHED FRAME	L	144	8.00	2005	A	50	C	1.00	600
SHD1	SHED FRAME	L	128	8.00	2005	A	50	C	1.00	500
HRT	HEARTH	B	1	500.00	1991	E	86	C	1.00	400
SHD1	SHED FRAME	L	96	8.00	2005	A	50	03	1.00	400
GEN1	RES GENERA	L	1	4000.00		G	75	03	1.00	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,112	1,112	1,112	94.36	104,928
FEP	Porch, Enclosed, Finished	0	224	157	66.14	14,815
FUS	Upper Story, Finished	728	728	728	94.36	68,694
SLB	Slab	0	888	44	4.68	4,152
WDK	Deck, Wood	0	272	27	9.37	2,548
Ttl Gross Liv / Lease Area		1,840	3,224	2,068		195,137



154 Woodstone Wy Abatement

Background Materials

Abatement 5

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SOULES JEFFREY			5 Well	3 Unpaved		Description	Code	Assessed	Assessed
			6 Septic			RESIDNTL	1010	336,800	336,800
PO BOX 30		SUPPLEMENTAL DATA				RES LAND	1010	80,100	80,100
		Alt Prcl ID 004030000004	SEND VAL						
RAYMOND ME 04071		TIF CODE	TAP						
		USE PRO	Field 8						
		TG ENRO	Field 9						
		TG PLAN	Field 10						
		LD1 TYPE							
		GIS ID 004030005000	Assoc Pid#						
						Total		416,900	416,900

3218
 Raymond, ME
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SOULES JEFFREY		40489 306	11-17-2023	Q	V	280,000	00	Year	Code	Assessed	Year	Code	Assessed
CLARK STEPHEN		38708 164	09-27-2021	Q	V	155,000	00	2025	1010	336,800	2024	1300	80,100
									1010	80,100			
						Total		416,900	Total		80,100	Total	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	336,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	80,100
Special Land Value	0
Total Appraised Parcel Value	416,900
Valuation Method	C
Total Appraised Parcel Value	416,900

NOTES

BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	NEW HOME COMPLETE.	Purpost/Result
									04-17-2025	CL	NEW HOME COMPLETE.	Building Permit
									04-15-2025	CL	SKETCHED FROM PLAN	Assessor Revie

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			130,680 SF	0.42	1.00000	5	1.00		1.000		1.0000	0.42	54,900
1	1010	Single Family			18.680 AC	1,500.00	1.00000	0	1.00		1.000		1.0000	1,350	25,200

Total Card Land Units					Parcel Total Land Area					21.68	Total Land Value					80,100
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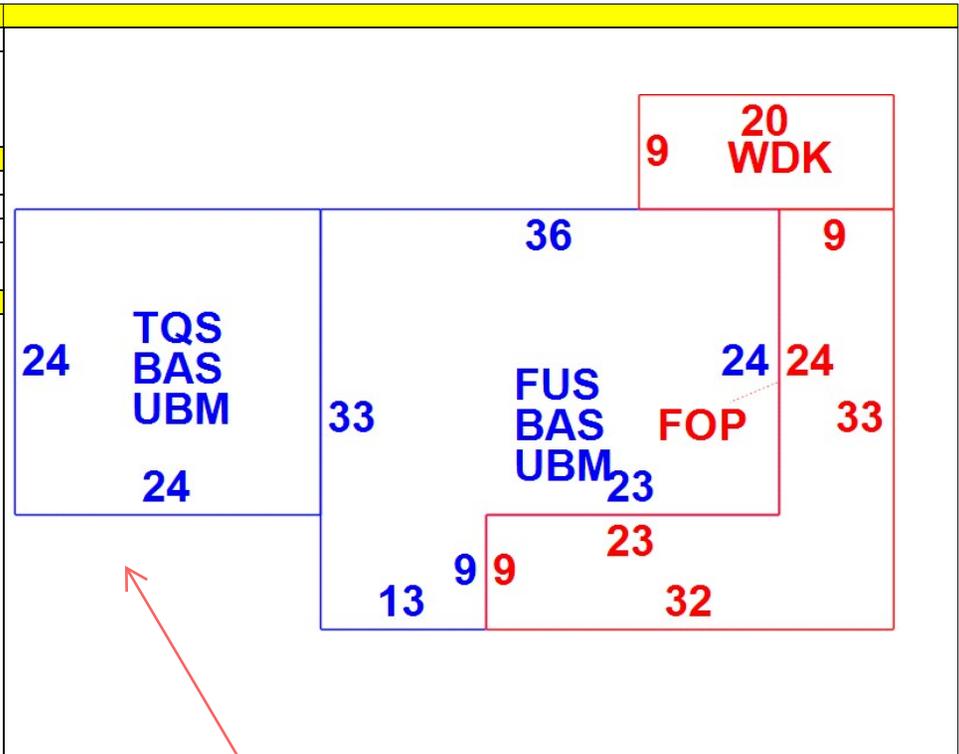
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	06	Good			
Stories:	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure:	04	Wood Truss			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	03	Hot Air-no Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	8				
Bath Style:	03	Modern			
Kitchen Style:	03	Good			

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

COST / MARKET VALUATION	
Building Value New	340,194
Year Built	2024
Effective Year Built	2005
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	1
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	99
RCNLD	336,800
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,557	1,557	1,557	95.12	148,096
FOP	Porch, Open, Finished	0	504	101	19.06	9,607
FUS	Upper Story, Finished	981	981	981	95.12	93,309
TQS	Three Quarter Story	432	576	432	71.34	41,090
UBM	Unfinished Basement	0	1,557	311	19.00	29,581
WDK	Deck, Wood	0	180	18	9.51	1,712
Ttl Gross Liv / Lease Area		2,970	5,355	3,400		323,395



This is coded incorrectly. Should be TQS/FGR three quarter story living area over garage

14 Libby Ln Abatement & Supplemental Background Materials

Abatement 6 Supplemental 1

Account Name	Land	Building	Exempt	Total	Tax
231 EQUITY TRUST COMPANY CUSTODIAN FBO PAULINA WIENCKOWSKI IRA 49 CATSKILL AV MONROE NY 10950 TWIN PINES RD 0004-0055 B40784P129	216,500 Acres 4.57	0	0	216,500	4,070.20 2,035.10 (1) 2,035.10 (2)
558 ERBE JENNIGER G - TRUSTEE JENNIFER G. ERBE REVOCABLE TRUST 50 PRINCETONE ROAD ARLINGTON MA 02474 BROWN RD 0008-0065 B40866P318	68,800 Acres 22.79	0	0	68,800	1,293.44 646.72 (1) 646.72 (2)
3063 ERBE JENNIGER G - TRUSTEE JENNIFER G. ERBE REVOCABLE TRUST 50 PRINCETONE ROAD ARLINGTON MA 02474 65 CROCKETT RD 0054-0048 B40866P320	362,700 Acres 0.56	106,400	0	469,100	8,819.08 4,409.54 (1) 4,409.54 (2)
982 ERIKSEN KENDALL GUILIANO GRANT 9 LIBBY LN RAYMOND ME 04071 14 LIBBY LN 0012-0027 B41083P98	65,200 Acres 10.21	31,300	0	96,500	1,814.20 907.10 (1) 907.10 (2)
983 ERIKSEN KENDALL GUILIANO GRANT 9 LIBBY LN RAYMOND ME 04071 9 LIBBY LN 0012-0029 B40245P189	37,000 Acres 4.43	232,700		5,446.36	2,723.18 (1) 2,723.18 (2)
Page Totals:	Land 770,200	Building 370,400	Exempt 0	Total 1,140,600	Tax 21,443.28
Subtotals:	154,822,700	165,533,800	4,448,400	315,908,100	5,939,072.28

This parcel assessed to Eriksen in error. Should be Nancy Libby

Libby's homestead needs to reinstated for this supplemental assessment. \$13,750 exemption

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED
Statutory Short Form

DLN: 1999433

KNOW ALL BY THESE PRESENTS, That I, **Nancy L. Libby**, whose mailing address is **14 Libby Lane, Raymond, ME 04071**, for consideration paid, grants to **Grant Guiliano and Kendall Ericksen**, whose mailing address is **9 Libby Lane, Raymond, ME 04071**, as **JOINT TENANTS**, with Warranty Covenants, the real property in the Towns of **Casco and Raymond**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

A certain lot or parcel of land situated in the Towns of Casco and Raymond, County of Cumberland and State of Maine and more particularly described as Lot #7, said Lot #7 containing 12.58 acres as depicted on a plan of land entitled "TOWNLINE SUBDIVISION" in Casco and Raymond, Maine for Robert Hale, dated July 1984, and recorded January 22, 1985, in the Cumberland County Registry of Deeds, Plan Book 146, page 17.

Also hereby conveyed is a right of way in common with others by vehicle or otherwise including utilities, over and across a roadway, designated **Private Driveway** as described on the above mentioned Plan.

Meaning and intending to convey and conveying the real property described in a deed to **Harlow J. Libby, Sr. and Nancy L. Libby** by virtue of a deed dated **April 10, 1985** and recorded in the **Cumberland County Registry of Deeds at Book 6732, Page 214**. **Harlow J. Libby, Sr.** passed away on **January 27, 1995** leaving **Nancy L. Libby** as surviving joint tenant.

Witness my hand and seal this 24th day of October, 2024.

Witness:

Nancy L. Libby



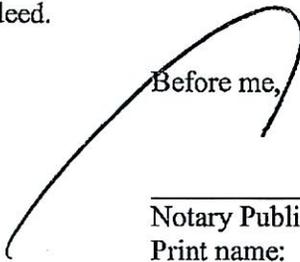
STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

October 24, 2024

Personally appeared on the above date, the above-named **Nancy L. Libby** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

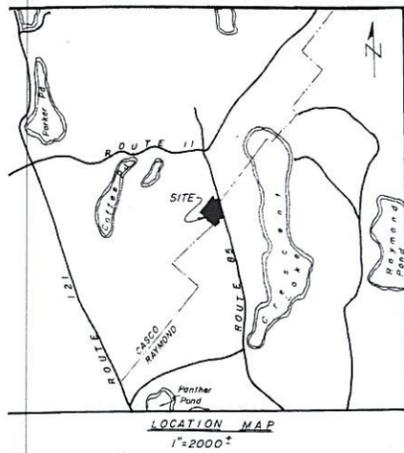
Christopher J. McLain
Notary Public, Maine
My Commission Expires
November 10, 2026



Notary Public/Attorney at Law

Print name:

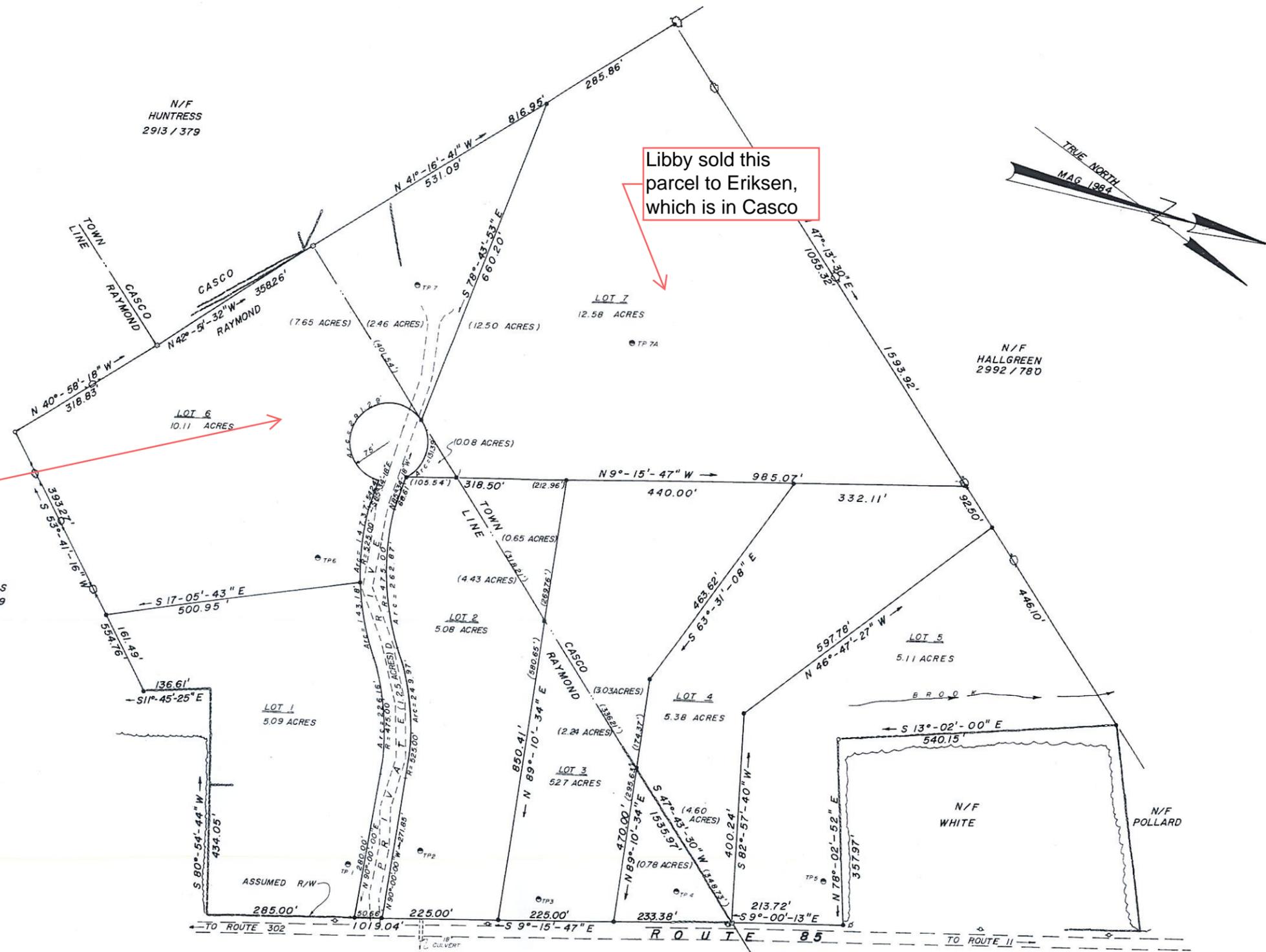
Exp: _____



NOTES:
 1 CASCO ZONING - RESIDENTIAL, "R" ZONE
 RAYMOND ZONING - RURAL RESIDENTIAL, "R-2" ZONE
 2 THERE WILL BE NO FURTHER SUBDIVIDING OF LOTS 2, 3, AND 4.

We received the deed and erroneously transferred Libby's home which is in Raymond, to Eriksen

Libby sold this parcel to Eriksen, which is in Casco



APPROVED BY
 TOWN OF CASCO PLANNING BOARD:
 Harold B. Rollins
 Benjamin D. Eriksen
 Philip A. Cole
 Frank Sumner
 Robert T. Jacob
 Germaine Swihart

DATE: January 7, 1985

APPROVED BY
 TOWN OF RAYMOND PLANNING BOARD:
 Mark M. Roubarger
 Raymond Leffler
 Barbara D. Conner
 William A. ...
 Sheila E. ...
 Howard J. ...

DATE: 12/13/84

- LEGEND:
- IRON PIN FOUND
 - IRON PIN SET
 - MONUMENT FOUND
 - STONE WALL
 - ⊙ TREE W/ WIRE FENCE
 - ⊙ UTILITY POLE
 - N/F NOW OR FORMERLY
 - SOIL TEST PIT
 - MONUMENT SET

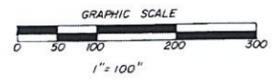
DEED REFERENCE: BOOK 3343, PAGE 208 (RAYMOND);
 BOOK 3010, PAGE 155 (CASCO); CUMBERLAND COUNTY
 REGISTRY OF DEEDS

AREA:
 CASCO — 28.35 ACRES
 RAYMOND — 21.52 ACRES
 TOTAL 49.87 ACRES

State of Maine, Cumberland Co.
 Registry of Deeds
 Received January 22, 1985
 at 2:45 PM and recorded in
 Plan Book 1146 Page 117
 Attest: James J. Walsh
 Registrar



"TOWNLIN SUBDIVISION"
 in
 CASCO and RAYMOND, MAINE
 for
 ROBERT HALE
 SURVEY BY: SURVEY, INC.
 SO. WINDHAM, ME.



SCALE: 1"=100' JULY, 1984

**604 Webbs Mills Abatement &
Supplemental
Background Materials**

**Abatement 7
Supplemental 2**

Raymond
11:31 AM

Real Estate Tax Commitment Book - 2026 18.800

09/17/2025
Page 65

Account Name	Land	Building	Exempt	Total	Tax
2191 BOUCHER JAMES L - TRUSTEE BOUCHER ANN THE ANN & JIM BOUCHER LIVING TRUST 26 HERITAGE LANE STOW MA 01775 158 DRYAD WOODS RD 0033-0002-B B41312P3	55,100 Acres 2.10	188,900	0	244,000	4,587.20 2,293.60 (1) 2,293.60 (2)
153 BOUCHER MARK A BOUCHER DEBRA 17 ZEPHYR RD RAYMOND ME 04071 17 ZEPHYR RD 0003-0064 B31366P0124	144,800 Acres 1.67	332,700	0	477,500	8,977.00 4,488.50 (1) 4,488.50 (2)
951 BOUDREAU LINDA L BOUDREAU GLENN A 604 WEBBS MILLS ROAD RAYMOND ME 04071 598 WEBBS MILLS RD 0012-0001-B B41046P139	55,600 Acres 3.51	179,900	0	235,500	4,427.40 2,213.70 (1) 2,213.70 (2)
949 BOUDREAU LINDA L BOUDREAU GLENN A 604 WEBBS MILLS ROAD RAYMOND ME 04071 604 WEBBS MILLS RD 0012-0001 B18443P0029	50,400 Acres 5.43	164,100 10 Homestead	13,750	200,750	3,774.10 1,887.05 (1) 1,887.05 (2)
2147 BOUDREAU LINDA L 604 WEBBS MILLS RD RAYMOND ME 04071 HASKELL AVE 0031-0035 B41193P67	52,800 Acres 0.40	0	0	52,800	992.64 496.32 (1) 496.32 (2)

← This parcel should be assessed to Adrien Boudreau Trustee. Adrien conveyed .17 ac to Linda Boudreau at lot 012-001 but we switched the entire property in error.

	Land	Building	Exempt	Total	Tax
Page Totals:	358,700	865,600	13,750	1,210,550	22,758.34
Subtotals:	52,685,800	53,364,500	1,268,850	104,781,450	1,969,891.26

DEED OF DISTRIBUTION BY TRUSTEE
(Maine Statutory Short Form - 33 M.R.S.A. §§761 *et seq.*)

Know all Persons by These Presents,

That Adrien L. Boudreau of the City of Portland, of Cumberland County, State of Maine, duly appointed and acting trustee of the ALICE BETH BOUDREAU TRUST established pursuant to the Last Will and Testament of Carrie Lynn Boudreau, which was entered into probate in the Cumberland County Probate Court, Docket No. 2020-0591, by the power conferred by law and every other power, **grants to Glenn A. Boudreau and Linda L. Boudreau** as *joint tenants with rights of survivorship*, the real property, together with all buildings and improvements situated thereon and all rights and easements appurtenant thereto, located in the Town of Raymond, Cumberland County, State of Maine, described as follows:

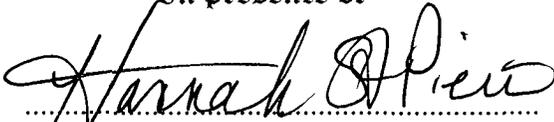
See Exhibit A, attached hereto and incorporated herein.

Property not searched, and description not verified by preparer of this document

Witness my hand and seal this 9th day of September 2024.

Signed, Sealed and Delivered

In presence of



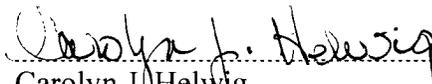
Witness: Hannah St. Pierre



ADRIEN L. BOUDREAU
Trustee

STATE OF MAINE
CUMBERLAND, ss

Then personally appeared the above-named Adrien L. Boudreau, Trustee of the Alice Beth Trust, and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity.



Carolyn J. Helwig
Notary Public

SEAL

My commission expires: October 12, 2026.

EXHIBIT A

A certain lot or parcel of land situated off the Westerly side of Route 85 in the Town of Raymond, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at an iron pipe found set in the ground on the Northerly side line of land of the Grantor (23,078/309) and the Southerly side line of land of the Grantee (17,443/29). Said iron pipe being located N 69° 11' 04" W a distance of 133.72 feet from an iron pipe found set in the ground on the said side line of Route 85 at the Northeasterly corner of land of the Grantor and the Southeasterly corner of land of the Grantee;

Thence N 01° 07' 14" E along land of the Grantee 101.18 feet to an iron pipe found set in the ground;

Thence S 48° 51' 31" W across land of the Grantor 63.85 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence S 37° 56' 11" E continuing across land of the Grantor 155.00 feet to the point of beginning. Containing 7491 square feet.

All bearings are Magnetic of the year 2002.

Meaning and intending to convey a portion of the premises devised to this Grantor from her mother (Carrie Boudreau). Being also a portion of the premises conveyed to the said Carrie Boudreau by deed recorded in the Cumberland County Registry of Deeds in Book 23,078 Page 309.

The said Carrie Boudreau died Testate on April 22, 2020.

Received
Recorded Register of Deeds
Oct 09, 2024 10:34:01A
Cumberland County
Jessica M. Spaulding

From: Ingo Hartig [REDACTED]
To: melanie.fernald@raymondmaine.org
Date: 10/31/2025 11:31 AM
Subject: Ice Fishing Derby

Hi Melanie,

I'm Ingo Hartig from the Sebago Lake Rotary Club.
We're reaching out to ask if you could add us to the meeting roster for Raymond Select Board.
We're hoping to get permission to host our 25th Ice Fishing Derby next February 14th and 15th.

Thanks so much!
Ingo
Ingo Hartig
Hartex Associates
21 Oakledge Rd
Raymond, ME 04071-0450
[REDACTED]

MEDICAL REIMBURSEMENT SERVICES

PO BOX 1810, WINDHAM, ME 04062
November 5, 2025

PHONE (800) 734-6677

Raymond Rescue,

Below you will see your current rates along with our recommendation for an increase. The recommendation for the increase is due to the State of Maine's act to protect consumers for surprise emergency medical bills or L.D. 2105. It states if you are **contracted** with an insurance company you will receive 200% of the Medicare allowed amount for the service. It also states if you are under the 200% you can not increase your rates more than 5% each year. Your last rate increase was in 2022

<u>Service</u>	<u>Current Rate</u>	<u>Recommended</u>	<u>200% Medicare</u>
Miles (A0425)	\$20	\$21	\$18.48
BLS (A0429)	\$700	\$735	\$927.24
ALS (A0427)	\$1,000	\$1,050	\$1,101.10
ALS 2 (A0433)	\$1,400	\$1,470	\$1,593.70
BLS Non Emergency	\$0	\$0	\$579.52
ALS Non Emergency	\$0	\$0	\$695.44
SCT (PIFT) (A0434)	\$0	\$0	\$1,883.46
*On Scene (no transport)	\$100	\$100	*
Intercept	\$300	\$300	

* On Scene Charge (This is used for ALS supplies, deceased patients that you "work" and other medicine given and the patient is not transported to hospital).

Currently this code is being reimbursed at 70% or 50% bill charges, depending on if member is in or out of network (for Community Health Options)

Based on *Maine Legislation- L.D. 1602 1-A. Reimbursement for non-transport services*, that outlines A0998 rate equal to average rate of A0427 and A0429 (with all respective Geographic coefficients)-plus either at plus in network of 200% or out of network of 180%. Legislation requires payor to comply by 1/1/24.

Please let me know if you have any questions.
Shawn McPherson