

Situs : 21 COBB RD

Parcel Id: 25-013-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1820 /
Building #	1
Structure Type	Apartment - Garden
Identical Units	1
Total Units	5
Grade	B+
# Covered Parking	
# Uncovered Parking	6
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Canopy Only		28	6		1							
2	Porch Covered		16	4		1							
2	Porch Covered		5	4		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	1,432	156	Unfinished Res Bs	6	None	Wood Frame/Joist/B	Normal	None	None	Normal	2	2
2	01	01	100	3,062	274	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3
3	02	02	100	2,632	232	Apartment	7	Frame	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3
4	A1	A1	100	450	60	Apartment	7	Frame	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	2

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,432	Unfinished Res Bsmt		35	15,250
2	3,062	Apartment		50	137,990
3	2,632	Apartment		50	112,020
4	450	Apartment		40	6,550

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1990	1	2,400	1	2,400	C	3	3	2,920

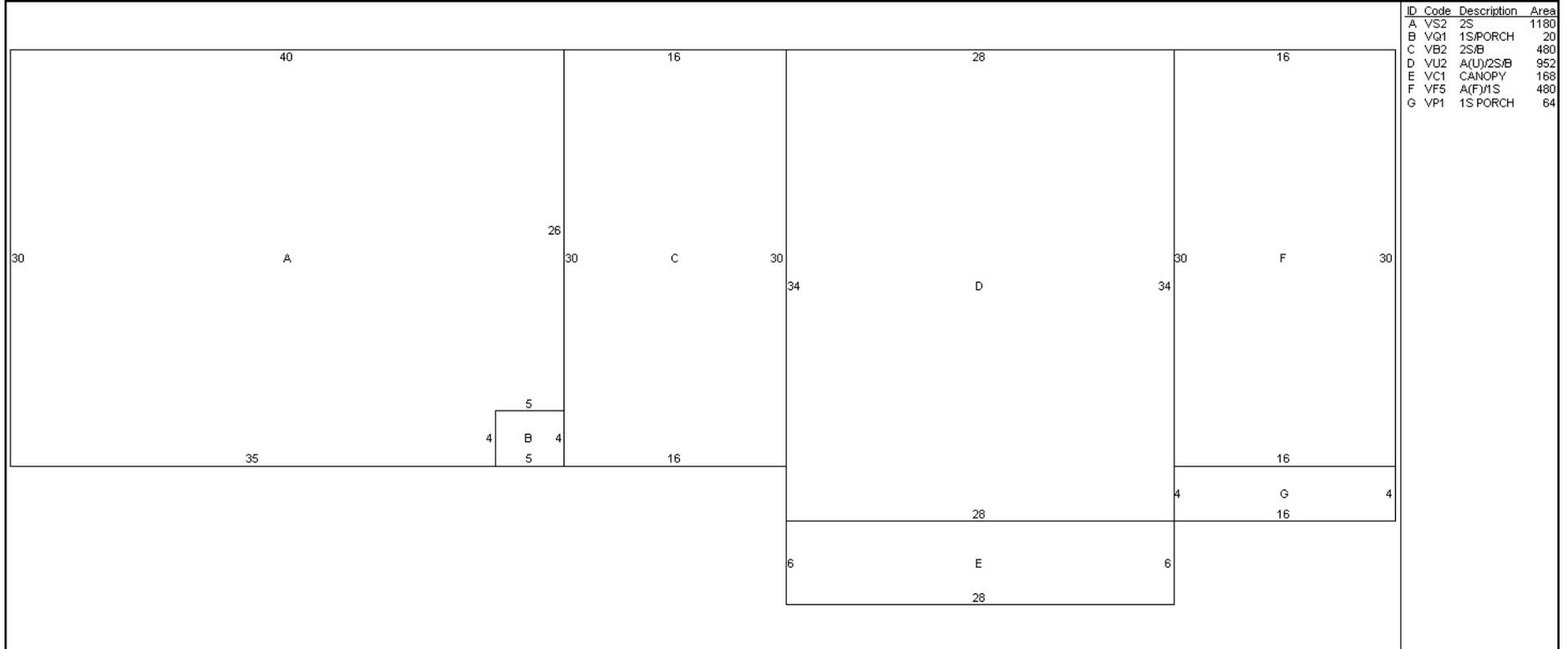
Situs : 21 COBB RD

Parcel Id: 25-013-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 21 COBB RD	Parcel Id: 25-013-000	Class: Apartments - 4 To 8 Units	Card: 2 of 1	Printed: September 17, 2018
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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	14						0							
01	A	001 Low Rise Apartment	5	5,874			42,600	10		0	38,340	35			13,419	13,419	24,921

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	1	0	\0	1	6,000	6,000
2	011 Apartment	2	2	\0	2	8,100	16,200
3	011 Apartment	2	3	\0	2	10,200	20,400

Building Cost Detail - Building 1 of 1

Total Gross Building Area	7,576
Replace, Cost New Less Depr	271,810
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	271,810
Value per SF	35.88

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	24,921
Capitalization Rate	0.100000
Sub total	249,210
Residual Land Value	
Final Income Value	249,210
Total Gross Rent Area	7,562
Total Gross Building Area	7,576

Situs : 39 ANDREWS RD

Map ID: 25-046-000

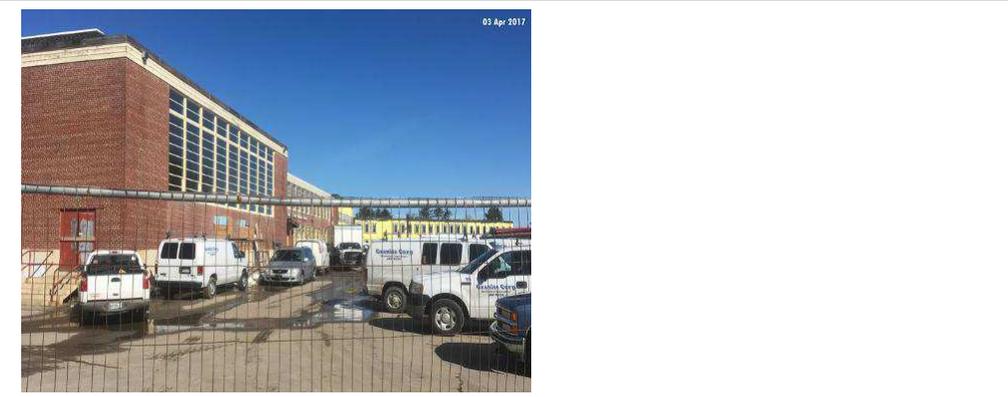
Class: Apartments - 8 Units Or More

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
HUSE SCHOOL APARTMENTS, LP
THE SZANTON COMPANY
482 CONGRESS ST, STE 203
PORTLAND ME 04101

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 2016R/05310
District
Zoning C2
Class APARTMENT



Property Notes
FRMR HUSE SCHOOL NOW HUSE APTMTS

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 2.4900			284,000

Total Acres: 2.49
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	284,000	284,000	284,000	284,000	0
Building	3,261,900	3,261,900	3,856,800	2,641,000	0
Total	3,545,900	3,545,900	4,140,800	2,925,000	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	3,545,900	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/17/04	MS	Entry & Sign	Other
07/14/94	JS	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/05/16	4656	7,000,000	CAL Renovation And Addition To Existir	
11/24/99	2556	6,000		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/03/16	150,000	Land & Bldg	Only Part Of Parcel	2016R/05310	Quit Claim	HUSE SCHOOL APARTMENTS, LP
08/01/16	150,000	Land & Bldg	Only Part Of Parcel	2016R/05284	Quit Claim	BATH DEVELOPMENT CORPORATION
06/22/42				0000224/231		CITY OF BATH

Inspection Witnessed By _____

Situs : 39 ANDREWS RD

Parcel Id: 25-046-000

Class: Apartments - 8 Units Or More

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1942 / 2017
Building #	1
Structure Type	School
Identical Units	1
Total Units	1
Grade	C+C
# Covered Parking	
# Uncovered Parking	
DBA	HUSE SCHOOL

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Canopy Only		8	5		1							
2	Canopy Only		1	289		1							
2	Sprinkler Sys Dry		1	39,677		1							
1	Elevator Electric Pasngr		3,500	150	2	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	7,433	564	Support Area	9	None	Fire Proof	Normal	Hot Water	None	Normal	3	3
2	01	01	100	16,780	700	Apartment	14	Brick Venee	Fire Proof	Normal	Hot Water	None	Normal	3	3
3	02	02	100	10,340	648	Apartment	14	Brick Venee	Fire Proof	Normal	Hot Water	None	Normal	3	3
4	B1	B1	100	2,471	564	Support Area	9	None	Fire Proof	Normal	Hot Water	None	Normal	3	3
5	01	01	100	11,103	700	Apartment	14	Brick Venee	Fire Proof	Normal	Hot Water	None	Normal	3	3
6	02	02	100	10,809	700	Apartment	14	Brick Venee	Fire Proof	Normal	Hot Water	None	Normal	3	3
7	02	02	100	864	120	Apartment	14	Brick Venee	Fire Proof	Normal	Hot Water	None	Normal	3	3
8	02	02	100	1,242	174	Apartment	14	Brick Venee	Fire Proof	Normal	Hot Water	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	7,433	Support Area	50	100	164,430
2	16,780	Apartment	50	100	807,270
3	10,340	Apartment	50	100	488,590
4	2,471	Support Area	50	100	41,230
5	11,103	Apartment	98	100	1,063,970
6	10,809	Apartment	98	100	1,008,740
7	864	Apartment	98	100	102,340
8	1,242	Apartment	98	100	147,620

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence Chai	1980	500	4	1	2,000	C	3	3	3,400
2	Asph Pav	1979			1	30,000	C	3	2	29,170

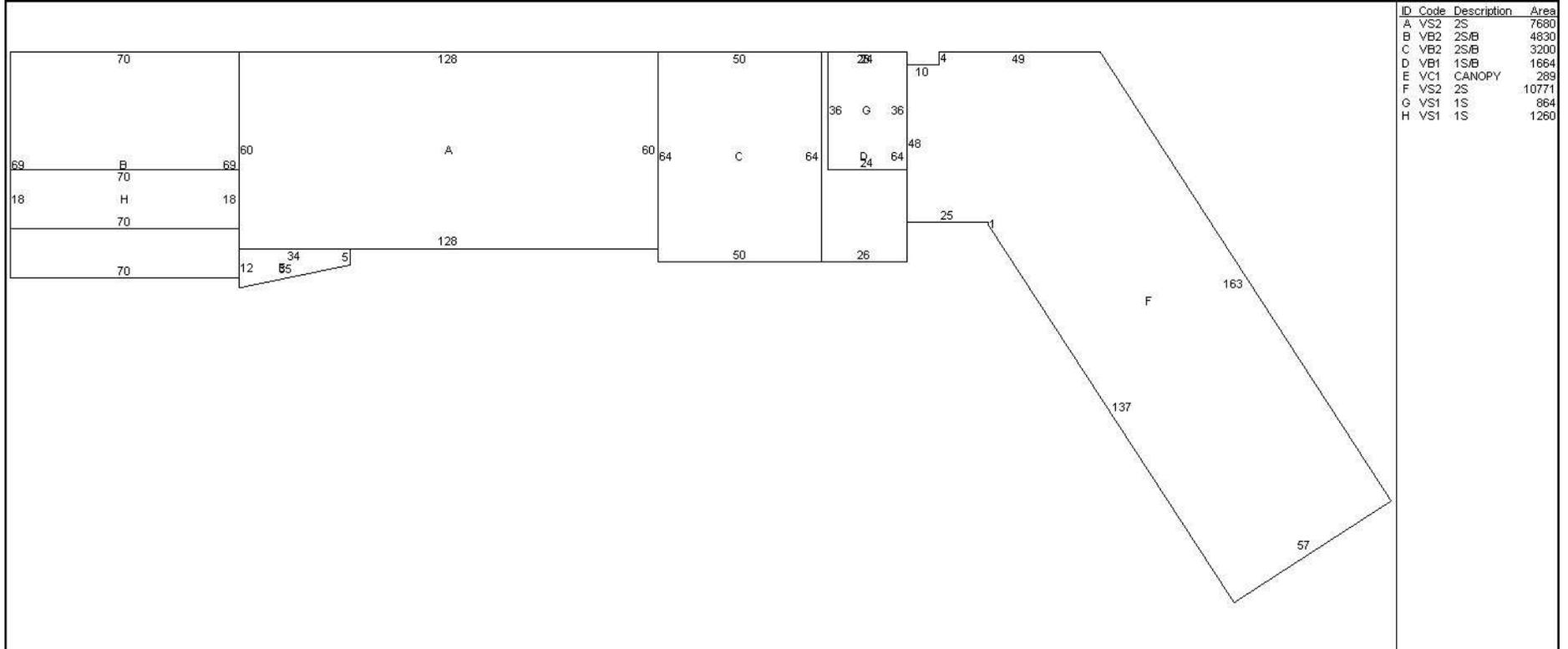
Situs : 39 ANDREWS RD

Parcel Id: 25-046-000

Class: Apartments - 8 Units Or More

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos



Situs : 39 ANDREWS RD

Parcel Id: 25-046-000

Class: Apartments - 8 Units Or More

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
00	S	001 Support Or Municipal Pi	0	99						0							
01	A	001 Low Rise Apartment	58	511			405,000	10		0	364,500	35			127,575	127,575	236,925

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	47	1	1 \ 0	47	6,900	324,300
3	011 Apartment	3	2	1 \ 0	3	8,100	24,300
5	011 Apartment	4	2	1 \ 0	4	8,100	32,400
7	011 Apartment	4	0	1 \ 0	4	6,000	24,000

Building Cost Detail - Building 1 of 1

Total Gross Building Area	61,042
Replace, Cost New Less Depr	3,824,190
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	3,824,190
Value per SF	62.65

Notes - Building 1 of 1

2017 61% COMPLETE

Income Summary (Includes all Building on Parcel)

Total Net Income	236,925
Capitalization Rate	0.081000
Sub total	2,925,000
Residual Land Value	
Final Income Value	2,925,000
Total Gross Rent Area	60,943
Total Gross Building Area	61,042

Situs : CENTRE ST

Map ID: 25-046-001

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 0000224/231
District
Zoning C2
Class EXEMPT



Property Notes
CREATED VIA SPLIT TO CORRECT MAP
BASED ON SURVEY AS OF 4/1/2015

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 2.2300	Topography Shape/Size	-50	129,000

Total Acres: 2.23
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	129,000	129,000	129,000	0	0
Building	5,900	5,900	5,900	0	0
Total	134,900	134,900	134,900	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	134,900	Base Date of Value			
Value Flag	COST APPROACH	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

Inspection Witnessed By _____

Situs : CENTRE ST

Parcel Id: 25-046-001

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	School
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
4	Mach Shed	1999	16	32	1	512	C	3	3	5,850

Situs : CENTRE ST

Parcel Id: 25-046-001

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : CENTRE ST

Parcel Id: 25-046-001

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 : 8 SHERIDAN RD

Map ID: 25-046-002

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 0000224/231
District
Zoning C2
Class EXEMPT



Property Notes
CONCESSION STAND

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 8.5500	Shape/Size Topography	-50	445,000

Total Acres: 8.55
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	445,000	445,000	445,000	0	0
Building	500	500	500	0	0
Total	445,500	445,500	445,500	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	445,500	Base Date of Value			
Value Flag	COST APPROACH		Effective Date of Value		
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/24/99	2556	6,000		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/03/16	150,000	Land & Bldg	Only Part Of Parcel	2016R/05310	Quit Claim	HUSE SCHOOL APARTMENTS, LP
08/01/16	150,000	Land & Bldg	Only Part Of Parcel	2016R/05284	Quit Claim	BATH DEVELOPMENT CORPORATION
06/22/42				0000224/231		CITY OF BATH

Inspection Witnessed By _____

Situs : 8 SHERIDAN RD

Parcel Id: 25-046-002

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	School
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
3	Mach Shed	1980	8	10	1	80	C	2	2	450

Situs : 8 SHERIDAN RD

Parcel Id: 25-046-002

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 8 SHERIDAN RD

Parcel Id: 25-046-002

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

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Income Summary (Includes all Building on Parcel)

Total Gross Rent Area	
Total Gross Building Area	

Situs : 144 LINCOLN ST

Map ID: 25-067-000

Class: Rectories, Convents, Monasteries

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
ROMAN CATHOLIC BISHOP OF PORTLAND
ST MARY'S PARISH
144 LINCOLN ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0000356/812
District
Zoning R1
Class COMMERCIAL



Property Notes
2.00

Land Information

Type	Size	Influence Factors	Influence %	Value
Site Value	G 2.0000	Restr/Nonconfc Shape/Size		45,000

Total Acres: 2
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	45,000	45,000	45,000	0	0
Building	531,700	531,700	555,800	0	0
Total	576,700	576,700	600,800	0	0
Total Exemptions	20,000	Manual Override Reason			
Net Assessed	556,700	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/17/04	MS	Measured Only	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000356/812		ROMAN CATHOLIC BISHOP OF PORTLAN

Inspection Witnessed By _____

Situs : 144 LINCOLN ST

Parcel Id: 25-067-000

Class: Rectories, Convents, Monasteries

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1968 /
Building #	1
Structure Type	Religious
Identical Units	1
Total Units	1
Grade	B+C
# Covered Parking	
# Uncovered Parking	108
DBA	

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Garage-Attached-Frm		24	24			1								
2	Porch Covered		10	5			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	2,648	204	Unfinished Res Bs	8	None	Wood Frame/Joist/B	Below Norma	None	None	Normal	3	3
2	01	01	100	2,739	246	Dormitory	9	Brick Venee	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	02	02	100	2,648	204	Dormitory	9	Brick Venee	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	2,648	Unfinished Res Bsmt		57	64,540
2	2,739	Dormitory		57	253,170
3	2,648	Dormitory		57	220,990

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Gar Fin At	1980	24	24	1	576	C	3	3	17,080

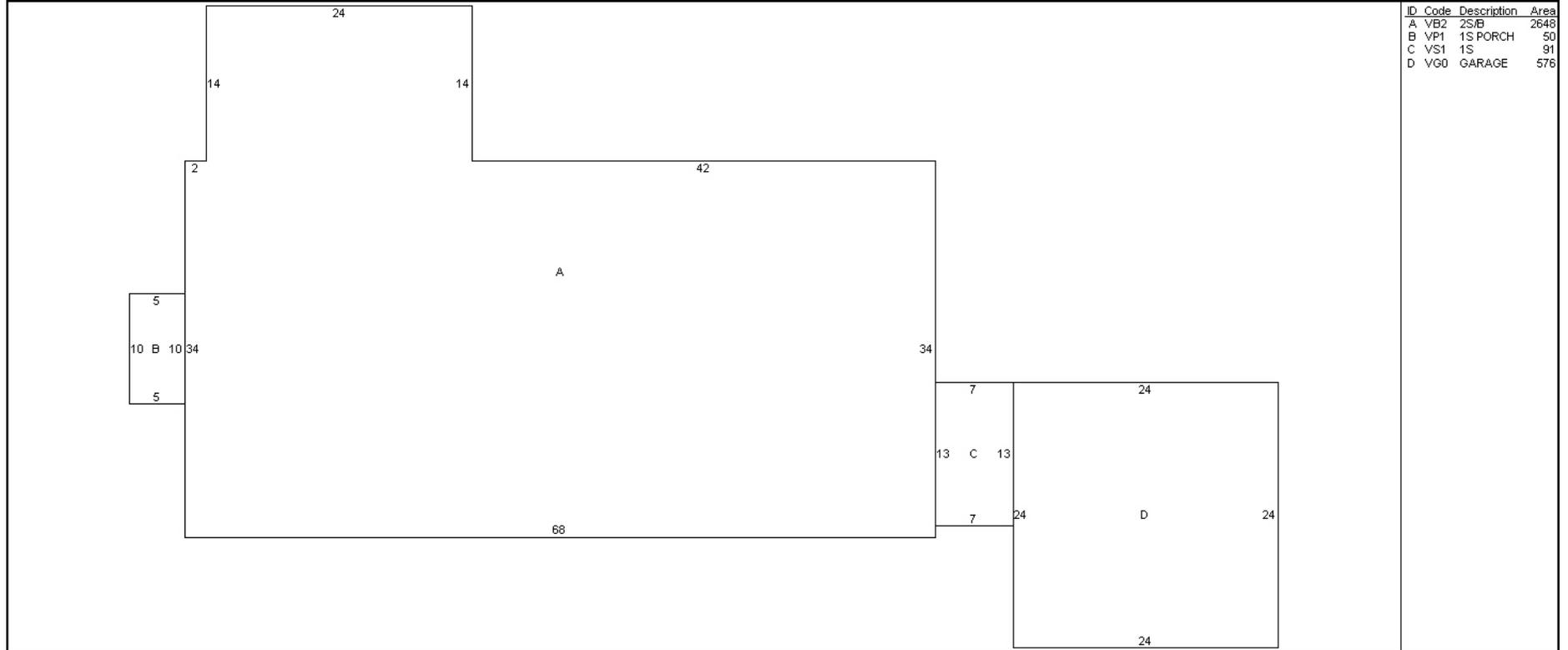
Situs : 144 LINCOLN ST

Parcel Id: 25-067-000

Class: Rectories, Convents, Monasteries

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 144 LINCOLN ST

Parcel Id: 25-067-000

Class: Rectories, Convents, Monasteries

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	26						0							
01	A	001 Low Rise Apartment	0	5,387				10		0		35					

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	8,035
Replace, Cost New Less Depr	538,700
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	538,700
Value per SF	67.04

Notes - Building 1 of 1

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	8,009
Total Gross Building Area	8,035

Situs : 144 LINCOLN ST

Map ID: 25-067-001

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
ROMAN CATHOLIC BISHOP OF PORTLAND
ST MARY'S PARISH
144 LINCOLN ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg
District
Zoning C2
Class EXEMPT



Property Notes
PARKING LOT FOR CHURCH

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000			135,000
Undeveloped	AC 0.9000			22,500

Total Acres: 1.9
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	157,500	157,500	157,500	0	0
Building	42,500	42,500	42,500	0	0
Total	200,000	200,000	200,000	0	0

Total Exemptions 0 Manual Override Reason
Net Assessed 200,000 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 : 144 LINCOLN ST

Parcel Id: 25-067-001

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Religious
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	Asph Pav	1980			1	50,000	C	2	2	42,540

Situs : 144 LINCOLN ST

Parcel Id: 25-067-001

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 144 LINCOLN ST

Parcel Id: 25-067-001

Class: House of religious worship

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 : 146 LINCOLN ST

Map ID: 25-068-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
ROMAN CATHOLIC BISHOP OF PORTLAND
ST MARY'S PARISH
144 LINCOLN ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0000314/417
District
Zoning C2
Class EXEMPT



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000			135,000
Total Acres: 1				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	135,000	135,000	135,000	0	0
Building	2,674,200	2,674,200	2,675,400	0	0
Total	2,809,200	2,809,200	2,810,400	0	0
Total Exemptions	0		Manual Override Reason		
Net Assessed	2,809,200		Base Date of Value		
Value Flag	ORION		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
11/17/04	MS	Measured Only	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/28/60		Land Only		0000314/417	Warranty Deed	ROMAN CATHOLIC BISHOP OF PORTLAN

Inspection Witnessed By _____

Situs : 146 LINCOLN ST

Parcel Id: 25-068-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 146 LINCOLN ST	Parcel Id: 25-068-000	Class: House of religious worship	Card: 2 of 1	Printed: September 17, 2018
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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 Pl	0	197						0							

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	19,746
Replace, Cost New Less Depr	2,675,380
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	2,675,380
Value per SF	135.49

Notes - Building 1 of 1

--

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	19,549
Total Gross Building Area	19,746

Situs : 2 SHERIDAN RD

Map ID: 25-069-000

Class: City of Bath

Card: 1 of 2

Printed: September 17, 2018

CURRENT OWNER
BATH DEVELOPMENT CORPORATION
55 FRONT ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0003464/001
District
Zoning C2
Class EXEMPT



Property Notes
2.70

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.6500			100,000

Total Acres: .65
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	100,000	100,000	100,000	100,000	0
Building	1,408,500	1,408,500	1,422,500	-6,500	0
Total	1,508,500	1,508,500	1,522,500	93,500	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	1,508,500	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/22/04	MS	Measured Only	Other
07/12/94	JS	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/25/16	4678	42,700	CDM Demolition Of Existing Building (?)	
02/09/01	2754	5,361		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/10/13		Land & Bldg	Transfer Of Convenience	0003464/001 0000387/1041	Quit Claim	BATH DEVELOPMENT CORPORATION CITY OF BATH

Inspection Witnessed By _____

Situs : 2 SHERIDAN RD

Parcel Id: 25-069-000

Class: City of Bath

Card: 1 of 2

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1963 /
Building #	1
Structure Type	School
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	Porch Covered		17	8		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	1,472	156	School	8	None	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	2
2	01	01	100	1,472	156	Office Building	12	Brick Venee	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	02	02	100	1,472	156	School	9	Brick Venee	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	1,472	School		46	94,460
2	1,472	Office Building		54	182,310
3	1,472	School		54	147,590

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980			1	5,800	C	3	3	7,050

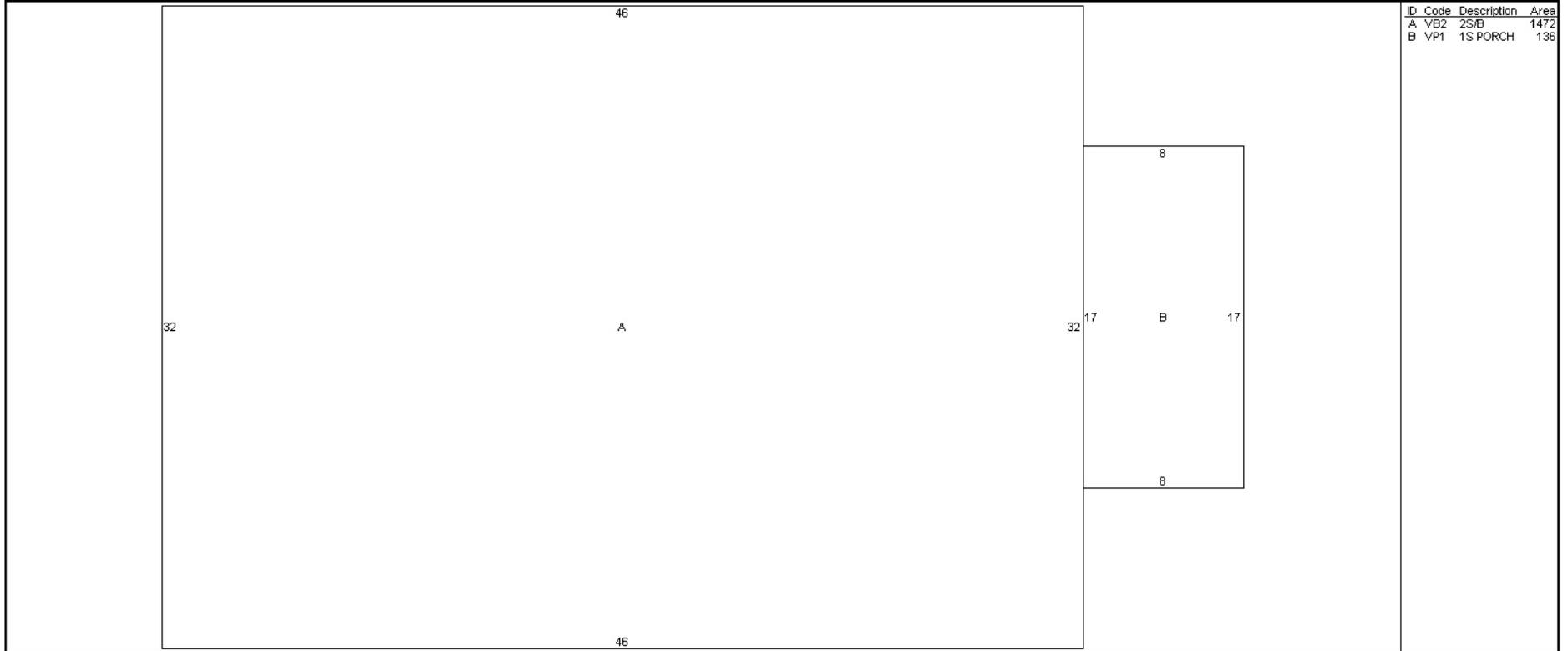
Situs : 2 SHERIDAN RD

Parcel Id: 25-069-000

Class: City of Bath

Card: 1 of 2

Printed: September 17, 2018



Additional Property Photos

Situs : 2 SHERIDAN RD

Parcel Id: 25-069-000

Class: City of Bath

Card: 1 of 2

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	249						0							
04	S	001 General Office	0	1,472	9.00		13,248	10		0	11,923				2,576	2,576	9,347

Apartment Detail - Building 1 of 2

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 2

Total Gross Building Area	4,416
Replace, Cost New Less Depr	424,360
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	424,360
Value per SF	96.10

Notes - Building 1 of 2

Income Summary (Includes all Building on Parcel)

Total Net Income	9,347
Capitalization Rate	0.100000
Sub total	93,470
Residual Land Value	
Final Income Value	93,470
Total Gross Rent Area	26,007
Total Gross Building Area	26,256

Situs : 2 SHERIDAN RD

Map ID: 25-069-000

Class: City of Bath

Card: 4 of 2

Printed: September 17, 2018

CURRENT OWNER
BATH DEVELOPMENT CORPORATION
55 FRONT ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0003464/001
District
Zoning C2
Class EXEMPT



Property Notes
2.70

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.6500			100,000

Total Acres: .65
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	100,000	100,000	100,000	100,000	0
Building	1,408,500	1,408,500	1,422,500	-6,500	0
Total	1,508,500	1,508,500	1,522,500	93,500	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	1,508,500	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/22/04	MS	Measured Only	Other
07/12/94	JS	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/25/16	4678	42,700	CDM Demolition Of Existing Building (?)	
02/09/01	2754	5,361		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/10/13		Land & Bldg	Transfer Of Convenience	0003464/001 0000387/1041	Quit Claim	BATH DEVELOPMENT CORPORATION CITY OF BATH

Inspection Witnessed By _____

Situs : 2 SHERIDAN RD

Parcel Id: 25-069-000

Class: City of Bath

Card: 4 of 2

Printed: September 17, 2018

ID	Code	Description	Area
A	VB2	2S/B	7280

Additional Property Photos

Situs : 2 SHERIDAN RD

Parcel Id: 25-069-000

Class: City of Bath

Card: 4 of 2

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	249						0							
04	S	001 General Office	0	1,472	9.00		13,248	10		0	11,923				2,576	2,576	9,347

Apartment Detail - Building 2 of 2

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 2 of 2

Total Gross Building Area	21,840
Replace, Cost New Less Depr	991,130
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	991,130
Value per SF	45.38

Notes - Building 2 of 2

Income Summary (Includes all Building on Parcel)

Total Net Income	9,347
Capitalization Rate	0.100000
Sub total	93,470
Residual Land Value	
Final Income Value	93,470
Total Gross Rent Area	26,007
Total Gross Building Area	26,256

Situs : 190 LINCOLN ST

Map ID: 25-097-000

Class: Health Spas

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
N/C PROPERTIES LLC
C/O STEPHEN D ADAMS
168 GREAT SKY TRAIL
MURPHY NC 28906

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0002723/040
District
Zoning C2
Class COMMERCIAL



Property Notes
FLOWER SHOP DEMOLISHED NEW HAIR SALON
4-1-2007

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2400			59,000

Total Acres: .24
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	59,000	59,000	59,000	59,000	0
Building	133,300	133,300	133,300	22,800	0
Total	192,300	192,300	192,300	81,800	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	192,300	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
06/19/07	PDM	Entry Gained	Owner
11/23/04	MS	Measured Only	Other
09/20/94	KJM		Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/28/06	3619	300,000	CNB	Constructing Single Story Hair Sal
07/11/06	3609	5,000	CDM	Demo Buildings On Site

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/17/06	112,500	Land & Bldg	Valid Sale	0002723/040	Warranty Deed	N/C PROPERTIES LLC
06/15/88	156,850		Valid Sale	0000887/316		SNOW, RALPH L & H CHRISTIE
				0000399/112		UNK

Inspection Witnessed By _____

Situs : 190 LINCOLN ST

Parcel Id: 25-097-000

Class: Health Spas

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	2007 /
Building #	1
Structure Type	Health Spa
Identical Units	1
Total Units	1
Grade	AC
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
3	Porch, Open		60			1							
3	Porch, Open		86			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
3	1	1	100	1,144	140	Multi-Use Sales	8	Frame	Wood Frame/Joist/B	Normal	Hot Water	Central	Above No	3	3
4	1	1	100	100	40	Support Area	8	Frame	Wood Frame/Joist/B	Normal	Hot Water	Central	Below No	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
3	1,144	Multi-Use Sales	97		111,710
4	100	Support Area	97		13,390

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
2	Asph Pav	2007	40	90	1	3,600	C	3	3	8,230

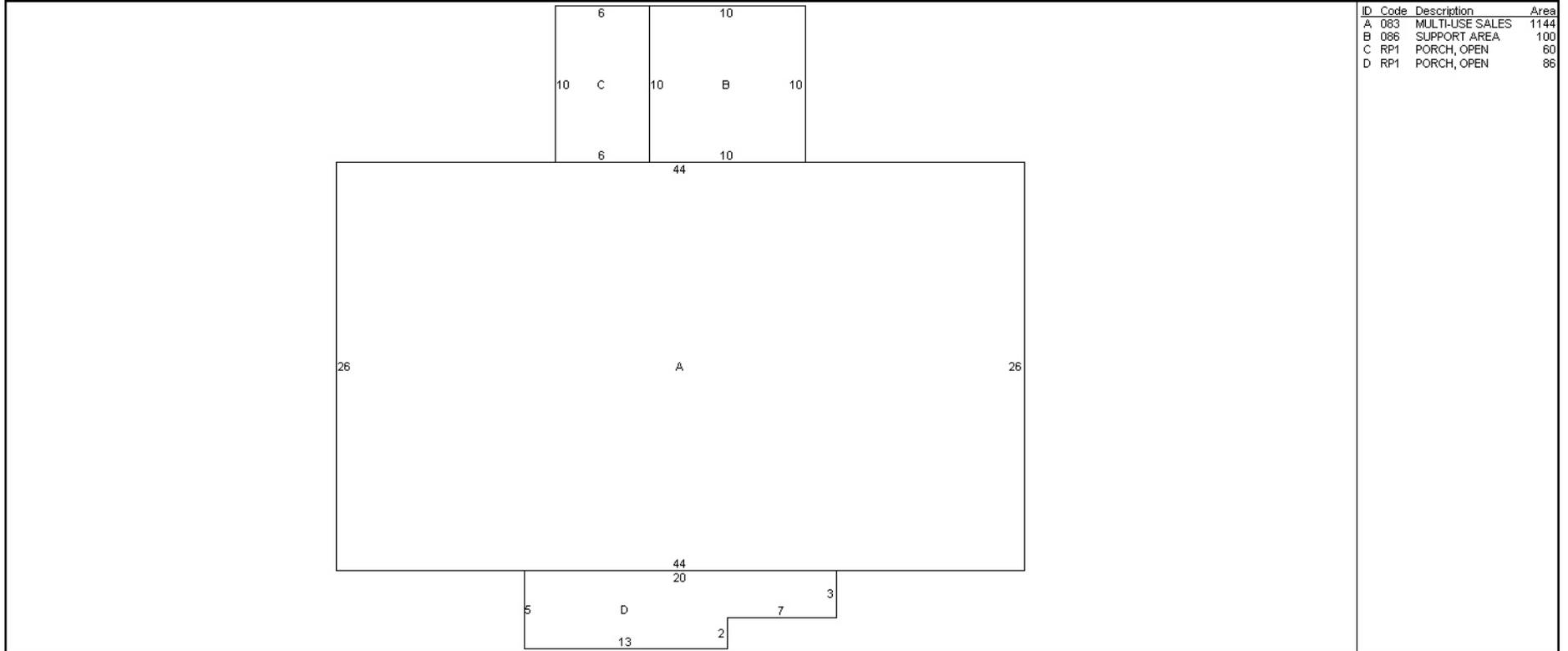
Situs : 190 LINCOLN ST

Parcel Id: 25-097-000

Class: Health Spas

Card: 1 of 1

Printed: September 17, 2018



ID	Code	Description	Area
A	083	MULTI-USE SALES	1144
B	086	SUPPORT AREA	100
C	RP1	PORCH, OPEN	60
D	RP1	PORCH, OPEN	86

Additional Property Photos

Situs : 190 LINCOLN ST

Parcel Id: 25-097-000

Class: Health Spas

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
00	S	001 Support Or Municipal Pi	0	1						0							
21	S	001 Office High Rise 4+ Sto	0	1,144	9.00		10,296	5		0	9,781	0			1,602	1,602	8,179

Apartment Detail - Building 2 of 2

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 2 of 2

Total Gross Building Area	1,244
Replace, Cost New Less Depr	125,100
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	125,100
Value per SF	100.56

Notes - Building 2 of 2

Income Summary (Includes all Building on Parcel)

Total Net Income	8,179
Capitalization Rate	0.100000
Sub total	81,790
Residual Land Value	
Final Income Value	81,790
Total Gross Rent Area	1,243
Total Gross Building Area	1,244

Situs : 212 CONGRESS AVE

Map ID: 25-101-000

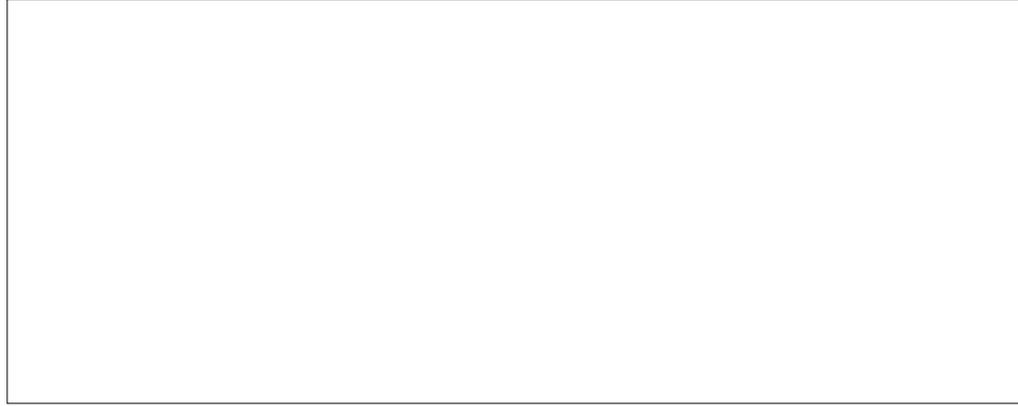
Class: General Office

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
AMERICAN LEGION SMITH TOBEY POST 21
200 CONGRESS AVE
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0001800/090
District
Zoning C2,R1
Class COMMERCIAL



Property Notes
.65

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.6700			102,000

Total Acres: .67
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	102,000	102,000	102,000	102,000	0
Building	121,600	121,600	119,400	209,800	0
Total	223,600	223,600	221,400	311,800	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	223,600	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
06/06/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/18/00	155,000	Land & Bldg	Valid Sale	0001800/090		AMERICAN LEGION SMITH TOBEY POST :
03/01/89	136,000		Valid Sale	0000936/264		PATTEN, DEBORAH L.
				0000341/128		UNK

Situs : 212 CONGRESS AVE

Parcel Id: 25-101-000

Class: General Office

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1950 /
Building #	1
Structure Type	Res-1 Family
Identical Units	1
Total Units	1
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Enclosed		8	7		1							
2	Utility Bldg-Frame		9	6		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	1,134	138	Unfinished Res Bs	7	None	Wood Frame/Joist/B	Normal	None	None	Normal	2	2
2	01	01	100	1,954	276	Social/Frat Hall	8	Frame	Wood Frame/Joist/B	Normal	Hot Air	Unit	Normal	3	3
3	A1	A1	100	1,134	138	Social/Frat Hall	4	Frame	Wood Frame/Joist/B	Normal	Hot Air	Unit	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,134	Unfinished Res Bsmt		35	6,290
2	1,954	Social/Frat Hall		60	93,950
3	1,134	Social/Frat Hall		50	15,500

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1990			1	3,000	C	3	3	3,650

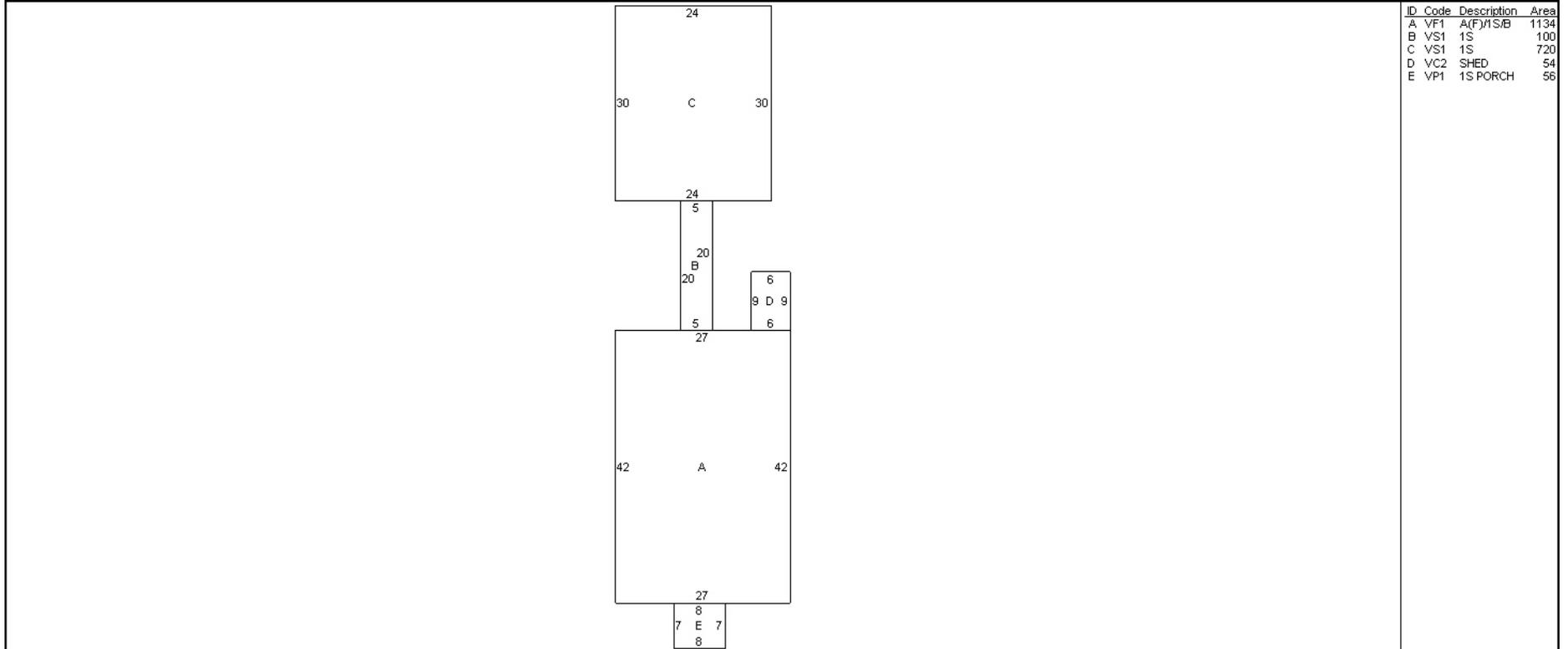
Situs : 212 CONGRESS AVE

Parcel Id: 25-101-000

Class: General Office

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 212 CONGRESS AVE

Parcel Id: 25-101-000

Class: General Office

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
00	S	001 Support Or Municipal Pi	0	11						0							
16	S	001 General Restaurant	0	2,408	16.00		38,528	5		0	36,602				5,418	5,418	31,184

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	4,222
Replace, Cost New Less Depr	115,740
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	115,740
Value per SF	27.41

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	31,184
Capitalization Rate	0.100000
Sub total	311,840
Residual Land Value	
Final Income Value	311,840
Total Gross Rent Area	4,211
Total Gross Building Area	4,222

Situs : 200 CONGRESS AVE

Map ID: 25-102-000

Class: American Legions

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
BATH LEGION BLDG CORP
200 CONGRESS AVE
BATH ME 04530 2629

GENERAL INFORMATION
Living Units 0
Neighborhood 103C
Alternate Id
Vol / Pg 0000874/344
District
Zoning C2
Class EXEMPT



Property Notes
SMITH TOBEY POST 21

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000			135,000
Undeveloped	AC 3.5850			89,630

Total Acres: 4.585
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	224,600	224,600	224,600	224,600	0
Building	767,500	767,500	767,500	1,105,700	0
Total	992,100	992,100	992,100	1,330,300	0

Total Exemptions 0 Manual Override Reason
Net Assessed 992,100 Base Date of Value
Value Flag COST APPROACH Effective Date of Value
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
11/22/04	MS	Measured Only	Other
07/12/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/17/17	4713	85,000	CFX Co-Location On Existing Monopole	
01/25/16	4605	150,000	CFX Permit For Construction Of New Cr	
08/17/13	NONE		CAD Chk On Whether Mariner Tower Le	
10/19/06	3661	5,000	COB New Pavillion, One Story, 26' By 31	
08/01/97	4021	500,000		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/11/88	170,000		Valid Sale	0000874/344 0000540/208		BATH LEGION BLDG CORP UNK

Inspection Witnessed By _____

Situs : 200 CONGRESS AVE

Parcel Id: 25-102-000

Class: American Legions

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1990 /
Building #	1
Structure Type	Social/Fraternal Hall
Identical Units	1
Total Units	1
Grade	B-
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Roof/Slab		18	18		1							
1	Porch Covered		8	17		1							
1	Sprinkler Sys Wet		1	3,558		1							
1	Sprinkler Sys Wet		1	6,324		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	01	01	100	6,000	320	Social/Frat Hall	9	Frame	Wood Frame/Joist/B	Normal	None	Central	Normal	3	3
2	B1	B1	100	3,558	262	Multi-Use Storage	9	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
3	01	01	100	3,558	262	Social/Frat Hall	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	Central	None	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	6,000	Social/Frat Hall		67	373,710
2	3,558	Multi-Use Storage		79	97,450
3	3,558	Social/Frat Hall		79	237,900

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence Stoc	1990	112	6	1	672	C	3	3	910
2	Asph Pav	1990			1	41,000	C	3	3	49,840
3	Frame Shed	1990	10	10	2	100	C	3	3	550
4	Pole Bldg	2007	26	30	1	780	C	A		7,100

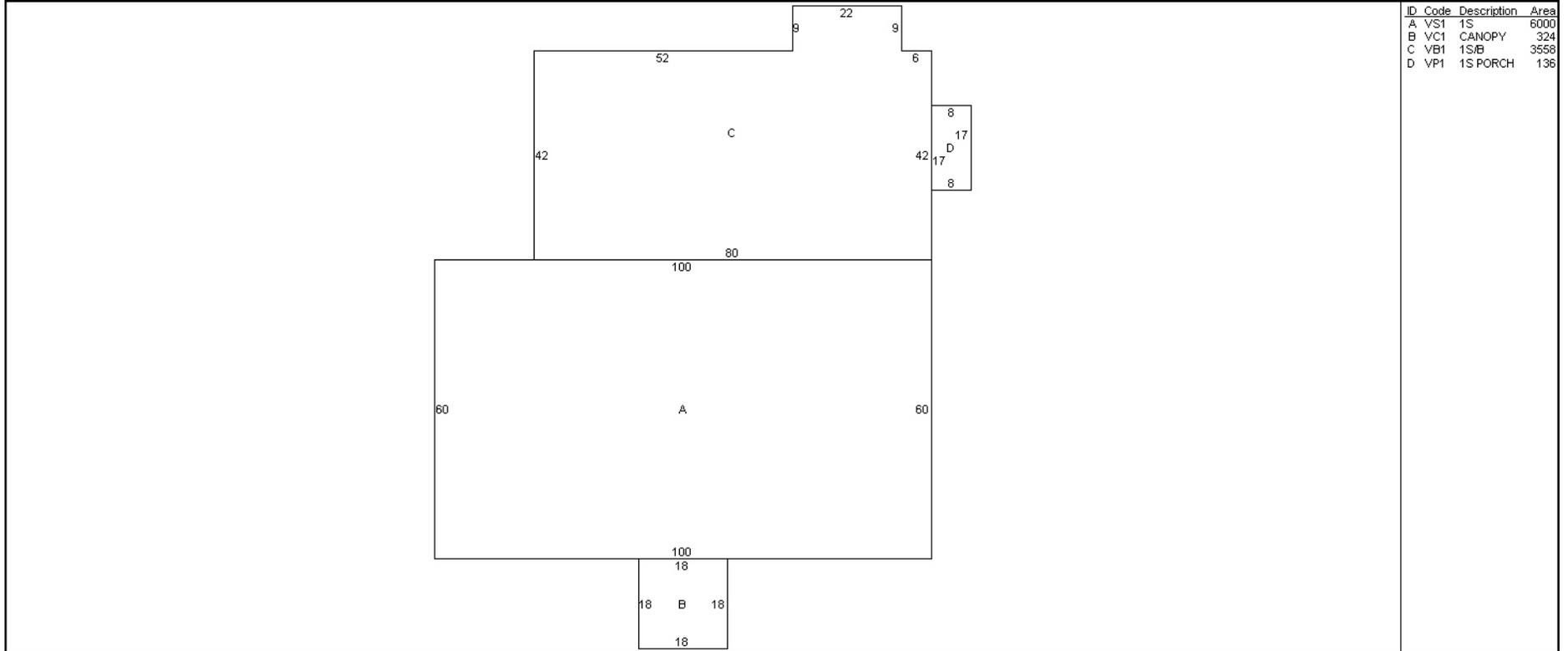
Situs : 200 CONGRESS AVE

Parcel Id: 25-102-000

Class: American Legions

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 200 CONGRESS AVE	Parcel Id: 25-102-000	Class: American Legions	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 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	36						0							
16	S	001 General Restaurant	0	9,558	16.00		152,928	5		0	145,282				21,506	21,506	123,776

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	13,116
Replace, Cost New Less Depr	709,060
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	709,060
Value per SF	54.06

Notes - Building 1 of 1

46% EXEMPT (6,000 SF) 54% TAXABLE (7,116 SF)

Income Summary (Includes all Building on Parcel)

Total Net Income	123,776
Capitalization Rate	0.100000
Sub total	1,237,760
Residual Land Value	92,500
Final Income Value	1,330,260
Total Gross Rent Area	13,080
Total Gross Building Area	13,116

Situs : 200 CONGRESS AVE

Map ID: 25-102-001

Class: Etc

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
BATH LEGION BLDG CORP
C/O MARINER TOWER II LLC
PO BOX 2600
KENNEBUNKPORT ME 04046

GENERAL INFORMATION
Living Units 0
Neighborhood 103C
Alternate Id
Vol / Pg 0000874/344
District
Zoning C2
Class COMMERCIAL



Property Notes
CELL TOWER - MARINER TOWER

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1150	Location	100	93,000

Total Acres: .115
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	93,000	93,000	93,000	0	0
Building	58,500	58,500	58,500	0	0
Total	151,500	151,500	151,500	0	0
Total Exemptions	0		Manual Override Reason		
Net Assessed	151,500		Base Date of Value		
Value Flag	COST APPROACH		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

Inspection Witnessed By _____

Situs : 200 CONGRESS AVE

Parcel Id: 25-102-001

Class: Etc

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	2016 /
Building #	1
Structure Type	Radio/Tv Transmittir
Identical Units	1
Total Units	
Grade	C+C
# Covered Parking	
# Uncovered Parking	
DBA	MARINER TOWER

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	Tower Cell	2016	1	120	1	120	A	4	4	46,070
2	Fence Chai	2016	270	9	1	2,430	A	4	4	12,170
3	Patio	2016	4	8	1	32	C	3	3	210
4	Miscellaneous	2016			1		C	3	3	

Situs : 200 CONGRESS AVE

Parcel Id: 25-102-001

Class: Etc

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos



Situs : 200 CONGRESS AVE

Parcel Id: 25-102-001

Class: Etc

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	1
Economic Condition Factor	
Final Building Value	
Value per SF	

Notes - Building 1 of 1

--

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	

Situs : 2 AEGIS DR

Map ID: 25-103-001

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 0
Neighborhood 103
Alternate Id
Vol / Pg 1877/064
District
Zoning C2
Class EXEMPT

Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.0470		18,570
Total Acres: .047				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	18,600	18,600	18,600	0	0
Building	0	0	0	0	0
Total	18,600	18,600	18,600	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	18,600	Base Date of Value			
Value Flag	COST APPROACH		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/23/14	NONE		EX Add Pump Station Info To Valuatio	

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

Situs : 2 AEGIS DR

Parcel Id: 25-103-001

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Radio/Tv Transmittir
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 : 2 AEGIS DR

Parcel Id: 25-103-001

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 2 AEGIS DR

Parcel Id: 25-103-001

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

--

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : CONGRESS AVE

Map ID: 25-104-000

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 0000393/397
District
Zoning C2
Class EXEMPT



Property Notes
2.83

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000			135,000
Undeveloped	AC 1.8300			45,750

Total Acres: 2.83
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	180,800	180,800	180,800	0	0
Building	15,400	15,400	12,900	0	0
Total	196,200	196,200	193,700	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	196,200	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
07/12/94	DR	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000393/397		CITY OF BATH

Situs : CONGRESS AVE

Parcel Id: 25-104-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Radio/Tv Transmittir
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 Pick	1995			1	6,000	C	3	3	12,300
2	Frame Shed	1995	10	14	1	140	C	3	3	550

Situs : CONGRESS AVE

Parcel Id: 25-104-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : CONGRESS AVE

Parcel Id: 25-104-000

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 : 241 CONGRESS AVE

Map ID: 25-105-000

Class:

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
GF INVESTMENTS LLC
155 CENTER ST
AUBURN ME 04210

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0003433/098
District
Zoning C2
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.4000			75,000

Total Acres: .4
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	75,000	75,000	75,000	75,000	0
Building	266,600	266,600	267,700	221,400	0
Total	341,600	341,600	342,700	296,400	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	341,600	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/29/04	MS	Entry & Sign	Other
06/29/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/27/05	3450	10,000	CAL Remodel Interior For Sandwich Sh	
03/01/01	2765	750		0
12/01/94	1849	1,800		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/05/12	310,000	Land & Bldg	Valid Sale	0003433/098	Warranty Deed	GF INVESTMENTS LLC
06/30/89	365,000		Valid Sale	0000957/145		MAINE STREAM ASSOC
06/19/87	60,000		Valid Sale	0000824/276		EDGERLEY, ERNEST L.

Inspection Witnessed By _____

Situs : 241 CONGRESS AVE

Parcel Id: 25-105-000

Class:

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1988 /
Building #	1
Structure Type	Retail - Multi Occup
Identical Units	1
Total Units	4
Grade	C+C
# Covered Parking	
# Uncovered Parking	
DBA	Tenants: Case & Cartons, Midco

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Unit Air Conditioner		1	1,250		1							
1	Cooler-Chiller		10	30		1							
1	Canopy Only		1	432		1							
1	Store Front/Av Met F		1	14		4							

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	4,780	290	Retail Store	12	Metal, Light	Fire Resistant	Normal	None	Unit	Above No	3	4

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	4,780	Retail Store		73	263,360

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1988			1	3,600	C	3	3	4,380

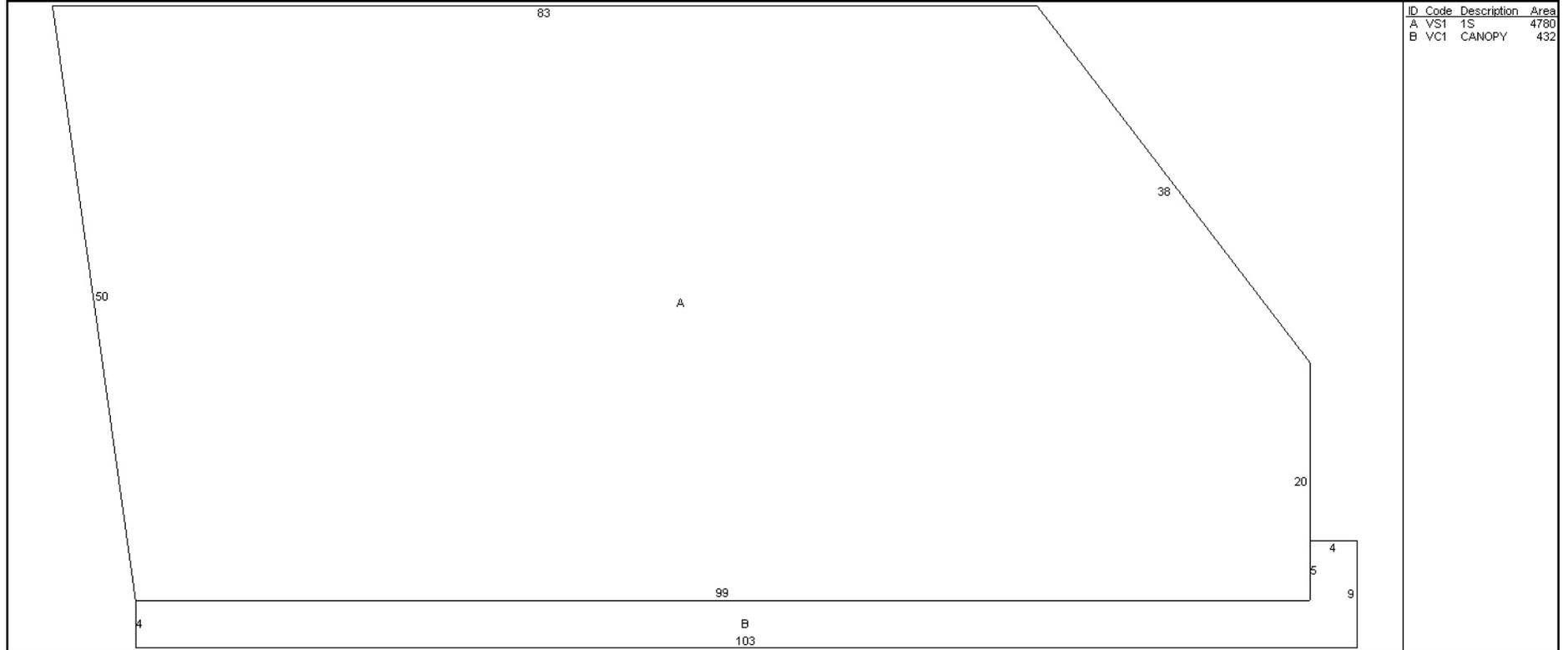
Situs : 241 CONGRESS AVE

Parcel Id: 25-105-000

Class:

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 241 CONGRESS AVE	Parcel Id: 25-105-000	Class:	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
03	S	001 General Retail	0	4,780	8.00		38,240	5		0	36,328				6,692	6,692	29,636

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	4,780
Replace, Cost New Less Depr	263,360
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	263,360
Value per SF	55.10

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	29,636
Capitalization Rate	0.100000
Sub total	296,360
Residual Land Value	
Final Income Value	296,360
Total Gross Rent Area	4,780
Total Gross Building Area	4,780

Situs : OLD BRUNSWICK RD

Map ID: 25-106-000

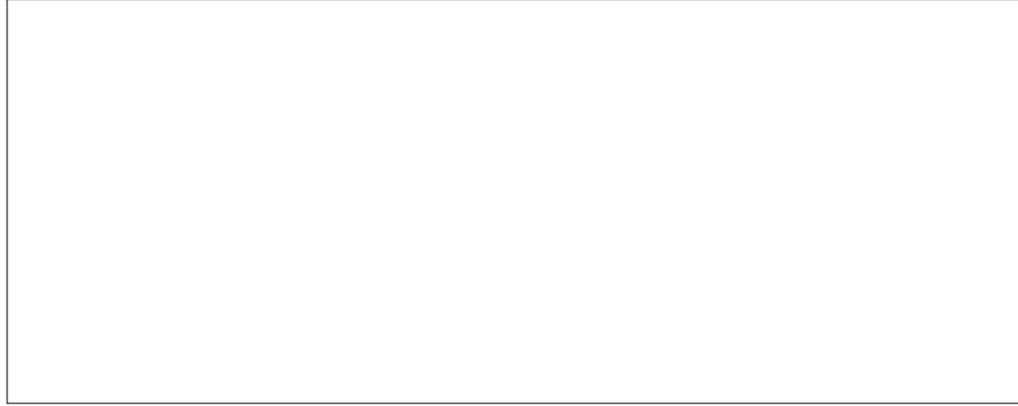
Class: City of Bath

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 0000608/044
District
Zoning C2
Class EXEMPT



Property Notes
.24

Land Information

Type	Size	Influence Factors	Influence %	Value
Undeveloped	AC 0.1700			4,250

Total Acres: .17
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,300	4,300	4,300	0	0
Building	0	0	0	0	0
Total	4,300	4,300	4,300	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	4,300	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
07/12/94	DR	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000608/044		CITY OF BATH

Inspection Witnessed By _____

Situs : OLD BRUNSWICK RD

Parcel Id: 25-106-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Retail - Multi Occup
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 : OLD BRUNSWICK RD

Parcel Id: 25-106-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : OLD BRUNSWICK RD

Parcel Id: 25-106-000

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 : 4 OLD BRUNSWICK RD

Map ID: 25-107-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
BATH DEVELOPMENT CORP
55 FRONT ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0003274/116
District
Zoning C2
Class EXEMPT



Property Notes
2.10

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.3000			165,000

Total Acres: 1.3
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	165,000	165,000	165,000	165,000	0
Building	1,084,100	1,084,100	1,110,200	558,500	0
Total	1,249,100	1,249,100	1,275,200	723,500	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	1,249,100	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/29/04	MS	Entry & Sign	Other
07/12/94	DR		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/13/12	4356	650	EX Roof Over Handicap Ramp At Skat	
03/06/12	4278	10,000	EX Demo Interior Walls For New Skat	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/03/11		Land & Bldg	To/From Government	0003274/116	Quit Claim	BATH DEVELOPMENT CORP
09/20/10	175,000	Land & Bldg	To/From Government	0003223/307	Quit Claim	CITY OF BATH

Inspection Witnessed By _____

Situs : 4 OLD BRUNSWICK RD

Parcel Id: 25-107-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1900 /
Building #	1
Structure Type	Office Warehouse
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	Overhead Dr-Wood/Mtl		20	30		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	4,032	276	Multi-Use Storage	8	None	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	2
2	01	01	100	7,056	426	Office Building	12	Brick Venee	Fire Resistant	Normal	Hot Air	None	Normal	3	3
3	01	01	100	3,060	151	Auditorium/Theate	9	Masonry & i	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
4	01	01	100	3,060	152	Auto Parts/Servic	18	Masonry & i	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	4,032	Multi-Use Storage		40	85,840
2	7,056	Office Building		50	679,000
3	3,060	Auditorium/Theater		50	201,150
4	3,060	Auto Parts/Service		50	132,390

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence Chai	1986	500	5	1	2,500	C	3	3	4,340
2	Alum Shed	1986	50	24	1	1,200	C	3	3	7,470

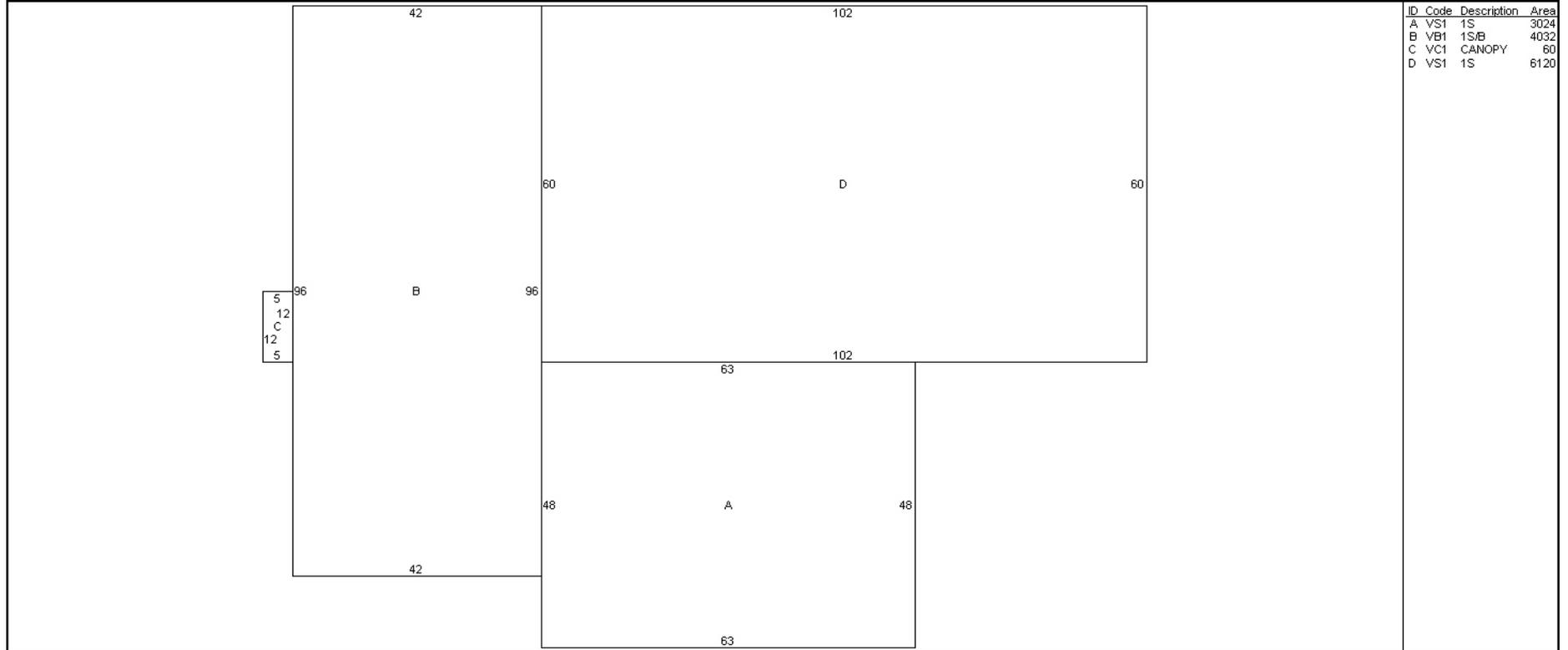
Situs : 4 OLD BRUNSWICK RD

Parcel Id: 25-107-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 4 OLD BRUNSWICK RD	Parcel Id: 25-107-000	Class: City of Bath	Card: 2 of 1	Printed: September 17, 2018
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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	71						0							
04	S	001 General Office	0	7,056	9.00		63,504	10		0	57,154				12,348	12,348	44,806
11	S	001 Auto Service	0	3,060	11.00		33,660	10		0	30,294	0			2,754	2,754	27,540

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	17,208
Replace, Cost New Less Depr	1,098,380
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	1,098,380
Value per SF	63.83

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	72,346
Capitalization Rate	0.100000
Sub total	723,460
Residual Land Value	
Final Income Value	723,460
Total Gross Rent Area	17,137
Total Gross Building Area	17,208

Situs : 10 OAK GROVE AVE

Map ID: 25-110-000

Class: General Office

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
SWAN PROPERTIES LLC
16 HILLCREST DRIVE
CUMBERLAND CENTER ME 04021

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 2015R/00302
District
Zoning C2
Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.4800 Shape/Size	-10	74,700
Total Acres: .48				
Spot: _____ Location: _____				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	74,700	74,700	74,700	74,700	0
Building	240,800	240,800	240,800	263,000	0
Total	315,500	315,500	315,500	337,700	0
Total Exemptions	0		Manual Override Reason		
Net Assessed	315,500		Base Date of Value		
Value Flag	COST APPROACH		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
11/29/04	MS	Entry & Sign	Other
05/18/94	JS		Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/29/02	2931	19,000	CAL	0
09/01/96	2090	0		0
05/01/95	1891	800		0
10/01/93	1659	400		0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/16/15	250,000	Land & Bldg	Valid Sale	2015R/00302	Quit Claim	SWAN PROPERTIES LLC
12/23/03	1,330,000	Land & Bldg	Sale Includes Multiple Parcels	0002332/072		53-57 ALLEN AVE LIMITED & LIABILITY CC
10/07/87	650,000		Sale Includes Multiple Parcels	0000846/311		OAK GROVE REALTY ASSOCIATES
				0001136/343		

Inspection Witnessed By _____

Situs : 10 OAK GROVE AVE

Parcel Id: 25-110-000

Class: General Office

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1968 /
Building #	3
Structure Type	Office Building - Low
Identical Units	1
Total Units	1
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch Covered		10	4		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	2,520	236	Multi-Use Office	8	None	Wood Frame/Joist/B	Normal	Hot Air	Unit	Normal	4	3
2	01	01	100	2,520	236	Multi-Use Office	8	Frame	Wood Frame/Joist/B	Normal	Hot Air	Unit	Normal	4	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,520	Multi-Use Office	61		102,300
2	2,520	Multi-Use Office	61		127,110

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
4	Mach Shed	1994	9	7	1	63	C	3	3	640
5	Asph Pav	1979			1	9,800	C	A	3	10,720

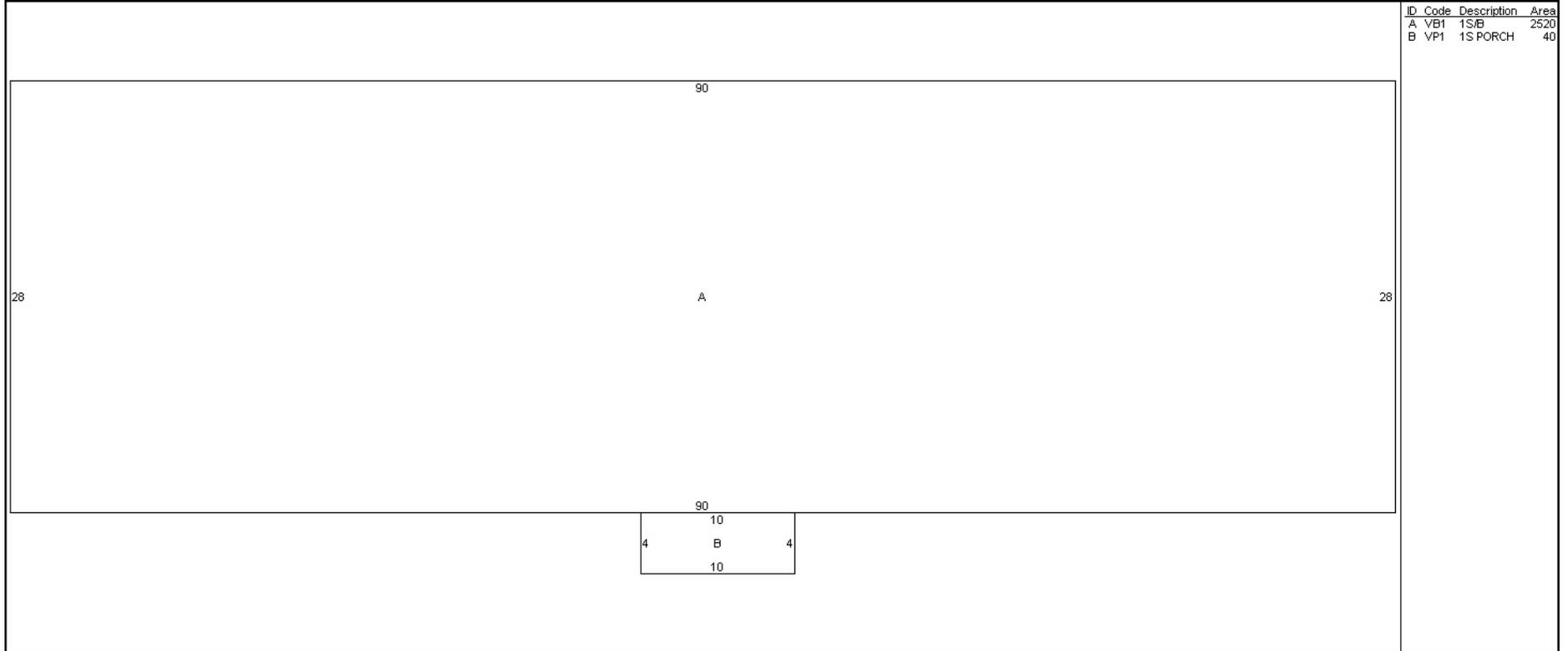
Situs : 10 OAK GROVE AVE

Parcel Id: 25-110-000

Class: General Office

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 10 OAK GROVE AVE	Parcel Id: 25-110-000	Class: General Office	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
22	S	001 Multi Use Office	0	5,040	9.00		45,360	10		0	40,824	0			7,056	7,056	33,768

Apartment Detail - Building 3 of 3

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 3 of 3

Total Gross Building Area	5,040
Replace, Cost New Less Depr	229,410
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	229,410
Value per SF	45.52

Notes - Building 3 of 3

L3 COMMUNICATIONS

Income Summary (Includes all Building on Parcel)

Total Net Income	33,768
Capitalization Rate	0.100000
Sub total	337,680
Residual Land Value	
Final Income Value	337,680
Total Gross Rent Area	5,040
Total Gross Building Area	5,040

Situs : 6 OAK GROVE AVE

Map ID: 25-110-001

Class: Multiple Use - Primarily Commercial

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
TRIVIUM PROPERTIES
C/O JEANNE STANTON
6 OAK GROVE AVE
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0003311/266
District
Zoning C2
Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.4200			77,000
Total Acres: .42				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	77,000	77,000	77,000	77,000	0
Building	255,200	255,200	255,200	290,700	0
Total	332,200	332,200	332,200	367,700	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	332,200	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
11/29/04	MS	Entry & Sign	Other
05/18/94	JS		Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/16/11	4231	98,000	CAL Phase 1 Demo For New Office	
03/29/02	2931	19,000	CAL	0
09/01/96	2090	0		0
05/01/95	1891	800		0
10/01/93	1659	400		0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/12/11	172,500	Land & Bldg	Valid Sale	0003311/266	Quit Claim	TRIVIUM PROPERTIES
12/23/03	1,330,000	Land & Bldg	Sale Includes Multiple Parcels	0002332/072		53-57 ALLEN AVE LIMITED & LIABILITY CC
10/07/87	650,000		Sale Includes Multiple Parcels	0000846/311		OAK GROVE REALTY ASSOCIATES
				0001136/343		

Inspection Witnessed By _____

Situs : 6 OAK GROVE AVE

Parcel Id: 25-110-001

Class: Multiple Use - Primarily Commercial

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1968 /
Building #	2
Structure Type	Office Building - Low
Identical Units	1
Total Units	1
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch Covered		10	4		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	2,744	252	Multi-Use Office	8	None	Wood Frame/Joist/B	Normal	Hot Air	Unit	Normal	4	3
2	01	01	100	2,744	252	Multi-Use Office	8	Frame	Wood Frame/Joist/B	Normal	Hot Air	Unit	Normal	4	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,744	Multi-Use Office	61		111,390
2	2,744	Multi-Use Office	61		137,930

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1979			1	4,800	C	3	3	5,840

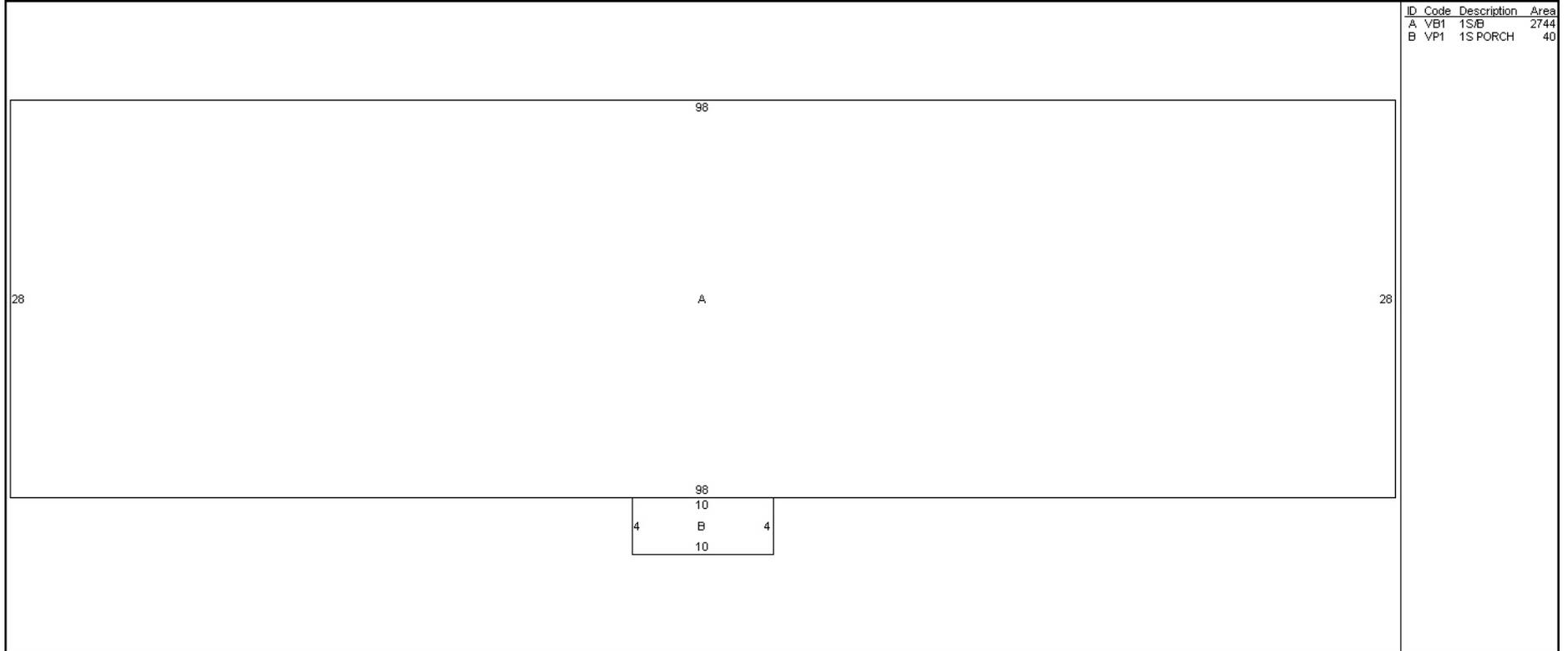
Situs : 6 OAK GROVE AVE

Parcel Id: 25-110-001

Class: Multiple Use - Primarily Commercial

Card: 1 of 1

Printed: September 17, 2018



ID Code	Description	Area
A	VB1 1S/B	2744
B	VP1 1S PORCH	40

Additional Property Photos

Situs : 6 OAK GROVE AVE

Parcel Id: 25-110-001

Class: Multiple Use - Primarily Commercial

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
22	S	001 Multi Use Office	0	5,488	9.00		49,392	10		0	44,453	0			7,683	7,683	36,770

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	5,488
Replace, Cost New Less Depr	249,320
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	249,320
Value per SF	45.43

Notes - Building 1 of 1

SAGADAHOC COUNTY SHERRIFS AND VOLUNTEERS OF AMERICA

Income Summary (Includes all Building on Parcel)

Total Net Income	36,770
Capitalization Rate	0.100000
Sub total	367,700
Residual Land Value	
Final Income Value	367,700
Total Gross Rent Area	5,488
Total Gross Building Area	5,488

Situs : 2 OAK GROVE AVE

Map ID: 25-110-002

Class: Multiple Use - Primarily Commercial

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
HF BATH REALTY LLC
4 OAK GROVE AVE
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0003254/304
District
Zoning C2
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2800			63,000

Total Acres: .28
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	63,000	63,000	63,000	63,000	0
Building	87,200	87,200	87,200	64,200	0
Total	150,200	150,200	150,200	127,200	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	150,200	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/29/04	MS	Entry & Sign	Other
05/18/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/14/16	4623	80,000	CAL Remodel Public Area Of Restaurar	
03/29/02	2931	19,000	CAL	0
09/01/96	2090	0		0
05/01/95	1891	800		0
10/01/93	1659	400		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/22/10	190,000	Land & Bldg	Valid Sale	0003254/304	Quit Claim	HF BATH REALTY LLC
12/23/03	1,330,000	Land & Bldg	Sale Includes Multiple Parcels	0002332/072		53-57 ALLEN AVE LIMITED & LIABILITY CC
10/07/87	650,000		Sale Includes Multiple Parcels	0000846/311 0001136/343		OAK GROVE REALTY ASSOCIATES

Inspection Witnessed By _____

Situs : 2 OAK GROVE AVE

Parcel Id: 25-110-002

Class: Multiple Use - Primarily Commercial

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1987 /
Building #	1
Structure Type	Retail - Multi Occup
Identical Units	1
Total Units	2
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	TENANTS: DOMINO'S PIZZA, S

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	100	1,360	122	Retail Store	9	Frame	Wood Frame/Joist/B	Normal	None	Central	Normal	3	3
2	01	01	100	640	58	Multi-Use Office	9	Frame	Wood Frame/Joist/B	Normal	None	Central	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,360	Retail Store	63		51,140
2	640	Multi-Use Office	63		33,170

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
3	Asph Pav	1979			1	2,400	C	3	3	2,920

Situs : 2 OAK GROVE AVE

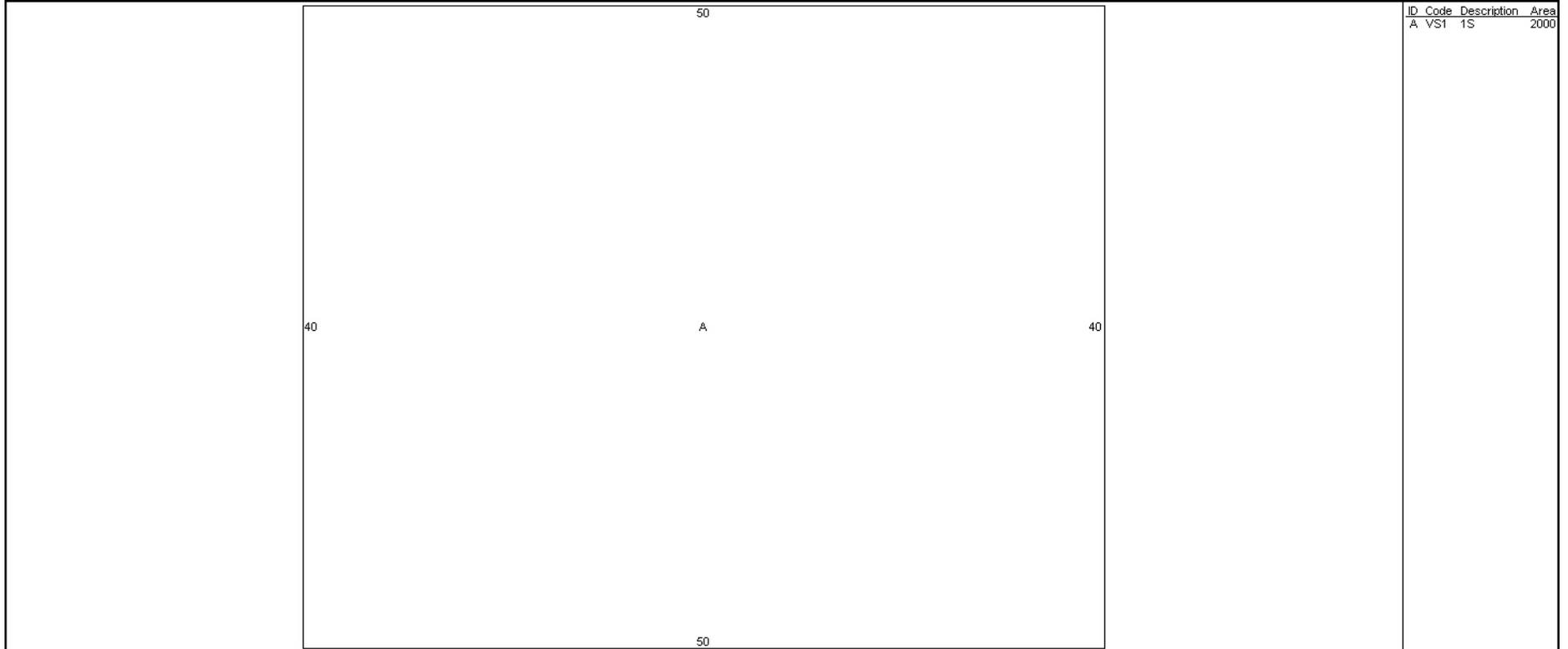
Parcel Id: 25-110-002

Class: Multiple Use - Primarily Commercial

Card: 2 of 1

Printed: September 17, 2018

ID Code	Description	Area
A	VS1 1S	2000



Additional Property Photos

Situs : 2 OAK GROVE AVE

Parcel Id: 25-110-002

Class: Multiple Use - Primarily Commercial

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
03	S	001 General Retail	0	1,360	8.00		10,880	5		0	10,336				1,904	1,904	8,432
22	S	001 Multi Use Office	0	640	9.00		5,760	10		0	5,184	0			896	896	4,288

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	2,000
Replace, Cost New Less Depr	84,310
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	84,310
Value per SF	42.16

Notes - Building 1 of 1

Domino's Pizza and Vacant Space

Income Summary (Includes all Building on Parcel)

Total Net Income	12,720
Capitalization Rate	0.100000
Sub total	127,200
Residual Land Value	
Final Income Value	127,200
Total Gross Rent Area	2,000
Total Gross Building Area	2,000

Situs : 223 NORTH ST

Map ID: 25-113-002

Class: Child Care Facility

Card: 3 of 1

Printed: September 17, 2018

CURRENT OWNER
MAYO INVESTMENT IN QUALITY BATH LLC
83 GREEN ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0002943/021
District
Zoning C2
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.4000	Shape/Size	-20	140,000

Total Acres: 1.4
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	140,000	140,000	140,000	140,000	0
Building	176,000	176,000	176,000	86,700	0
Total	316,000	316,000	316,000	226,700	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	316,000	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
08/10/07	PDM	Entry Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/11/12	4321	1,500	CAL Extend Porch Roof Line	
08/29/11	4234	22,500	CAD New Entry Addition	
11/03/06	3669	8,000	CAD Exterior Stair On Day Care.	
08/08/06	3614	15,000	RAD Adding Family Dwelling To Day Ca	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/26/07	325,000	Land & Bldg	Valid Sale	0002943/021	Warranty Deed	MAYO INVESTMENT IN QUALITY BATH LL

Inspection Witnessed By _____

Situs : 223 NORTH ST

Parcel Id: 25-113-002

Class: Child Care Facility

Card: 3 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1945 /
Building #	1
Structure Type	Day Care Center
Identical Units	1
Total Units	1
Grade	C-
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Porch, Open		29	6		1							
1	Canopy Only		31	10		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	01	01	100	1,564	178	Multi-Use Office	8	Frame	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	5	5
2	02	02	100	1,564	178	Multi-Use Office	6	Frame	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	5	4
3	01	01		375	80	Multi-Use Storage	8	Frame	Wood Frame/Joist/B	None	None		None	2	2
4	02	02		375	55	Multi-Use Storage	8	Frame	Wood Frame/Joist/B	None	None		None	2	2
5	01	01	100	256	48	Multi-Use Office	8	Frame	Wood Frame/Joist/B	None	Hot Air	None	None	4	4

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,564	Multi-Use Office		70	79,200
2	1,564	Multi-Use Office		70	69,280
3	375	Multi-Use Storage		35	6,640
4	375	Multi-Use Storage		35	5,440
5	256	Multi-Use Office		97	14,010

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Frame Shed	2002	24	12	1	288	D	2	2	1,380

Situs : 223 NORTH ST

Parcel Id: 25-113-002

Class: Child Care Facility

Card: 3 of 1

Printed: September 17, 2018

Additional Property Photos



Situs : 223 NORTH ST

Parcel Id: 25-113-002

Class: Child Care Facility

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
00	S	001 Support Or Municipal Pi	0	8						0							
22	S	001 Multi Use Office	0	3,384	9.00		30,456	10		0	27,410	0			4,738	4,738	22,672

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	4,134
Replace, Cost New Less Depr	174,570
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	174,570
Value per SF	42.23

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	22,672
Capitalization Rate	0.100000
Sub total	226,720
Residual Land Value	
Final Income Value	226,720
Total Gross Rent Area	4,126
Total Gross Building Area	4,134

Situs : 175 NORTH ST

Map ID: 25-125-000

Class: Auto Repair

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
REED, WILLIAM E II & WHITE, ROBIN E &
STEEN, SUZANNE R
C/O BERTS OIL SERVICE
PO BOX 309
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0003098/293
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.5070			85,700

Total Acres: .507
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	85,700	85,700	85,700	85,700	0
Building	67,800	67,800	67,800	147,500	0
Total	153,500	153,500	153,500	233,200	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	153,500	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/30/04	MS	Entry Gained	Other
06/22/94	JS	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/01/96	2093	2,000		0
06/01/94	1731	5,500		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/29/09		Land & Bldg	Court Order Decree	0003098/293	Deed Of Sale By Pr	REED, WILLIAM E II & WHITE, ROBIN E &
06/17/09		Land & Bldg	Court Order Decree	0003095/266	Certificate Of Abstract (Prot	REED, MARILYN E PR & WILLIAM E II
08/25/05		Land & Bldg	Transfer Of Convenience	0002611/104	Warranty Deed	REED, WILLIAM E & WILLIAM E II
10/01/97		Land & Bldg	Family Sale	0001530/311		REED, WILLIAM E & WILLIAM E II
05/16/88			Transfer Of Convenience	0000882/114		REED, WILLIAM E.
				0000819/145		UNK

Inspection Witnessed By _____

Situs : 175 NORTH ST

Parcel Id: 25-125-000

Class: Auto Repair

Card: 2 of 1

Printed: September 17, 2018

	35 61 A 61 35		<table border="1"><thead><tr><th>ID Code</th><th>Description</th><th>Area</th></tr></thead><tbody><tr><td>A VS1</td><td>1S</td><td>2135</td></tr></tbody></table>	ID Code	Description	Area	A VS1	1S	2135
ID Code	Description	Area							
A VS1	1S	2135							

Additional Property Photos

Situs : 175 NORTH ST	Parcel Id: 25-125-000	Class: Auto Repair	Card: 2 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
11	S	001 Auto Service	0	2,591	11.00		28,501	10		0	25,651	0			2,332	2,332	23,319

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	2,591
Replace, Cost New Less Depr	67,830
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	67,830
Value per SF	26.18

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	23,319
Capitalization Rate	0.100000
Sub total	233,190
Residual Land Value	
Final Income Value	233,190
Total Gross Rent Area	2,591
Total Gross Building Area	2,591

Situs : 22 BAILEY ST

Map ID: 25-137-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
FOX PROPERTIES LLC
805 HIGH ST
BATH ME 04530 0000

GENERAL INFORMATION
Living Units 4
Neighborhood 103C
Alternate Id
Vol / Pg 0002989/052
District
Zoning R1
Class APARTMENT



Property Notes
2008 REDUCE ONE UNIT - BECOME 4 UNIT

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1800			53,000

Total Acres: .18
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	53,000	53,000	53,000	53,000	0
Building	147,400	147,400	143,700	155,800	0
Total	200,400	200,400	196,700	208,800	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	200,400	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/27/94	JSW	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/31/07	3809	5,000	CAL Reduce Units From 5 To 4.	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/03/08	140,500	Land & Bldg	Other, See Notes	0002989/052	Warranty Deed	FOX PROPERTIES LLC
11/13/06	150,000	Land & Bldg	Sale Includes Multiple Parcels	0002799/039	Warranty Deed	PIKE, WILLIAM D
10/22/79				0000534/070		BRYANT, DONALD A & BARBARA J

Inspection Witnessed By _____

Situs : 22 BAILEY ST

Parcel Id: 25-137-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos



Situs : 22 BAILEY ST

Parcel Id: 25-137-000

Class: Apartments - 4 To 8 Units

Card: 2 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
00	S	001 Support Or Municipal Pi	0	9						0							
01	A	001 Low Rise Apartment	5	3,122			35,700	10		0	32,130	35			11,246	11,246	20,884

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	4	1	\0	4	6,900	27,600
2	011 Apartment	1	2	\0	1	8,100	8,100

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,655
Replace, Cost New Less Depr	143,740
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	143,740
Value per SF	30.88

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	20,884
Capitalization Rate	0.100000
Sub total	208,840
Residual Land Value	
Final Income Value	208,840
Total Gross Rent Area	4,646
Total Gross Building Area	4,655

Situs : 206 NORTH ST

Map ID: 25-160-000

Class: Auto Repair

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
VAILLANCOURT, KEVIN M & KERRI L
206 NORTH ST
BATH ME 04530 2233

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0003460/290
District
Zoning R1
Class COMMERCIAL



Property Notes
.16

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1600			51,000

Total Acres: .16
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	51,000	51,000	51,000	51,000	0
Building	57,900	57,900	57,900	104,500	0
Total	108,900	108,900	108,900	155,500	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	108,900	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/30/04	MS	Entry & Sign	Owner
06/22/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/31/12	115,000	Land & Bldg	Family Sale	0003460/290	Warranty Deed	VAILLANCOURT, KEVIN M & KERRI L
01/01/86	17,500		Valid Sale	0000735/034		VAILLANCOURT, DANIEL B SR & MURIEL

Inspection Witnessed By _____

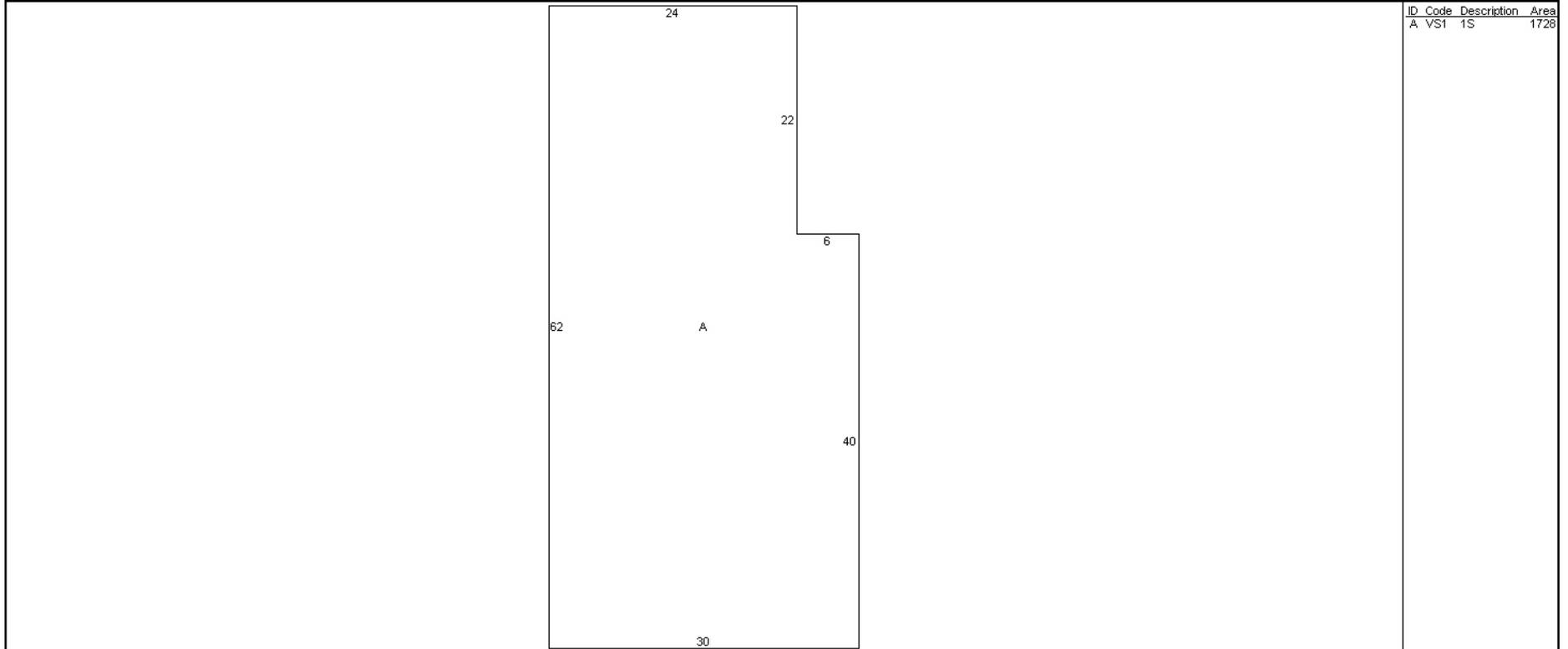
Situs : 206 NORTH ST

Parcel Id: 25-160-000

Class: Auto Repair

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 206 NORTH ST	Parcel Id: 25-160-000	Class: Auto Repair	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
11	S	001 Auto Service	0	1,728	11.00		19,008	10		0	17,107	0			1,555	1,555	15,552

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	1,728
Replace, Cost New Less Depr	57,940
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	57,940
Value per SF	33.53

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	15,552
Capitalization Rate	0.100000
Sub total	155,520
Residual Land Value	
Final Income Value	155,520
Total Gross Rent Area	1,728
Total Gross Building Area	1,728

Situs : 203 LINCOLN ST

Map ID: 25-166-000

Class:

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
BATH MAINE REALTY TRUST
2 REGENCY RDG
ANDOVER MA 01810

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 2017R/08795
District
Zoning C2
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1900	Corner Alley	100	108,000

Total Acres: .19
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	108,000	108,000	108,000	108,000	0
Building	190,300	190,300	189,200	126,600	0
Total	298,300	298,300	297,200	234,600	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	298,300	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/30/04	MS	Entry Gained	Other
06/06/94	JS	Entry Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/01/97	3061	135,000	RPL	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/01/17	500,000	Land & Bldg	Outlier	2017R/08795	Quit Claim	BATH MAINE REALTY TRUST
10/01/08		Land & Bldg	Court Order Decree	0003021/262	Deed Of Sale By Pr	JAJOGE LLC
09/16/86			Transfer Of Convenience	0000775/248		BRADBURY, ARLENE L & SAWYER, HERE

Inspection Witnessed By _____

Situs : 203 LINCOLN ST

Parcel Id: 25-166-000

Class:

Card: 1 of 1

Printed: September 17, 2018

Building Information

Year Built/Eff Year 1970 /
 Building # 1
 Structure Type Convenience Store
 Identical Units 1
 Total Units 1
 Grade B+C
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Cooler-Chiller		36			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	01	01	100	1,700	168	Convenience Stor	14	Frame	Wood Frame/Joist/B	Normal	None	Central	Normal	4	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,700	Convenience Store		70	134,960

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Canopy Ssg	1984	30	24	1	720	C	3	4	15,240
2	Fence Stoc	1986	40	6	1	240	C	3	3	290
3	Asph Pav	1989			1	7,000	C	3	3	8,510
4	Tank Prefb	1997			3	5,000	C	4	4	30,230

Situs : 203 LINCOLN ST

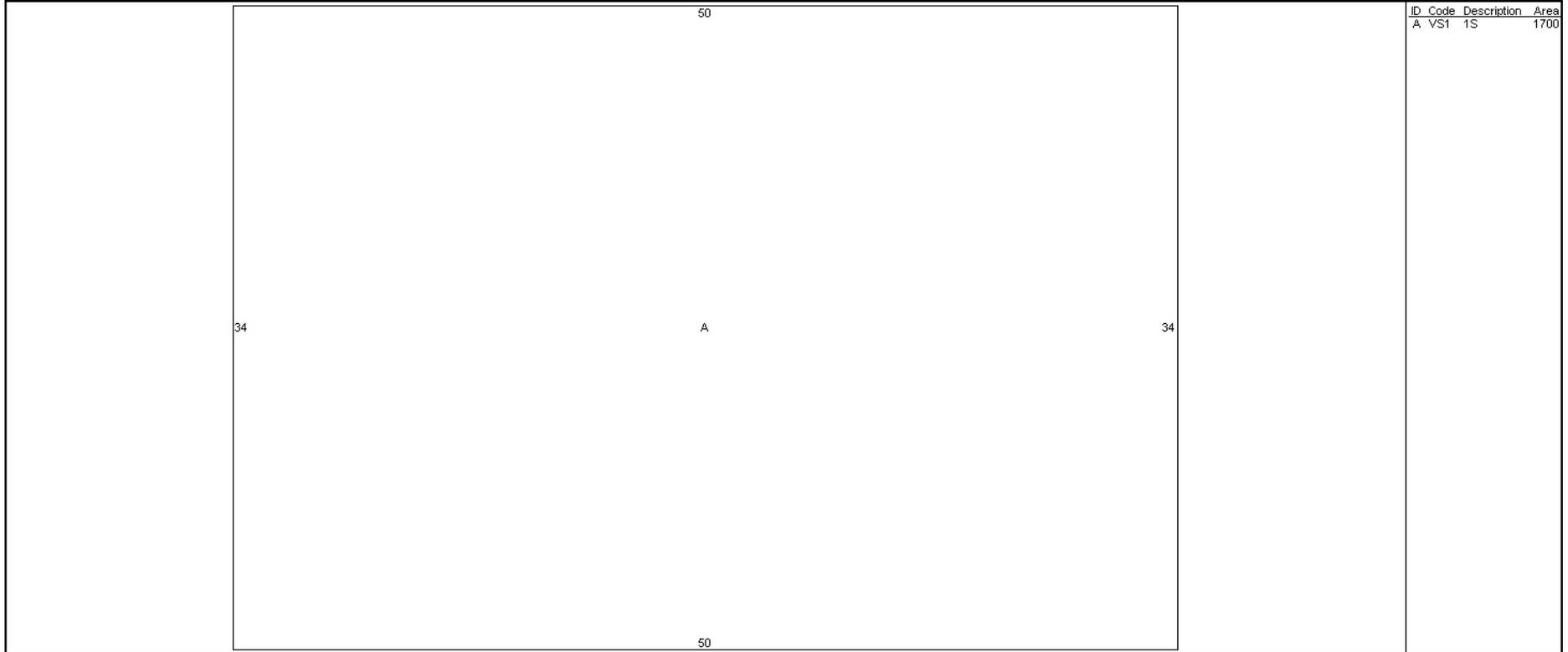
Parcel Id: 25-166-000

Class:

Card: 1 of 1

Printed: September 17, 2018

ID Code	Description	Area
A VS1	1S	1700



Additional Property Photos

Situs : 203 LINCOLN ST

Parcel Id: 25-166-000

Class:

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
14	S	001 Service Station	0	1,700	16.00		27,200	5		0	25,840	0			2,380	2,380	23,460

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	1,700
Replace, Cost New Less Depr	134,960
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	134,960
Value per SF	79.39

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	23,460
Capitalization Rate	0.100000
Sub total	234,600
Residual Land Value	
Final Income Value	234,600
Total Gross Rent Area	1,700
Total Gross Building Area	1,700

Situs : 179 LINCOLN ST

Map ID: 25-208-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
KIMBRU LLC
KIM E KENNEDY
5 SLIPPERY HILL DR
HARPSWELL ME 04079

GENERAL INFORMATION
Living Units 6
Neighborhood 103C
Alternate Id
Vol / Pg 0002211/154
District
Zoning R1
Class APARTMENT



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.4000	Econ Misimpro	-50	37,500

Total Acres: .4
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	37,500	37,500	37,500	37,500	0
Building	162,500	162,500	162,500	210,000	0
Total	200,000	200,000	200,000	247,500	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	200,000	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/30/04	MS	Measured Only	Other
09/15/94	KJM	Entry Gained	Owner
07/23/94	KJM	Not At Home	
07/06/94	JSW	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/13/12	4357	3,200	RDM Demo Garage.	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/19/03	202,000	Land & Bldg	Valid Sale	0002211/154		KIMBRU LLC
10/31/00	158,000	Land & Bldg	Valid Sale	0001809/328		
08/01/96	83,000	Land & Bldg	Valid Sale	0001439/038		GOODFELLOW, BRETT & SUSAN
09/22/92	40,500		Foreclosure/Repo	0001154/098		DAVIS, IRENE B.
11/21/88	175,000		Valid Sale	0000919/147		VERNET, GEORGE C., III

Inspection Witnessed By _____

Situs : 179 LINCOLN ST

Parcel Id: 25-208-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1890 /
Building #	1
Structure Type	Apartment - Garden
Identical Units	1
Total Units	6
Grade	C+
# 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	B1	B1	100	988	128	Unfinished Res Bs	6	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	1,748	168	Apartment	8	Frame	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
3	02	02	100	1,365	156	Apartment	8	Frame	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
4	A1	A1	100	988	128	Apartment	6	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	2

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	988	Unfinished Res Bsmt		50	11,200
2	1,748	Apartment		60	77,620
3	1,365	Apartment		60	61,260
4	988	Apartment		40	11,500

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence Stoc	1995	6	100	1	600	C	3	3	960

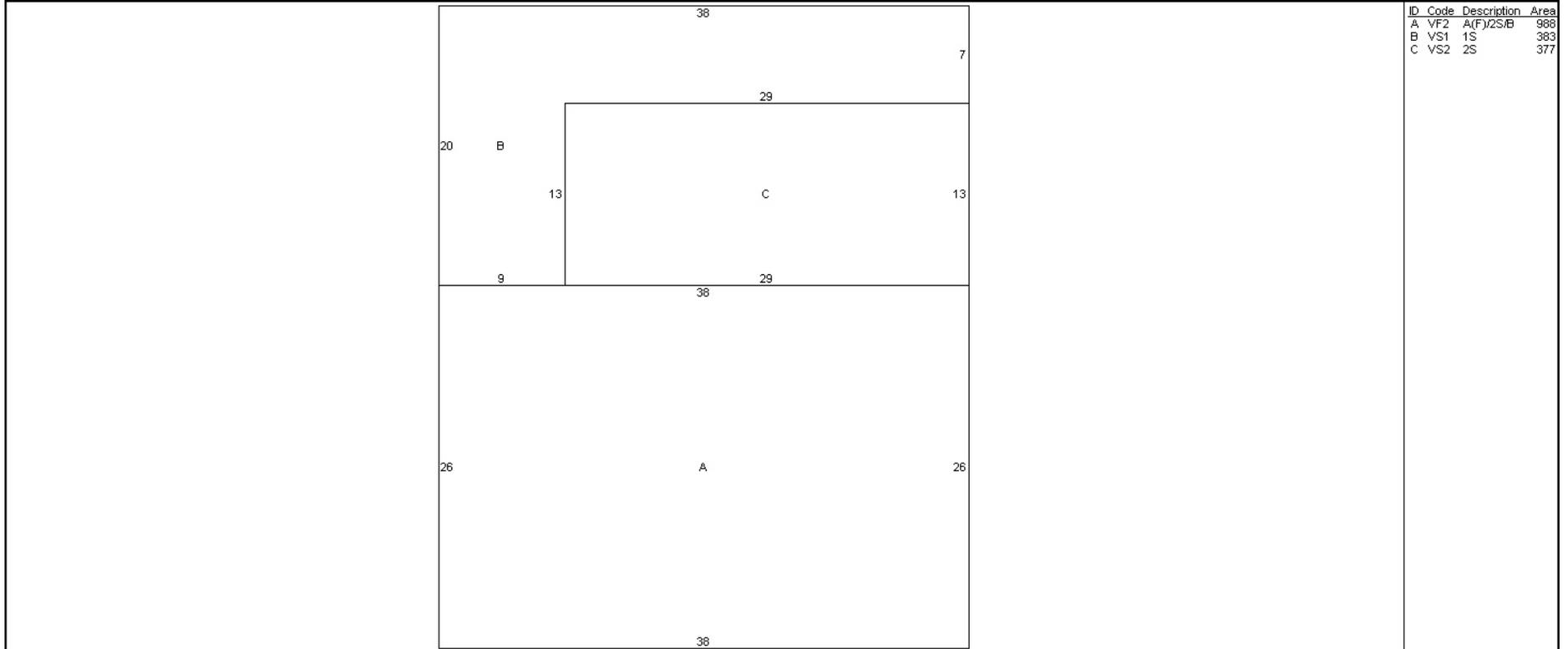
Situs : 179 LINCOLN ST

Parcel Id: 25-208-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018



ID Code	Description	Area
A VF2	A(F)/2S/B	988
B VS1	1S	383
C VS2	2S	377

Additional Property Photos

Situs : 179 LINCOLN ST

Parcel Id: 25-208-000

Class: Apartments - 4 To 8 Units

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
00	S	001 Support Or Municipal Pi	0	10						0							
01	A	001 Low Rise Apartment	6	3,508			42,300	10		0	38,070	35			13,325	13,325	24,745

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	4	0	\0	4	6,000	24,000
2	011 Apartment	1	2	\0	1	8,100	8,100
3	011 Apartment	1	3	\0	1	10,200	10,200

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,089
Replace, Cost New Less Depr	161,580
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	161,580
Value per SF	31.75

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	24,745
Capitalization Rate	0.100000
Sub total	247,450
Residual Land Value	
Final Income Value	247,450
Total Gross Rent Area	5,079
Total Gross Building Area	5,089

Situs : 19 MAPLE ST

Parcel Id: 25-266-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Apartment - Garden
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	1990	150	8	1	1,200	C	3	3	1,630
2	Asph Pav	1990	1	6,900	1	6,900	C	3	3	8,390

Situs : 19 MAPLE ST

Parcel Id: 25-266-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 19 MAPLE ST

Parcel Id: 25-266-000

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 : 16 MAPLE ST

Map ID: 25-270-000

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 0001155/075
District
Zoning R1
Class EXEMPT



Property Notes
.29

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.4300		78,000

Total Acres: .43
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	78,000	78,000	78,000	0	0
Building	24,300	24,300	24,300	0	0
Total	102,300	102,300	102,300	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	102,300	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
07/14/94	JSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/25/92				0001155/075		CITY OF BATH
06/11/87			Transfer Of Convenience	0000822/004		PRENTISS, LILLIAN P. AND COURTNEY L.

Situs : 16 MAPLE ST

Parcel Id: 25-270-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Apartment - Garden
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	1990	180	8	1	1,440	C	2	2	1,540
2	Asph Pav	1990			1	18,700	C	3	3	22,730

Situs : 16 MAPLE ST

Parcel Id: 25-270-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 16 MAPLE ST

Parcel Id: 25-270-000

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

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : LINCOLN ST

Map ID: 25-291-000

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 0001351/280
District
Zoning R1
Class EXEMPT



Property Notes
.21

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2400	Restr/Nonconfc	-90	5,900

Total Acres: .24
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,900	5,900	5,900	0	0
Building	0	0	0	0	0
Total	5,900	5,900	5,900	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	5,900	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
06/14/94	WAL	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/01/95	10,000	Land Only	To/From Government	0001351/280		CITY OF BATH
08/20/92	12,000		Valid Sale	0001147/054		BURGESS MARINA

Inspection Witnessed By _____

Situs : LINCOLN ST

Parcel Id: 25-291-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Apartment - Garden
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 : LINCOLN ST

Parcel Id: 25-291-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : LINCOLN ST

Parcel Id: 25-291-000

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 : 10 JAMES WAY

Map ID: 25-295-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
TEDFORD SHELTER
PO BOX 958
BRUNSWICK ME 04011

GENERAL INFORMATION
Living Units 6
Neighborhood 103C
Alternate Id
Vol / Pg 0002669/191
District
Zoning C2
Class EXEMPT



Property Notes
6 UNITS OF SUPPORTIVE HOUSING APARTMENTS
TO BE BUILT. LAND SPLIT FROM UCC 01/06

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.7040	Shape/Size	-25	154,050

Total Acres: 1.704
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	154,100	154,100	154,100	154,100	0
Building	548,500	548,500	548,500	154,800	0
Total	702,600	702,600	702,600	308,900	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	702,600	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/01/06	3633	854,000	CNB 6 Unit, 2 Story Apartment Complex	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/04/06	51,600	Land Only	To/From Non-Profit	0002669/191	Quit Claim	TEDFORD SHELTER

Inspection Witnessed By _____

Situs : 10 JAMES WAY

Parcel Id: 25-295-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	2007 /
Building #	1
Structure Type	Apartment - Garden
Identical Units	1
Total Units	6
Grade	C+C
# Covered Parking	
# Uncovered Parking	12
DBA	TETFORD

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Sprinkler Sys Wet		1	6,464			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	01	02	100	1,034	144	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hot Water	Central	Normal	3	3
2	01	01		704	116	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hot Water	Central	Normal	3	3
3	01	01		192	56	Support Area	8	Frame	Wood Frame/Joist/B	None	Hot Water	None	None	3	3
4	01	02		1,846	196	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hot Water	Central	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,034	Apartment	98		182,720
2	704	Apartment	98		59,710
3	192	Support Area	98		11,160
4	1,846	Apartment	98		287,590

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	2007	50	64	1	3,200	C	3	3	7,310

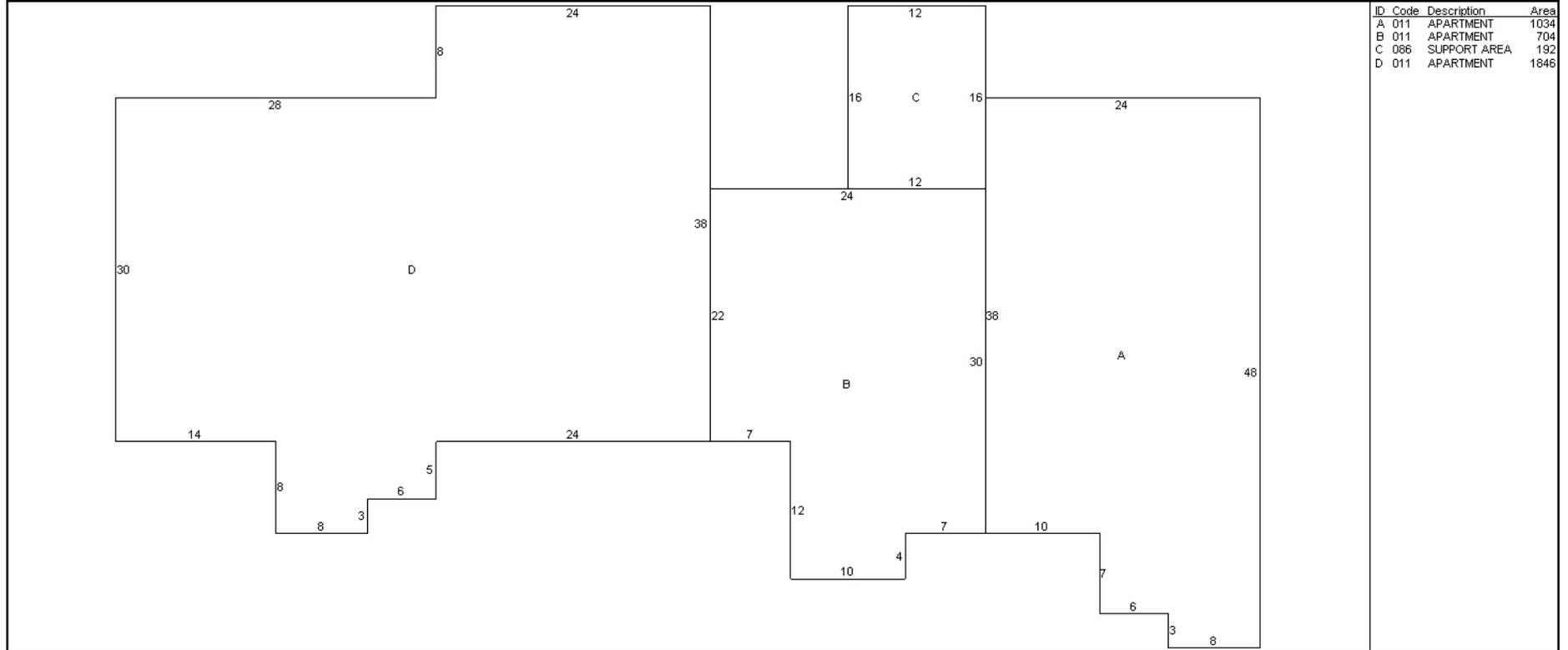
Situs : 10 JAMES WAY

Parcel Id: 25-295-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 10 JAMES WAY

Parcel Id: 25-295-000

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
00	S	001 Support Or Municipal Pi	0	2						0							
01	A	001 Low Rise Apartment	6	6,464			52,800	10		0	47,520	35			16,632	16,632	30,888

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	4	2	1 \ 0	4	8,100	32,400
2	011 Apartment	2	3	1 \ 0	2	10,200	20,400

Building Cost Detail - Building 1 of 1

Total Gross Building Area	6,656
Replace, Cost New Less Depr	541,180
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	541,180
Value per SF	81.31

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	30,888
Capitalization Rate	0.100000
Sub total	308,880
Residual Land Value	
Final Income Value	308,880
Total Gross Rent Area	6,654
Total Gross Building Area	6,656