

Situs : VARNEY MILL RD

Map ID: 04-026-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
CITY OF BATH
55 FRONT ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 110C
Alternate Id
Vol / Pg 0000354/1092
District
Zoning P+O
Class EXEMPT



Property Notes
135.00

Land Information

Type	Size	Influence Factors	Influence %	Value
Waterfront	AC 19.3100			2,181,000
Marshland	AC 40.0000			40,000
Undeveloped	AC 76.0000			1,900,000

Total Acres: 135.31
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,121,000	4,121,000	4,121,000	0	0
Building	0	0	0	0	0
Total	4,121,000	4,121,000	4,121,000	0	0

Total Exemptions 0 Manual Override Reason
Net Assessed 4,121,000 Base Date of Value
Value Flag COST APPROACH Effective Date of Value
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/04/94	JSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000354/1092		CITY OF BATH

Situs : VARNEY MILL RD

Parcel Id: 04-026-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

Situs : VARNEY MILL RD

Parcel Id: 04-026-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : VARNEY MILL RD

Parcel Id: 04-026-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : VARNEY MILL RD

Map ID: 04-031-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
KENNEBEC ESTUARY LAND TRUST
92 FRONT ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 105
Alternate Id
Vol / Pg 0003611/109
District
Zoning R3
Class EXEMPT

Property Notes
4.50

Land Information

Type	Size	Influence Factors	Influence %	Value
Waterfront	AC 1.5000	Topography	-85	33,600
Marshland	AC 4.0000	Topography		1,600

Total Acres: 5.5
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	35,200	35,200	35,200	0	0
Building	0	0	0	0	0
Total	35,200	35,200	35,200	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	35,200	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
08/03/94	JSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/21/14	9,393	Land Only	To/From Non-Profit	0003611/109	Warranty Deed	KENNEBEC ESTUARY LAND TRUST
03/21/13	50,000	Land Only	Sale Includes Multiple Parcels	0003483/309	Deed Of Sale By Pr	HOERTH, THOMAS C
05/10/07		Land & Bldg	Court Order Decree	0002862/211	Quit Claim	WIRTA MARY L PR
10/13/06		Land Only	Court Order Decree	0002787/125	Certificate Of Abstract (Prot	WIRTA, MARY L PR
06/19/46				0000246/136		TARDIFF, HAZEL E

Situs : VARNEY MILL RD

Parcel Id: 04-031-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

Situs : VARNEY MILL RD

Parcel Id: 04-031-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : VARNEY MILL RD

Parcel Id: 04-031-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area	
Total Gross Building Area	

Situs : VARNEY MILL RD

Map ID: 05-001-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
CITY OF BATH
55 FRONT ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 105C
Alternate Id
Vol / Pg 0000354/109
District
Zoning P+O
Class EXEMPT



Property Notes
3.90

Land Information

Type	Size	Influence Factors	Influence %	Value
Waterfront	AC 1.0000			350,000
Undeveloped	AC 2.9000			72,500

Total Acres: 3.9
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	422,500	422,500	422,500	0	0
Building	0	0	0	0	0
Total	422,500	422,500	422,500	0	0

Total Exemptions 0 Manual Override Reason
Net Assessed 422,500 Base Date of Value
Value Flag ORION Effective Date of Value
Gross Building: _____

Entrance Information

Date	ID	Entry Code	Source
08/03/94	JSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000354/109		CITY OF BATH

Inspection Witnessed By _____

Situs : VARNEY MILL RD

Parcel Id: 05-001-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

Situs : VARNEY MILL RD

Parcel Id: 05-001-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : VARNEY MILL RD

Parcel Id: 05-001-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : VARNEY MILL RD

Map ID: 05-025-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
KENNEBEC ESTUARY LAND TRUST
PO BOX 1128
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 105
Alternate Id
Vol / Pg 0003518/196
District
Zoning R3
Class EXEMPT

Property Notes
SALES ALSO INCLUDES 5-31

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1980	Topography	-30	16,160

Total Acres: .198
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	16,200	16,200	16,200	0	0
Building	0	0	0	0	0
Total	16,200	16,200	16,200	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	16,200	Base Date of Value			
Value Flag	COST APPROACH		Effective Date of Value		
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
08/03/94	HSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/12/13	100,000	Land Only	To/From Non-Profit	0003518/196	Warranty Deed	KENNEBEC ESTUARY LAND TRUST
08/01/94	25,000	Land Only	Only Part Of Parcel	0001302/123		SOULE, PAUL W & GAIL K
				0000363/519		UNK

Situs : VARNEY MILL RD

Parcel Id: 05-025-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

Situs : VARNEY MILL RD

Parcel Id: 05-025-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : VARNEY MILL RD

Parcel Id: 05-025-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : VARNEY'S IS

Map ID: 05-031-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
KENNEBEC ESTUARY LAND TRUST
PO BOX 1128
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 120
Alternate Id
Vol / Pg 0003518/196
District
Zoning RP
Class EXEMPT

Property Notes
SALES ALSO INCLUDES 5-25

Land Information

Type	Size	Influence Factors	Influence %	Value
Waterfront	AC 3.2000	Topography	Restr/Nonconfc -60	95,040

Total Acres: 3.2
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	95,000	95,000	95,000	0	0
Building	0	0	0	0	0
Total	95,000	95,000	95,000	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	95,000	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
08/06/94	JSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/12/13	100,000	Land Only	To/From Non-Profit	0003518/196	Warranty Deed	KENNEBEC ESTUARY LAND TRUST
08/01/94	25,000	Land Only	Only Part Of Parcel	0001302/123		SOULE, PAUL W & GAIL K
				0000363/519		UNK

Situs : VARNEY'S IS

Parcel Id: 05-031-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

Situs : VARNEY'S IS

Parcel Id: 05-031-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : VARNEY'S IS

Parcel Id: 05-031-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : VARNEY MILL RD

Map ID: 06-005-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
KENNEBEC ESTUARY LAND TRUST
92 FRONT STREET
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 105
Alternate Id
Vol / Pg 2015R/03803
District
Zoning R3
Class EXEMPT

Property Notes
1.00

Land Information

Type	Size	Influence Factors	Influence %	Value
Waterfront	AC 1.0000	Topography	-60	88,000

Total Acres: 1
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	88,000	88,000	88,000	0	0
Building	0	0	0	0	0
Total	88,000	88,000	88,000	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	88,000	Base Date of Value			
Value Flag	COST APPROACH		Effective Date of Value		
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
08/15/94	JSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/05/15	35,000	Land & Bldg	To/From Non-Profit	2015R/03803	Deed Of Sale By Pr	KENNEBEC ESTUARY LAND TRUST
06/05/15	35,000	Land & Bldg	To/From Non-Profit	2015R/03802	Warranty Deed	KENNEBEC ESTUARY LAND TRUST
				0000361/971		RANGER, ORVILLE T & SUSAN W

Inspection Witnessed By _____

Situs : VARNEY MILL RD

Parcel Id: 06-005-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

Building Information

Year Built/Eff Year /
 Building #
 Structure Type
 Identical Units
 Total Units
 Grade
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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Interior/Exterior Information

Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
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Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
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Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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Situs : VARNEY MILL RD

Parcel Id: 06-005-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : VARNEY MILL RD

Parcel Id: 06-005-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : LINES IS

Map ID: 06-015-000

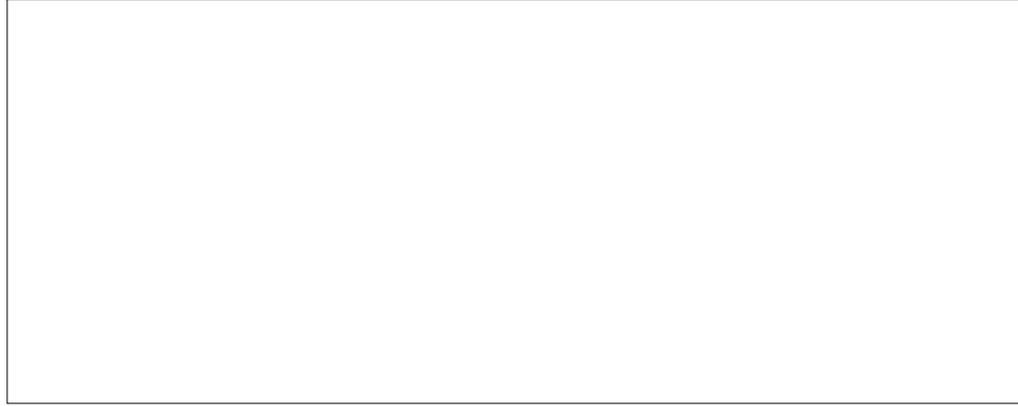
Class: State of Maine

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
STATE OF ME INLAND FISHERIES & WILDLIFE
41 STATE HOUSE STATION
AUGUSTA ME 04333 0041

GENERAL INFORMATION
Living Units 0
Neighborhood 120C
Alternate Id
Vol / Pg 0001517/332
District
Zoning RP
Class EXEMPT



Property Notes
BUILDING NO VALUE DELETED 2004

Land Information

Type	Size	Influence Factors	Influence %	Value
Waterfront	AC 23.0100			2,551,000
Undeveloped	AC 47.0000			1,175,000
Marshland	AC 7.6000			7,600

Total Acres: 77.61
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,733,600	3,733,600	3,733,600	0	0
Building	0	0	0	0	0
Total	3,733,600	3,733,600	3,733,600	0	0

Total Exemptions 0 Manual Override Reason
Net Assessed 3,733,600 Base Date of Value
Value Flag COST APPROACH Effective Date of Value
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/06/94	JSW	Misc Reasons	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/01/97	162,500	Land Only	To/From Government	0001517/332 0000366/354		STATE OF ME INLAND FISHERIES & WILC UNK

Inspection Witnessed By _____

Situs : LINES IS

Parcel Id: 06-015-000

Class: State of Maine

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

Situs : LINES IS

Parcel Id: 06-015-000

Class: State of Maine

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : LINES IS

Parcel Id: 06-015-000

Class: State of Maine

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : BAYSHORE RD

Map ID: 07-027-000

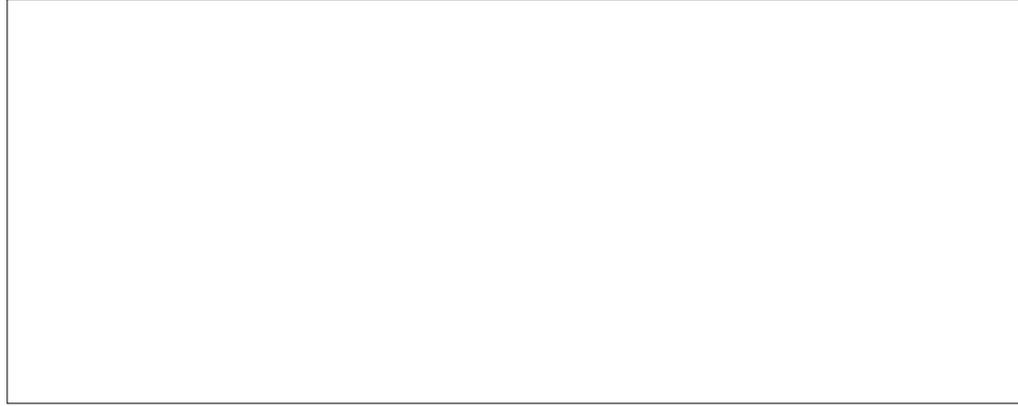
Class: Electric Transmission ROW

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
CENTRAL MAINE POWER COMPANY
C/O AVANGRID MANAGEMENT CO - LOCAL TAX
ONE CITY CENTER 5TH FLOOR
PORTLAND ME 04101

GENERAL INFORMATION
Living Units
Neighborhood 105C
Alternate Id
Vol / Pg
District
Zoning R3
Class UTILITIES



Property Notes
20.00

Land Information

Type	Size	Influence Factors	Influence %	Value
Undeveloped	AC 17.0000	Shape/Size	-60	170,000

Total Acres: 17
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	170,000	170,000	170,000	0	0
Building	0	0	0	0	0
Total	170,000	170,000	170,000	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	170,000	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
08/17/94	JSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee

Inspection Witnessed By _____

Situs : BAYSHORE RD

Parcel Id: 07-027-000

Class: Electric Transmission ROW

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

Situs : BAYSHORE RD

Parcel Id: 07-027-000

Class: Electric Transmission ROW

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : BAYSHORE RD

Parcel Id: 07-027-000

Class: Electric Transmission ROW

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
------	----------	----------	------	-------	-------	------	--------

Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : BAYSHORE RD

Map ID: 07-034-000

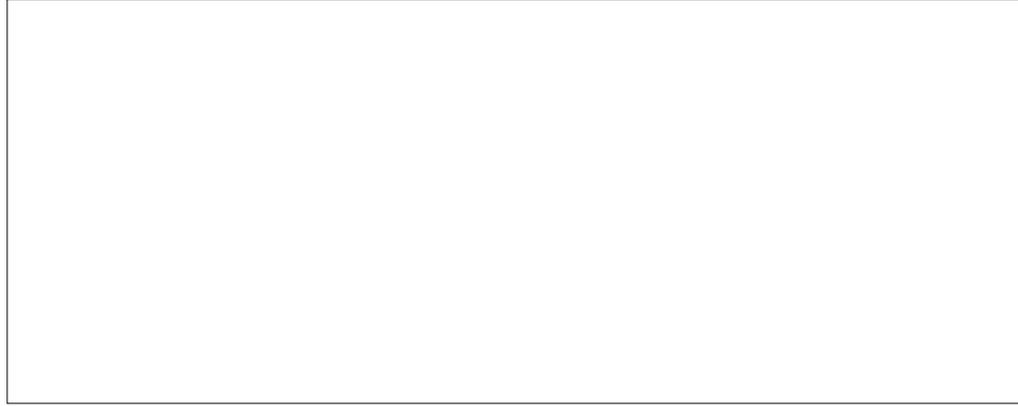
Class: Electric Transmission ROW

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
CENTRAL MAINE POWER COMPANY
C/O AVANGRID MANAGEMENT CO - LOCAL TAX
ONE CITY CENTER 5TH FLOOR
PORTLAND ME 04101

GENERAL INFORMATION
Living Units
Neighborhood 105C
Alternate Id
Vol / Pg
District
Zoning R3
Class UTILITIES



Property Notes
38.10

Land Information

Type	Size	Influence Factors	Influence %	Value
Undeveloped	AC 37.0000	Shape/Size	-60	370,000

Total Acres: 37
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	370,000	370,000	370,000	0	0
Building	0	0	0	0	0
Total	370,000	370,000	370,000	0	0

Total Exemptions 0 Manual Override Reason
Net Assessed 370,000 Base Date of Value
Value Flag ORION Effective Date of Value
Gross Building: _____

Entrance Information

Date	ID	Entry Code	Source
08/15/94	JSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee

Inspection Witnessed By _____

Situs : BAYSHORE RD

Parcel Id: 07-034-000

Class: Electric Transmission ROW

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

Situs : BAYSHORE RD

Parcel Id: 07-034-000

Class: Electric Transmission ROW

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : BAYSHORE RD

Parcel Id: 07-034-000

Class: Electric Transmission ROW

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
------	----------	----------	------	-------	-------	------	--------

Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : 207 NORTH BATH RD

Map ID: 10-006-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
SAGADAHOC ROD GUN & SKEET CLUB
207 NORTH BATH RD
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 105C
Alternate Id
Vol / Pg 0000226/495
District
Zoning R3
Class EXEMPT



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Waterfront	AC 5.0000	Topography	-40	450,000
Undeveloped	AC 11.0000	Topography		275,000
Marshland	AC 5.0000	Topography		5,000

Total Acres: 21
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	730,000	730,000	730,000	730,000	0
Building	6,100	6,100	6,100	-450,000	0
Total	736,100	736,100	736,100	280,000	0

Total Exemptions 0 Manual Override Reason
Net Assessed 736,100 Base Date of Value
Value Flag COST APPROACH Effective Date of Value
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
10/06/04	JLH	Measured Only	Other
09/20/94	KJM	Unoccupied	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/11/09	3985	1,580	RDM Entered In Error.	
06/08/09	3984	1,800	CDM Demolition	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/28/43				0000226/495		SAGADAHOC ROD GUN & SKEET CLUB

Inspection Witnessed By _____

Situs : 207 NORTH BATH RD

Parcel Id: 10-006-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence Stoc	1991	10	40	1	400	C	3	3	560
2	Opn Porch	1990	20	6	1	120	C	A		1,760
3	Frame Shed	1990	8	10	1	80	C	A		260
4	Frame Shed	1990	7	8	1	56	C	A		180
5	Mach Shed	1990	10	20	1	200	C	3	3	1,840
6	Restroom	1990	6	10	1	60	C	3	3	1,450

Situs : 207 NORTH BATH RD

Parcel Id: 10-006-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 207 NORTH BATH RD

Parcel Id: 10-006-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	
Capitalization Rate	
Sub total	
Residual Land Value	280,000
Final Income Value	280,000
Total Gross Rent Area	
Total Gross Building Area	

Situs : HIGH ST

Map ID: 10-014-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
CITY OF BATH
55 FRONT ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 203C
Alternate Id
Vol / Pg 0001762/184
District
Zoning R2
Class EXEMPT



Property Notes
34.00

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 20.0000			7,000,000
Undeveloped	AC 22.2000			1,110,000

Total Acres: 42.2
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	8,110,000	8,110,000	8,110,000	0	0
Building	0	0	0	0	0
Total	8,110,000	8,110,000	8,110,000	0	0

Total Exemptions 0 Manual Override Reason
Net Assessed 8,110,000 Base Date of Value
Value Flag ORION Effective Date of Value
Gross Building: _____

Entrance Information

Date	ID	Entry Code	Source
08/05/94	JSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/14/01	2875	250,000	CNB	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/06/00	31,000	Land Only	To/From Government	0001762/184		CITY OF BATH

Inspection Witnessed By _____

Situs : HIGH ST

Parcel Id: 10-014-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

Situs : HIGH ST

Parcel Id: 10-014-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : HIGH ST

Parcel Id: 10-014-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : HIGH ST

Map ID: 10-015-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
KENNEBEC ESTUARY LAND TRUST
F/K/A LOWER KENNEBEC REGIONAL LAND TRUST
PO BOX 1128
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 109C
Alternate Id
Vol / Pg 0001760/320
District
Zoning P+O
Class EXEMPT

Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Waterfront	AC 10.4100	Restr/Nonconfc	-60	516,400
Total Acres: 10.41 Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	516,400	516,400	516,400	0	0
Building	0	0	0	0	0
Total	516,400	516,400	516,400	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	516,400	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee

Situs : HIGH ST

Parcel Id: 10-015-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

Situs : HIGH ST

Parcel Id: 10-015-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : HIGH ST

Parcel Id: 10-015-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : HIGH ST

Map ID: 12-001-000

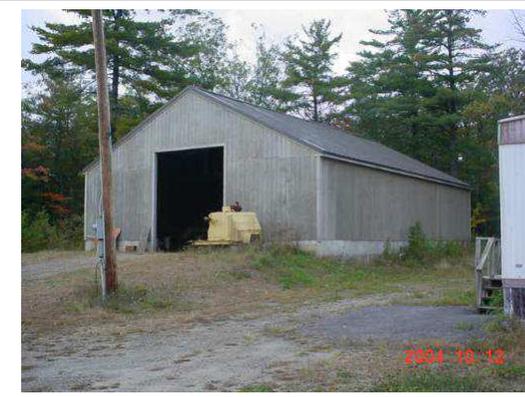
Class: Storage, Warehouse & Distribution

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
KELLEY, PETER J
1257 WASHINGTON ST, APT 3
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0000524/314
District
Zoning R2
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000	Restr/Nonconfc Location	-90	13,500
Undeveloped	AC 6.2000	Restr/Nonconfc Location	-90	15,500

Total Acres: 7.2
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	29,000	29,000	29,000	29,000	0
Building	26,300	26,300	26,400	83,800	0
Total	55,300	55,300	55,400	112,800	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	55,300	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
OFFICE	1500				

Entrance Information

Date	ID	Entry Code	Source
10/06/04	JLH	Measured Only	Other
08/05/94	JSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/13/02	2925	1,000	CNB	
05/01/97	3073	5,000	COB	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000524/314		KELLEY, PETER J

Situs : HIGH ST

Parcel Id: 12-001-000

Class: Storage, Warehouse & Distribution

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1980 /
Building #	1
Structure Type	Warehouse
Identical Units	1
Total Units	1
Grade	DC
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units

Interior/Exterior Information															
Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01		2,400	200	Warehouse/ Lt Mf	9	Frame	Wood Frame/Joist/B	None	None	None	None	2	2

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,400	Warehouse/ Lt Mfg	43		24,780

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Frame Shed	1980	8	14	1	112	D	F	130

Situs : HIGH ST

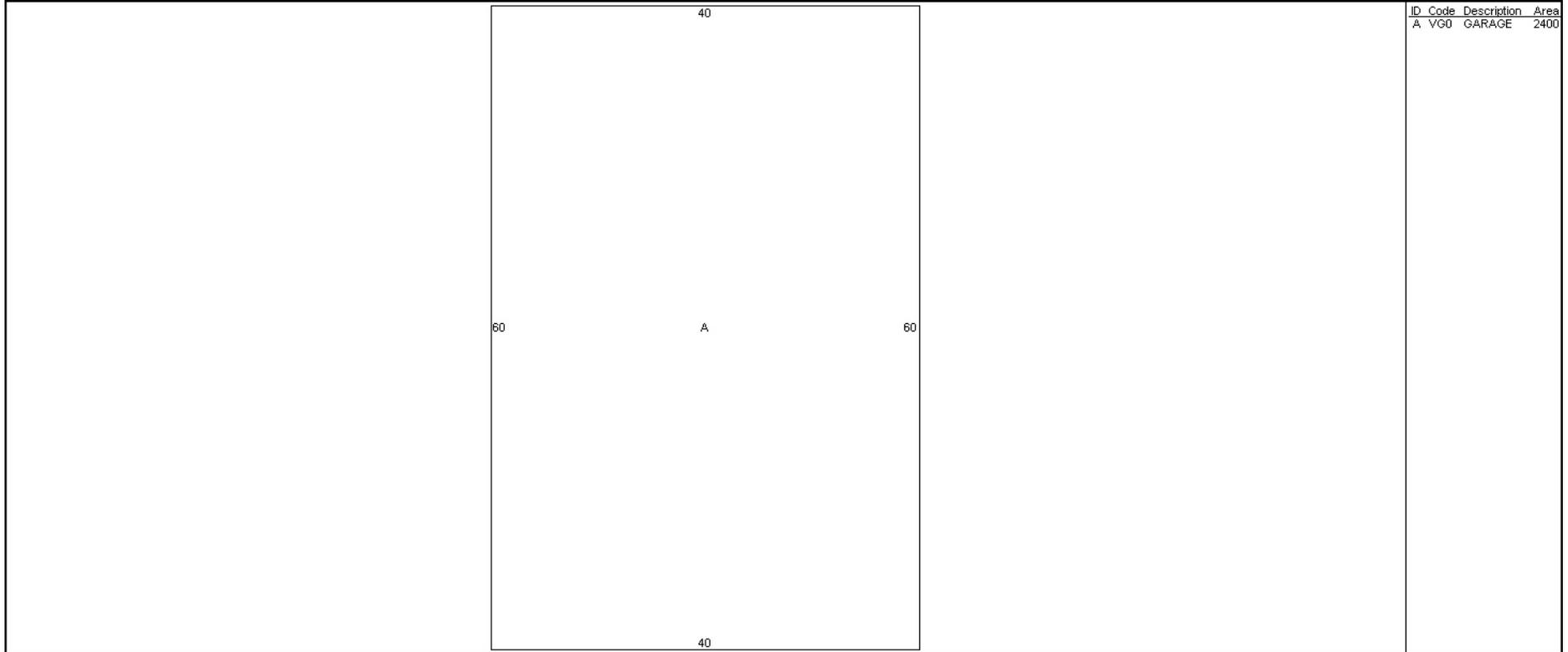
Parcel Id: 12-001-000

Class: Storage, Warehouse & Distribution

Card: 1 of 1

Printed: September 17, 2018

ID Code	Description	Area
A	VG0 GARAGE	2400



Additional Property Photos

Situs : HIGH ST

Parcel Id: 12-001-000

Class: Storage, Warehouse & Distribution

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
07	S	001 Light Manuf/Warehous	0	2,400	6.00		14,400	10		0	12,960				1,680	1,680	11,280

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	2,400
Replace, Cost New Less Depr	24,780
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	24,780
Value per SF	10.33

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	11,280
Capitalization Rate	0.100000
Sub total	112,800
Residual Land Value	
Final Income Value	112,800
Total Gross Rent Area	2,400
Total Gross Building Area	2,400

Situs : HIGH ST

Map ID: 12-003-000

Class: Benevolent and Charitable Organiz

Card: 3 of 1

Printed: September 17, 2018

CURRENT OWNER
KENNEBEC ESTUARY LAND TRUST
F/K/A LOWER KENNEBEC REGIONAL LAND TRUST
PO BOX 1128
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 109C
Alternate Id
Vol / Pg 0001760/320
District
Zoning P+O
Class EXEMPT

Property Notes
EASEMENT BK1760 PG326

Land Information

Type	Size	Influence Factors	Influence %	Value
Waterfront	AC 23.0000	Restr/Nonconfc	-60	1,020,000
Undeveloped	AC 42.0000	Restr/Nonconfc	-50	525,000
Marshland	AC 9.8300	Restr/Nonconfc		9,830

Total Acres: 74.83
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,554,800	1,554,800	1,554,800	0	0
Building	0	0	0	0	0
Total	1,554,800	1,554,800	1,554,800	0	0

Total Exemptions 0
Net Assessed 1,554,800
Value Flag ORION
Gross Building:
Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
08/05/94	JSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/10/11	4213	9,500	CAL Parking Lot Reconfiguration	
08/28/01	2864	18,500	CAL	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/30/00	319,000	Land Only	To/From Non-Profit	0001760/320		KENNEBEC ESTUARY LAND TRUST
02/09/87			Transfer Of Convenience	0000806/067		GRIFFIN, FREDERICK FOSTER, ROBIN G.
12/22/86	100,000		Valid Sale	0000793/301		LUDWIG, BARBARA G & GRIFFIN, F W JR

Situs : HIGH ST

Parcel Id: 12-003-000

Class: Benevolent and Charitable Organiz

Card: 3 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Warehouse
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

Situs : HIGH ST

Parcel Id: 12-003-000

Class: Benevolent and Charitable Organiz

Card: 3 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : HIGH ST

Parcel Id: 12-003-000

Class: Benevolent and Charitable Organiz

Card: 3 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : HIGH ST

Map ID: 12-004-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
CITY OF BATH
55 FRONT ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0000242/273
District
Zoning R2
Class EXEMPT



Property Notes
8.00

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000			135,000
Undeveloped	AC 3.6700		-50	45,880

Total Acres: 4.67
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	180,900	180,900	180,900	0	0
Building	0	0	0	0	0
Total	180,900	180,900	180,900	0	0

Total Exemptions 0 Manual Override Reason
Net Assessed 180,900 Base Date of Value
Value Flag ORION Effective Date of Value
Gross Building: _____

Entrance Information

Date	ID	Entry Code	Source
09/17/94	JSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/20/45				0000242/273		CITY OF BATH

Inspection Witnessed By _____

Situs : HIGH ST

Parcel Id: 12-004-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Warehouse
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

Situs : HIGH ST

Parcel Id: 12-004-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : HIGH ST

Parcel Id: 12-004-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
------	----------	----------	------	-------	-------	------	--------

Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : HIGH ST

Map ID: 13-007-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
CITY OF BATH 55 FRONT ST BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0000892/105
District
Zoning R2
Class EXEMPT



Property Notes
6.00

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000			135,000
Undeveloped	AC 4.6000			115,000
Total Acres: 5.6				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	250,000	250,000	250,000	0	0
Building	0	0	0	0	0
Total	250,000	250,000	250,000	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	250,000	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
09/17/94	JSW		

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/11/88	40,000		To/From Government	0000892/105		CITY OF BATH
11/25/87	25,000		Valid Sale	0000855/045		KNIGHT, JAMES M.

Situs : HIGH ST

Parcel Id: 13-007-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Warehouse
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

Situs : HIGH ST

Parcel Id: 13-007-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : HIGH ST

Parcel Id: 13-007-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : ANCONA AVE

Map ID: 13-062-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
CITY OF BATH
55 FRONT ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103
Alternate Id
Vol / Pg 0000271/528
District
Zoning R2
Class EXEMPT



Property Notes
.22

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2200	Shape/Size	-20	20,940
Total Acres: .22 Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	20,900	20,900	20,900	0	0
Building	0	0	0	0	0
Total	20,900	20,900	20,900	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	20,900	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
08/08/94	CS	Unimproved	

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000271/528		CITY OF BATH

Inspection Witnessed By _____

Situs : ANCONA AVE

Parcel Id: 13-062-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Warehouse
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

Situs : ANCONA AVE

Parcel Id: 13-062-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : ANCONA AVE

Parcel Id: 13-062-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : 1322 HIGH ST

Map ID: 14-002-000

Class: Electricity Refulation Substations

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
CENTRAL MAINE POWER COMPANY
C/O AVANGRID MANAGEMENT CO - LOCAL TAX
ONE CITY CENTER 5TH FLOOR
PORTLAND ME 04101

GENERAL INFORMATION
Living Units
Neighborhood 109C
Alternate Id
Vol / Pg 0000231/135
District
Zoning R2
Class UTILITIES

Property Notes
.69

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.7100			106,000

Total Acres: .71
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	106,000	106,000	106,000	0	0
Building	0	0	0	0	0
Total	106,000	106,000	106,000	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	106,000	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
08/16/94	WAL	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/01/42				0000231/135		CENTRAL MAINE POWER

Situs : 1322 HIGH ST

Parcel Id: 14-002-000

Class: Electricity Refulation Substations

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Warehouse
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

Situs : 1322 HIGH ST

Parcel Id: 14-002-000

Class: Electricity Refulation Substations

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 1322 HIGH ST

Parcel Id: 14-002-000

Class: Electricity Refulation Substations

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
------	----------	----------	------	-------	-------	------	--------

Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : HIGH ST

Map ID: 14-004-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
CITY OF BATH
55 FRONT ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 105C
Alternate Id
Vol / Pg 0000623/228
District
Zoning R2
Class EXEMPT



Property Notes
8.00

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000			135,000
Undeveloped	AC 7.6000			190,000

Total Acres: 8.6
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	325,000	325,000	325,000	0	0
Building	0	0	0	0	0
Total	325,000	325,000	325,000	0	0

Total Exemptions 0 Manual Override Reason
Net Assessed 325,000 Base Date of Value
Value Flag ORION Effective Date of Value
Gross Building: _____

Entrance Information

Date	ID	Entry Code	Source
09/17/94	JSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000623/228		CITY OF BATH

Situs : HIGH ST

Parcel Id: 14-004-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Warehouse
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

Situs : HIGH ST

Parcel Id: 14-004-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : HIGH ST

Parcel Id: 14-004-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
------	----------	----------	------	-------	-------	------	--------

Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : WASHINGTON ST

Map ID: 14-053-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
CITY OF BATH
55 FRONT ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 109C
Alternate Id
Vol / Pg
District
Zoning R2
Class EXEMPT



Property Notes
4.00

Land Information

Type	Size	Influence Factors	Influence %	Value
Undeveloped	AC 1.6000			40,000

Total Acres: 1.6
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	40,000	40,000	40,000	40,000	0
Building	21,300	21,300	21,700	-16,800	0
Total	61,300	61,300	61,700	23,200	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	61,300	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/14/94	JSW	Misc Reasons	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee

Situs : WASHINGTON ST

Parcel Id: 14-053-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Building Information

Year Built/Eff Year 1980 /
 Building # 1
 Structure Type Manufacturing
 Identical Units 1
 Total Units 1
 Grade C+C
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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Interior/Exterior Information

Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	493	92	Small Manufaturir	10	Brick Venee	Wood Frame/Joist/B	Normal	Hot Water	None	Above No	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	493	Small Manufacturing		62	21,740

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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Situs : WASHINGTON ST

Parcel Id: 14-053-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

ID	Code	Description	Area
A	VS1	1S	493

Additional Property Photos

Situs : WASHINGTON ST

Parcel Id: 14-053-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
07	S	001 Light Manuf/Warehous	0	493	6.00		2,958	10		0	2,662				345	345	2,317

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	493
Replace, Cost New Less Depr	21,740
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	21,740
Value per SF	44.10

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	2,317
Capitalization Rate	0.100000
Sub total	23,170
Residual Land Value	
Final Income Value	23,170
Total Gross Rent Area	493
Total Gross Building Area	493

Situs : 51 WINSHIP ST

Map ID: 14-095-000

Class: Nursing Homes

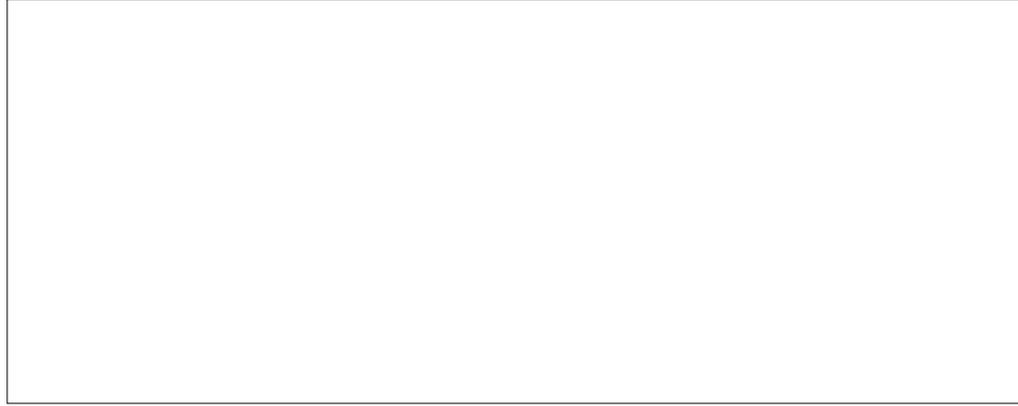
Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
CCP WINSHIP GREEN 0546 LLC
C/O ALTUS GROUP US INC #546
21001 N. TATUM BOULEVARD SUITE 1630-630
PHOENIX AZ 85050

GENERAL INFORMATION
Living Units
Neighborhood 109C
Alternate Id
Vol / Pg 2015R/06048
District
Zoning R2
Class COMMERCIAL

Property Notes
Winship Green Nursing Center



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 3.0000			335,000

Total Acres: 3
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	335,000	335,000	335,000	335,000	0
Building	2,195,500	2,195,500	2,195,500	2,393,700	0
Total	2,530,500	2,530,500	2,530,500	2,728,700	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	2,530,500	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
10/06/04	JLH	Entry & Sign	Other
06/30/94	JS	Entry Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/14/08	3824	11,000	COB Gazebo	
01/01/98	2271	153,640	CAL	0
06/01/95	1910	18,000	CAL	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/20/15		Land & Bldg	Transfer Of Convenience	2015R/06048	Quit Claim	CCP WINSHIP GREEN 0546 LLC
12/01/98	1,678,600	Land & Bldg	Related Corporations	0001643/188		VENTAS REALTY L P
10/01/85	1,315,000		Valid Sale	0000722/281		FIRST HEALTHCARE CORPORATION

Inspection Witnessed By _____

Situs : 51 WINSHIP ST

Parcel Id: 14-095-000

Class: Nursing Homes

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1974 / 1998
Building #	1
Structure Type	Nursing Home
Identical Units	1
Total Units	72
Grade	BC
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Canopy Roof/Slab		1	640			1								
2	Overhead Dr-Wood/Mtl		8	8			1								
2	Porch, Enclosed		12	10			1								
2	Sprinkler Sys Wet		1	24,044			1								

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	4,410	286	Nursing Home	8	None	Wood Frame/Joist/B	Normal	Electric	Central	Normal	3	3
2	01	01	100	24,044	1,115	Nursing Home	8	Frame	Wood Frame/Joist/B	Normal	Electric	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	4,410	Nursing Home		54	268,560
2	24,044	Nursing Home		55	1,528,810

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence Stoc	1988	64	6	1	384	C	3	3	490
2	Asph Pav	1984			1	11,500	C	3	3	13,980
3	Gar Fin At	1980	20	20	1	400	C	3	3	10,380
4	Frame Shed	1991	12	8	1	96	A	3	3	990
5	Gazebo	2007			1	200	C	A		6,350

Situs : 51 WINSHIP ST

Parcel Id: 14-095-000

Class: Nursing Homes

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 51 WINSHIP ST	Parcel Id: 14-095-000	Class: Nursing Homes	Card: 1 of 1	Printed: September 17, 2018
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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
04	S	001 General Office	0	28,454	9.00	140	358,520	10		0	322,668				49,795	49,795	272,873

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	28,454
Replace, Cost New Less Depr	1,797,370
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	120
Final Building Value	2,156,844
Value per SF	75.80

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	272,873
Capitalization Rate	0.100000
Sub total	2,728,730
Residual Land Value	
Final Income Value	2,728,730
Total Gross Rent Area	28,454
Total Gross Building Area	28,454

Situs : 9 PARK ST

Map ID: 14-096-000

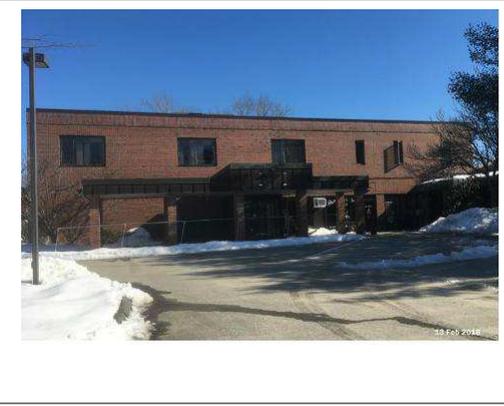
Class: Multiple Use - Primarily Commercial

Card: 4 of 1

Printed: September 17, 2018

CURRENT OWNER
SRMAC HOLDING, LLC
248 US HIGHWAY 202
LEEDS ME 04265

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 2017R/08089
District
Zoning R2
Class COMMERCIAL



Property Notes
MIDCOAST CENTER FOR HIGHER EDUCATION
BK 2083 PG 140

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 5.4300	Location	-50	289,000
Undeveloped	AC 1.0000			25,000

Total Acres: 6.43
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	314,000	314,000	314,000	314,000	0
Building	2,814,100	2,814,100	630,000	2,814,100	0
Total	3,128,100	3,128,100	944,000	3,128,100	0

Total Exemptions 0 Manual Override Reason
Net Assessed 3,128,100 Base Date of Value
Value Flag INCOME APPROACH Effective Date of Value
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
10/06/04	JLH	Entry & Sign	Other
06/23/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/09/16	4684	60,000	CAL Build Three Apartment Units	
01/06/16	4600	200,000	CNB Adding 13 Apartments - 11 In Sout	
10/28/14	4507	50,000	CAL Build 5 Apartments In Former Clas	
08/15/14	4488	50,000	CNG Adding 4 Apartments On 2nd Floor	
04/26/11	4200	60,000	EX Interior Renovation For Office 2nd	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/02/17	4,550,000	Land & Bldg	Sale Includes Multiple Parcels	2017R/08089	Quit Claim	SRMAC HOLDING, LLC
05/31/13	799,000	Land & Bldg	Sale Includes Multiple Parcels	0003504/262	Quit Claim	KENNEBEC LANDING LLC
11/08/02		Land Only	Only Part Of Parcel	0002083/142		UNK
01/31/02	1,000,000	Land & Bldg	Sale Includes Multiple Parcels	0001965/164		CITY OF BATH
10/01/94		Land & Bldg	Transfer In Lieu Of Debt Payment	0001316/349		

Inspection Witnessed By _____

Situs : 9 PARK ST

Parcel Id: 14-096-000

Class: Multiple Use - Primarily Commercial

Card: 4 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1910 /
Building #	1
Structure Type	Hospital
Identical Units	1
Total Units	30
Grade	C+C
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Central Air Conditioning		1	16,083			1								
2	Canopy Roof/Slab		1	1,294			1								
2	Elevator Electric Pasngr	+	4,000	100	3		1								
2	Elevator Electric Pasngr	+	4,500	85	3		1								
2	Porch Covered		10	10			1								
2	Sprinkler Sys Wet		1	96,458			1								

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	36,498	1,207	Multi-Use Storage	8	None	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
2	01	01	100	11,886	1,499	Apartment	9	Brick Venue	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	02	02	100	13,288	1,015	Apartment	9	Brick Venue	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
4	03	03	100	2,275	200	Converted Office	9	Brick Venue	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
5	01	01	100	830	1,015	Restaurant	9	Brick Venue	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
6	01	01	100	23,782	1,015	Office Building	9	Brick Venue	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
7	02	02	100	5,344	1,015	Office Building	9	Brick Venue	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	36,498	Multi-Use Storage		50	23,480
2	11,886	Apartment		50	193,500
3	13,288	Apartment		50	92,440
4	2,275	Converted Office		50	4,080
5	830	Restaurant		50	24,570
6	23,782	Office Building		50	213,630
7	5,344	Office Building		50	62,690

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Light - In	1984	1	1	13	1	C	3	3	6,910
2	Tower Radi	1984	50	1	1	50	C	3	3	8,650

Situs : 9 PARK ST

Parcel Id: 14-096-000

Class: Multiple Use - Primarily Commercial

Card: 4 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 9 PARK ST

Parcel Id: 14-096-000

Class: Multiple Use - Primarily Commercial

Card: 4 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	001 Support Or Municipal Pi	0	1,825						0							
01	A	001 Low Rise Apartment	30	23,160			207,000	10		0	186,300	35			65,205	65,205	121,095
04	S	001 General Office	0	26,795	9.00		241,155	10		0	217,040				50,971	50,971	166,069
16	S	001 General Restaurant	0	764	16.00		12,224	5		0	11,613				1,868	1,868	9,745
22	S	001 Multi Use Office	0	2,048	9.00		18,432	10		0	16,589	0			3,185	3,185	13,404

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	30	1	1 \ 0	30	6,900	207,000

Building Cost Detail - Building 1 of 1

Total Gross Building Area	93,903
Replace, Cost New Less Depr	614,390
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	614,390
Value per SF	6.54

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	310,313
Capitalization Rate	0.100000
Sub total	3,103,130
Residual Land Value	25,000
Final Income Value	3,128,130
Total Gross Rent Area	92,078
Total Gross Building Area	93,903

Situs : 2 DAVENPORT CIR

Map ID: 14-096-002

Class: General Office

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
KENNEBEC LANDING, LLC
PO BOX 512
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 2017R/08793
District
Zoning R2
Class COMMERCIAL



Property Notes
FAMILY AND CHILDREN SERVICES DAYCARE
ASSIGNMENT OF 99 YR LEASE - ASSIGNME
NT BK 1935 PG 29

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.8300	Location	-50	109,000

Total Acres: 1.83
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	109,000	109,000	109,000	0	0
Building	291,500	291,500	291,500	0	0
Total	400,500	400,500	400,500	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	400,500	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
05/04/17	BEC	Entry Gained	Owner
10/06/04	JLH	Entry & Sign	Other
06/30/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/09/16	4682	10,000	CAL Interior Demo Of Vacant Building	
06/30/06	3603	128,000	CAL Renovation Of Existing Building	
03/27/03	3079	475,000	CAL	
08/01/93	1617	45,000	CAL	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/01/17	155,000	Land & Bldg	Outlier	2017R/08793	Quit Claim	KENNEBEC LANDING, LLC
08/08/16	145,000	Land & Bldg	Outlier	2016R/05420	Quit Claim	AFFORDABLE MID COAST HOUSING, LLC
08/08/02	750,000	Land & Bldg	To/From Non-Profit	0002038/328		FAMILY FOCUS
08/08/02		Land & Bldg	Transfer Of Convenience	0002038/323		
02/14/97	1,032,500	Land & Bldg	Sale Includes Multiple Parcels	0001476/244		
12/28/94		Bldg Only		0001329/020		UNK
12/01/94		Bldg Only	Transfer In Lieu Of Debt Payment	0001329/008		UNK
10/01/94		Bldg Only	Transfer In Lieu Of Debt Payment	0001316/349		UNK
				0000714/008		

Inspection Witnessed By _____

Situs : 2 DAVENPORT CIR

Parcel Id: 14-096-002

Class: General Office

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1986 /
Building #	1
Structure Type	Apartment - High Rise
Identical Units	1
Total Units	1
Grade	BC
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Canopy Only		12	3		1							
2	Enclosed Entry		10	5		1							
2	Elevator Hydraulic Pasng	+	2,500	120	4	1							
2	Porch Covered		12	4		1							
2	Sprinkler Sys Wet		1	17,998		1							

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1		2,262	224	Unfinished Res Bs	9	None	Wood Frame/Joist/B	Below Norma	Electric	None	Below Noi	2	0
2	01	01		5,060	312	Unfinished Res Bs	9	None	Wood Frame/Joist/B	Below Norma	Electric	None	Below Noi	2	0
3	01	01		5,196	336	Unfinished Res Bs	9	Frame	Wood Frame/Joist/B	Below Norma	Electric	None	Below Noi	2	0
4	02	02		5,504	348	Unfinished Res Bs	9	Frame	Wood Frame/Joist/B	Below Norma	Electric	None	Below Noi	2	0

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,262	Unfinished Res Bsmt	39		30,800
2	5,060	Unfinished Res Bsmt	39		79,780
3	5,196	Unfinished Res Bsmt	39		82,060
4	5,504	Unfinished Res Bsmt	39		82,530

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence Chai	2003	10	300	1	3,000	C	2	2	9,180
2	Asph Pav	1986			1	8,400	C	2	2	7,150

Situs : 2 DAVENPORT CIR

Parcel Id: 14-096-002

Class: General Office

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos



Situs : 2 DAVENPORT CIR

Parcel Id: 14-096-002

Class: General Office

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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00	S	001 Support Or Municipal Pi	0	18,022						0							
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	18,022
Replace, Cost New Less Depr	275,170
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	275,170
Value per SF	15.27

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	
Capitalization Rate	0.100000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	18,022