

Situs : 826 HIGH ST

Map ID: 26-001-000

Class: City of Bath

Card: 2 of 2

Printed: September 17, 2018

CURRENT OWNER
CITY OF BATH SCHOOL DEPARTMENT
2 SHERIDAN RD
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg
District
Zoning R1
Class EXEMPT



Property Notes
3.56

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 3.3000			748,050
Undeveloped	AC 1.1100			55,500
Total Acres: 4.41				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	803,600	803,600	803,600	803,600	0
Building	13,035,100	13,035,100	13,777,400	-748,100	0
Total	13,838,700	13,838,700	14,581,000	55,500	0
Total Exemptions	0		Manual Override Reason		
Net Assessed	13,838,700		Base Date of Value		
Value Flag	ORION		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
07/11/94	JS	Not At Home	

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/20/06	3663	2,000	EX Building Deck In Outdoor Courtyar	
10/04/00	2717	700		0
07/01/95	1929	0		0

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

Inspection Witnessed By _____

Situs : 826 HIGH ST

Parcel Id: 26-001-000

Class: City of Bath

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Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1903 /
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	Basement Top		1	2,256			1								
2	Open Area Theat Audt		1	60			1								
2	Overhead Dr-Wood/Mtl		10	10			4								
2	Sprinkler Sys Wet		1	118,868			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	18,540	578	School	9	None	Fire Resistant	Normal	None	None	Normal	3	2
2	01	01	100	50,134	1,256	School	14	Brick Venee	Fire Resistant	Normal	None	None	Normal	3	3
3	02	02	100	50,194	1,238	School	14	Brick Venee	Fire Resistant	Normal	None	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	18,540	School		40	799,900
2	50,134	School		50	3,319,140
3	50,194	School		50	3,061,310

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980			1	32,000	C	3	3	38,900
2	Frame Shed	1984	48	12	1	576	C	3	3	1,040
3	Frame Shed	1984	8	8	1	64	C	3	3	120
4	Stacks Bri	1930	1	60	1	60	C	3	3	5,910

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Additional Property Photos

Situs : 826 HIGH ST

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Class: City of Bath

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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	1,613						0							

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	118,868
Replace, Cost New Less Depr	7,180,350
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	7,180,350
Value per SF	60.41

Notes - Building 1 of 2

Income Summary (Includes all Building on Parcel)

Total Net Income	
Capitalization Rate	0.100000
Sub total	
Residual Land Value	55,500
Final Income Value	55,500
Total Gross Rent Area	159,735
Total Gross Building Area	161,348

Situs : 826 HIGH ST

Map ID: 26-001-000

Class: City of Bath

Card: 3 of 2

Printed: September 17, 2018

CURRENT OWNER
CITY OF BATH SCHOOL DEPARTMENT
2 SHERIDAN RD
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg
District
Zoning R1
Class EXEMPT



Property Notes
3.56

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 3.3000			748,050
Undeveloped	AC 1.1100			55,500

Total Acres: 4.41
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	803,600	803,600	803,600	803,600	0
Building	13,035,100	13,035,100	13,777,400	-748,100	0
Total	13,838,700	13,838,700	14,581,000	55,500	0
Total Exemptions	0				
Net Assessed	13,838,700				
Value Flag	ORION				
Gross Building:					

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
07/11/94	JS	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/20/06	3663	2,000	EX Building Deck In Outdoor Courtyar	
10/04/00	2717	700		0
07/01/95	1929	0		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee

Inspection Witnessed By _____

Situs : 826 HIGH ST

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Printed: September 17, 2018

Additional Property Photos

Situs : 826 HIGH ST	Parcel Id: 26-001-000	Class: City of Bath	Card: 3 of 2	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	1,613						0							

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	42,480
Replace, Cost New Less Depr	6,551,050
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	6,551,050
Value per SF	154.21

Notes - Building 2 of 2

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Income Summary (Includes all Building on Parcel)

Total Net Income	
Capitalization Rate	0.100000
Sub total	
Residual Land Value	55,500
Final Income Value	55,500
Total Gross Rent Area	159,735
Total Gross Building Area	161,348

Situs : 864 HIGH ST

Map ID: 26-007-000

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
District
Zoning R1
Class EXEMPT



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.9100		126,000
Total Acres: .91				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	126,000	126,000	126,000	126,000	0
Building	846,400	846,400	873,300	828,500	0
Total	972,400	972,400	999,300	954,500	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	972,400	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
11/13/04	SPW	Entry & Sign	Other
07/06/94	JS		Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

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

Situs : 864 HIGH ST

Parcel Id: 26-007-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1958 /
Building #	1
Structure Type	Police/Fire Station
Identical Units	1
Total Units	1
Grade	BC
# Covered Parking	
# Uncovered Parking	
DBA	Bath Fire Dept.

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Only		1	429		1							
1	Canopy Only		40	6		1							
1	Ovrhd Dr-Mtr-Op-Wd-Mt		12	10		6							

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	10,606	560	Auto Parts/Servic	17	Brick Venee	Fire Resistant	Normal	Hot Water	None	Normal	3	3
2	02	03	100	352	76	Multi-Use Storage	10	Brick Venee	Fire Resistant	Normal	Hot Water	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	10,606	Auto Parts/Service	56		784,680
2	352	Multi-Use Storage	56		69,080

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980			1	8,000	C	3	3	9,730
2	Tower Radi	1974	1	60	1	60	C	3	3	9,820

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Printed: September 17, 2018

Additional Property Photos

Situs : 864 HIGH ST	Parcel Id: 26-007-000	Class: City of Bath	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	7						0							
11	S	001 Auto Service	0	10,606	11.00		116,666	10		0	104,999	0			9,545	9,545	95,454

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	11,310
Replace, Cost New Less Depr	853,760
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	853,760
Value per SF	75.49

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	95,454
Capitalization Rate	0.100000
Sub total	954,540
Residual Land Value	
Final Income Value	954,540
Total Gross Rent Area	11,303
Total Gross Building Area	11,310

Situs : 97 OAK ST

Map ID: 26-073-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
ARTZUS LLC
C/O BRADFORD WHITE
97 OAK ST #1
BATH ME 04530

GENERAL INFORMATION
Living Units 7
Neighborhood 104C
Alternate Id
Vol / Pg 0003155/112
District
Zoning R1
Class APARTMENT



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1900			54,000

Total Acres: .19
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	54,000	54,000	54,000	54,000	0
Building	220,400	220,400	220,400	242,600	0
Total	274,400	274,400	274,400	296,600	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	274,400	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
03/12/10	PDM	Entry Gained	Owner
11/13/04	SPW	Measured Only	Other
06/08/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/25/10	4058	7,000	RAL Make Bathroom/Remodel Kitchen	
05/01/96	2032	1,200		0
09/01/95	1967	0		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/24/09	165,000	Land & Bldg	Foreclosure/Repo	0003155/112	Quit Claim	ARTZUS LLC
02/03/09	151,000	Land & Bldg	Foreclosure/Repo	0003049/147	Foreclosure	IMPERIAL CAPITAL BANK
05/01/06	294,120	Land & Bldg	Valid Sale	0002716/040		HAVILAND, PETER M
12/19/05		Land & Bldg	Transfer Of Convenience	0002663/122	Warranty Deed	WINTER, STEVEN A TR
				0000594/313		WINTER, STEVEN A

Inspection Witnessed By _____

Situs : 97 OAK ST

Parcel Id: 26-073-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 97 OAK ST

Parcel Id: 26-073-000

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 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	3						0							
01	A	001 Low Rise Apartment	7	6,070			50,700	10		0	45,630	35			15,971	15,971	29,659

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	5	1	\0	5	6,900	34,500
2	011 Apartment	2	2	\0	2	8,100	16,200

Building Cost Detail - Building 1 of 1

Total Gross Building Area	7,293
Replace, Cost New Less Depr	220,430
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	220,430
Value per SF	30.22

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	29,659
Capitalization Rate	0.100000
Sub total	296,590
Residual Land Value	
Final Income Value	296,590
Total Gross Rent Area	7,290
Total Gross Building Area	7,293

Situs : 92 OAK ST

Map ID: 26-074-000

Class:

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
PYE, FAY F
47 FLORAL ST APT 312
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0000444/107
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.0600		41,000

Total Acres: .06
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	41,000	41,000	41,000	41,000	0
Building	77,700	77,700	78,500	97,900	0
Total	118,700	118,700	119,500	138,900	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	118,700	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/13/04	SPW	Measured Only	Other
06/27/94	WAL		Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/01/97	2263	1,500		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000444/107		PYE, FAY F

Inspection Witnessed By _____

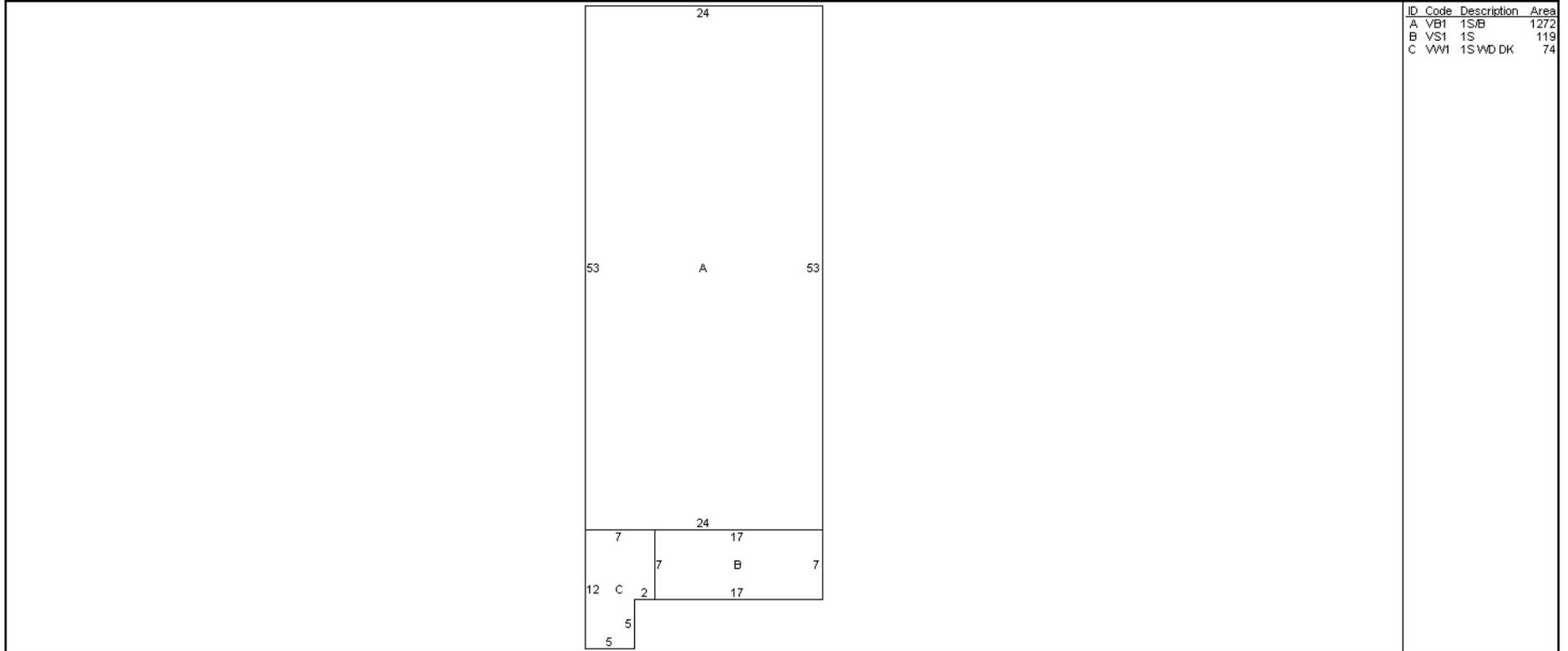
Situs : 92 OAK ST

Parcel Id: 26-074-000

Class:

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 92 OAK ST

Parcel Id: 26-074-000

Class:

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	7						0							
21	S	001 Office High Rise 4+ Sto	0	1,943	9.00		17,487	5		0	16,613	0			2,720	2,720	13,893

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	2,663
Replace, Cost New Less Depr	78,520
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	78,520
Value per SF	29.49

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	13,893
Capitalization Rate	0.100000
Sub total	138,930
Residual Land Value	
Final Income Value	138,930
Total Gross Rent Area	2,656
Total Gross Building Area	2,663

Situs : 879 HIGH ST

Map ID: 26-079-000

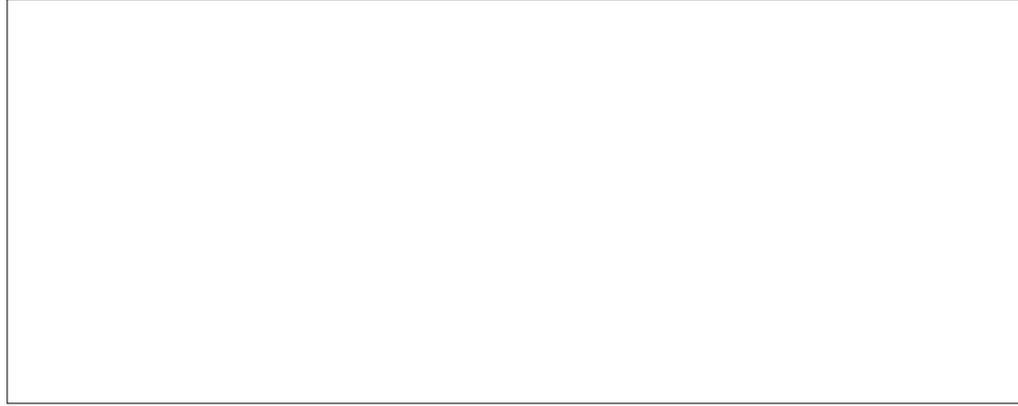
Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
NORTH NEW ENGLAND CONFERENCE INC
OF SEVENTH DAY ADVENTISTS
879 HIGH ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 104C
Alternate Id
Vol / Pg 0000309/270
District
Zoning R1
Class EXEMPT



Property Notes
.17

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1700			52,000

Total Acres: .17
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	52,000	52,000	52,000	0	0
Building	269,100	269,100	272,500	0	0
Total	321,100	321,100	324,500	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	321,100	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
07/01/94	JS	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000309/270		NORTH NEW ENGLAND CONFERENCE IN

Situs : 879 HIGH ST

Parcel Id: 26-079-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1920 /
Building #	1
Structure Type	Religious
Identical Units	1
Total Units	1
Grade	C+C
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch Covered		8	5		1							
2	Porch Covered		22	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	2,420	232	Religious Institutio	8	None	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	2
2	01	01	100	2,420	232	Religious Institutio	9	Frame	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	2,420	Religious Institution	40		103,650
2	2,420	Religious Institution	50		167,850

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence Chai	1980	100	6	1	600	C	3	3	1,020

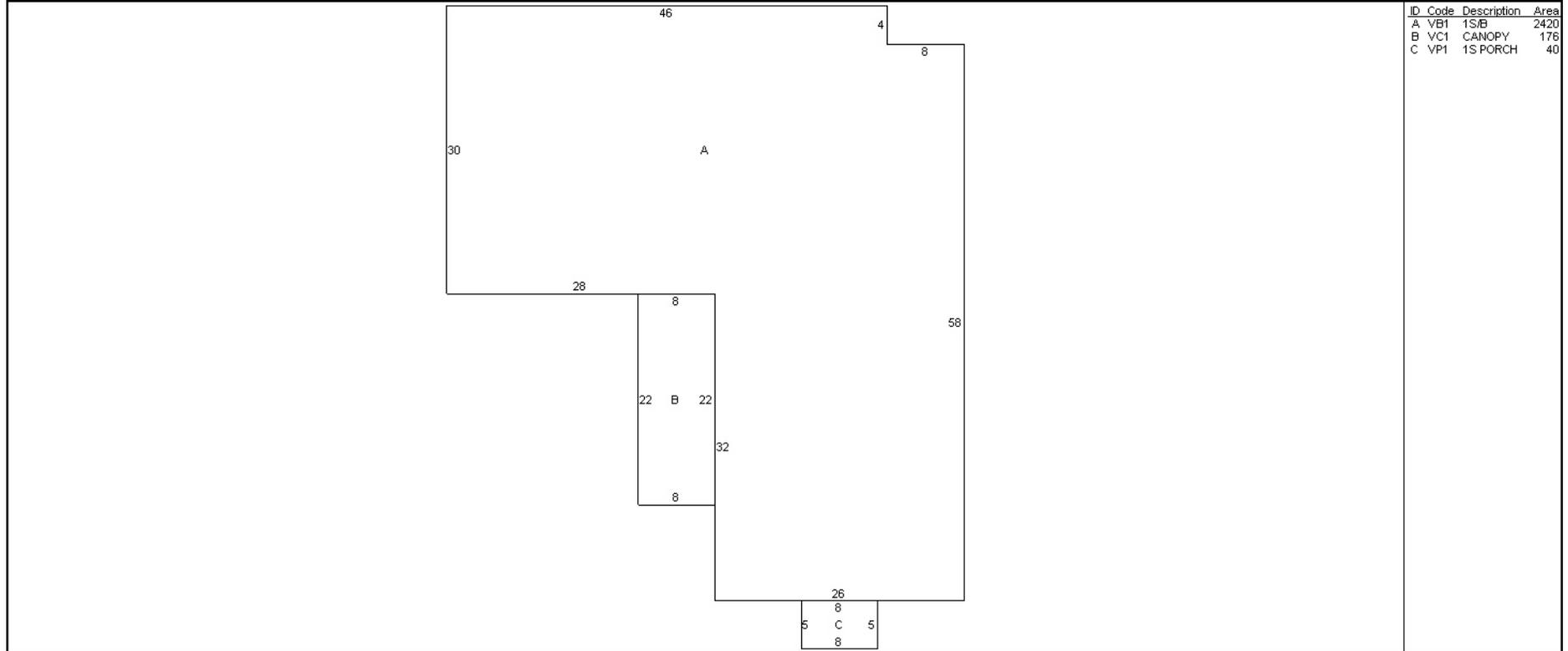
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Class: House of religious worship

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Additional Property Photos

Situs : 879 HIGH ST	Parcel Id: 26-079-000	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 Pi	0	48						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	4,840
Replace, Cost New Less Depr	271,500
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	271,500
Value per SF	56.10

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	
Capitalization Rate	0.100000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	4,792
Total Gross Building Area	4,840

Situs : 849 HIGH ST

Map ID: 26-086-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
PRESCOTT, DENNIS
60 RIVER RD
WOOLWICH ME 04579 0000

GENERAL INFORMATION
Living Units 6
Neighborhood 103C
Alternate Id
Vol / Pg 0001155/013
District
Zoning R1
Class APARTMENT



Property Notes
BK 1782 PG 163

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2000			55,000

Total Acres: .2
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	55,000	55,000	55,000	55,000	0
Building	250,600	250,600	250,600	253,900	0
Total	305,600	305,600	305,600	308,900	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	305,600	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/13/04	SPW	Measured Only	Other
06/02/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/01/93	1612	175		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/25/92				0001155/013		PRESCOTT, DENNIS
12/31/86	188,000		Valid Sale	0000795/129		GEORGE C. VERNET III

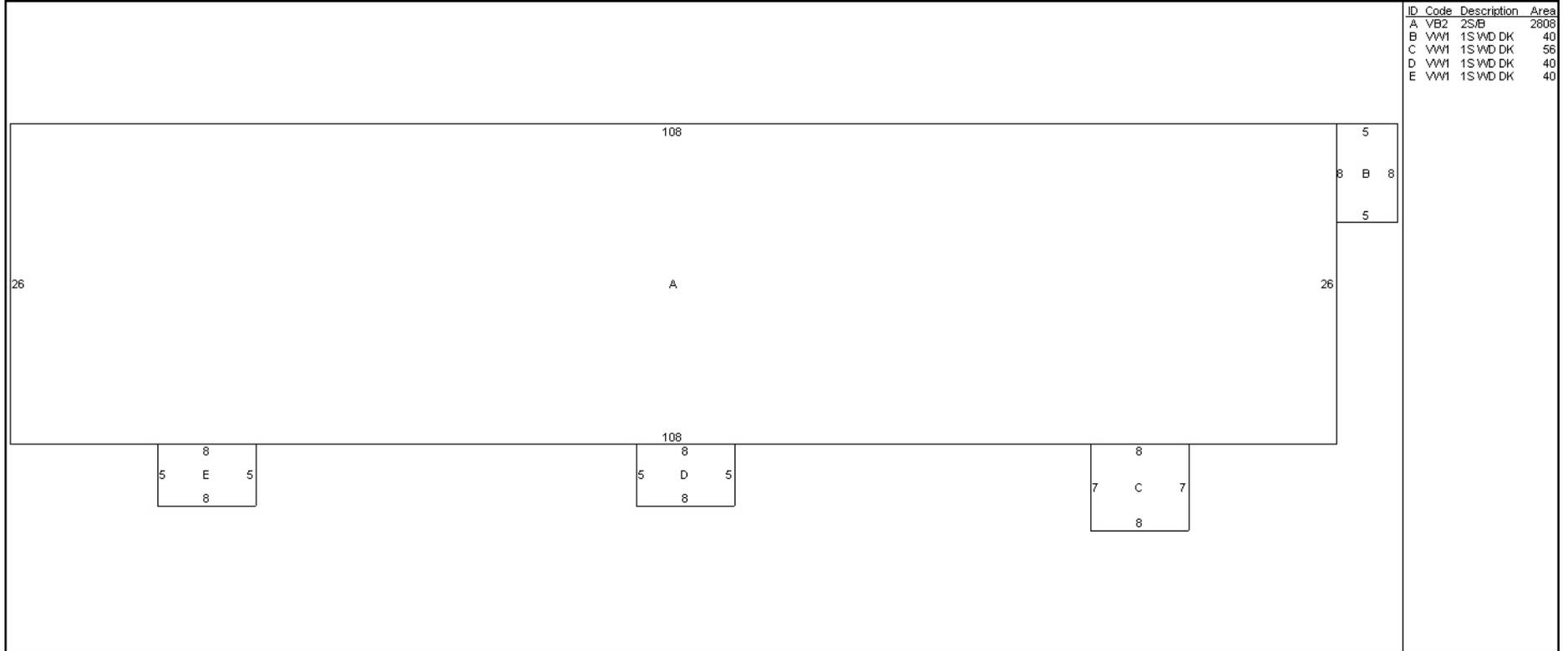
Situs : 849 HIGH ST

Parcel Id: 26-086-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 849 HIGH ST	Parcel Id: 26-086-000	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	28						0							
01	A	001 Low Rise Apartment	6	5,616			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	\0	4	8,100	32,400
2	011 Apartment	2	3	\0	2	10,200	20,400

Building Cost Detail - Building 1 of 1

Total Gross Building Area	8,424
Replace, Cost New Less Depr	250,570
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	250,570
Value per SF	29.74

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	8,396
Total Gross Building Area	8,424

Situs : 819 HIGH ST

Map ID: 26-091-000

Class: Funeral Homes

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
BATH GROUP LLC, THE
819 HIGH ST
BATH ME 04530

GENERAL INFORMATION
Living Units 1
Neighborhood 103C
Alternate Id
Vol / Pg 0002518/141
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.7300			108,000

Total Acres: .73
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	108,000	108,000	108,000	108,000	0
Building	390,300	390,300	386,400	239,100	0
Total	498,300	498,300	494,400	347,100	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	498,300	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/13/04	SPW	Measured Only	Other
06/08/94	JS		Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/01/96	2074	20,000		0
01/01/95	2000	15,000		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/19/05	284,515	Land & Bldg	Other, See Notes	0002518/141	Warranty Deed	BATH GROUP LLC, THE
05/19/88			Transfer Of Convenience	0000881/141		MAYO, ARTHUR F. III
				0001176/132		DAIGLE, JOHN A & NANCY M

Inspection Witnessed By _____

Situs : 819 HIGH ST

Parcel Id: 26-091-000

Class: Funeral Homes

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1860 /
Building #	1
Structure Type	Funeral Home
Identical Units	1
Total Units	1
Grade	B-
# Covered Parking	
# Uncovered Parking	25
DBA	MAYO, CURTIS & HILL FUNERAL HO

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
3	Canopy Roof/Slab		30	6			1								
3	Overhead Dr-Wood/Mtl		14	8			1								
3	Garage-Attached-Frm		1,470	1			1								
3	Porch, Open		7	6			1								
3	Porch, Open		24	16			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	1,326	135	Funeral Home	8	None	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
2	B1	B1	100	1,356	141	Multi-Use Storage	8	None	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	01	01	100	2,961	318	Funeral Home	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
4	02	02	100	1,426	180	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
5	A1	A1	100	780	112	Support Area	8	Frame	Wood Frame/Joist/B	Normal	None	None	Normal	2	2
6	01	01	100	240	64	Funeral Home	8	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
7	A1	A1	100	630	108	Apartment	8	Frame	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	1,326	Funeral Home		50	46,270
2	1,356	Multi-Use Storage		50	20,500
3	2,961	Funeral Home		65	206,840
4	1,426	Apartment		60	70,640
5	780	Support Area		35	4,870
6	240	Funeral Home		65	16,420
7	630	Apartment		50	11,140

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence Stoc	1980	220	4	1	880	C	3	3	1,050
2	Asph Pav	1980			1	7,100	C	3	3	8,630

Situs : 819 HIGH ST

Parcel Id: 26-091-000

Class: Funeral Homes

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 819 HIGH ST	Parcel Id: 26-091-000	Class: Funeral Homes	Card: 1 of 1	Printed: September 17, 2018
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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model 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	17						0							
01	A	001 Low Rise Apartment	1	1,678			10,200	10		0	9,180	35			3,213	3,213	5,967
04	S	001 General Office	0	4,527	9.00		40,743	10		0	36,669				7,922	7,922	28,747

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	1	3	\0	1	10,200	10,200

Building Cost Detail - Building 1 of 1

Total Gross Building Area	8,719
Replace, Cost New Less Depr	376,680
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	376,680
Value per SF	43.20

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	34,714
Capitalization Rate	0.100000
Sub total	347,140
Residual Land Value	
Final Income Value	347,140
Total Gross Rent Area	8,702
Total Gross Building Area	8,719

Situs : 822 MIDDLE ST

Map ID: 26-092-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
BATH HOUSING DEVELOPMENT CORP
80 CONGRESS AVE
BATH ME 04530

GENERAL INFORMATION
Living Units 4
Neighborhood 103C
Alternate Id
Vol / Pg 0001567/210
District
Zoning R1
Class EXEMPT



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1500			50,000

Total Acres: .15
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	50,000	50,000	50,000	50,000	0
Building	144,400	144,400	144,400	111,500	0
Total	194,400	194,400	194,400	161,500	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	194,400	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/30/04	MS	Measured Only	Other
06/02/94	JS	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/01/98	2338	60,000		0
08/01/95	1937	800		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/01/98	120,000	Land & Bldg	Sale Includes Multiple Parcels	0001567/210		BATH HOUSING DEVELOPMENT CORP
12/19/85	20,000		Valid Sale	0000733/158		DIBENEDETTO, DOMINICK J.
				0000986/215		UNK

Inspection Witnessed By _____

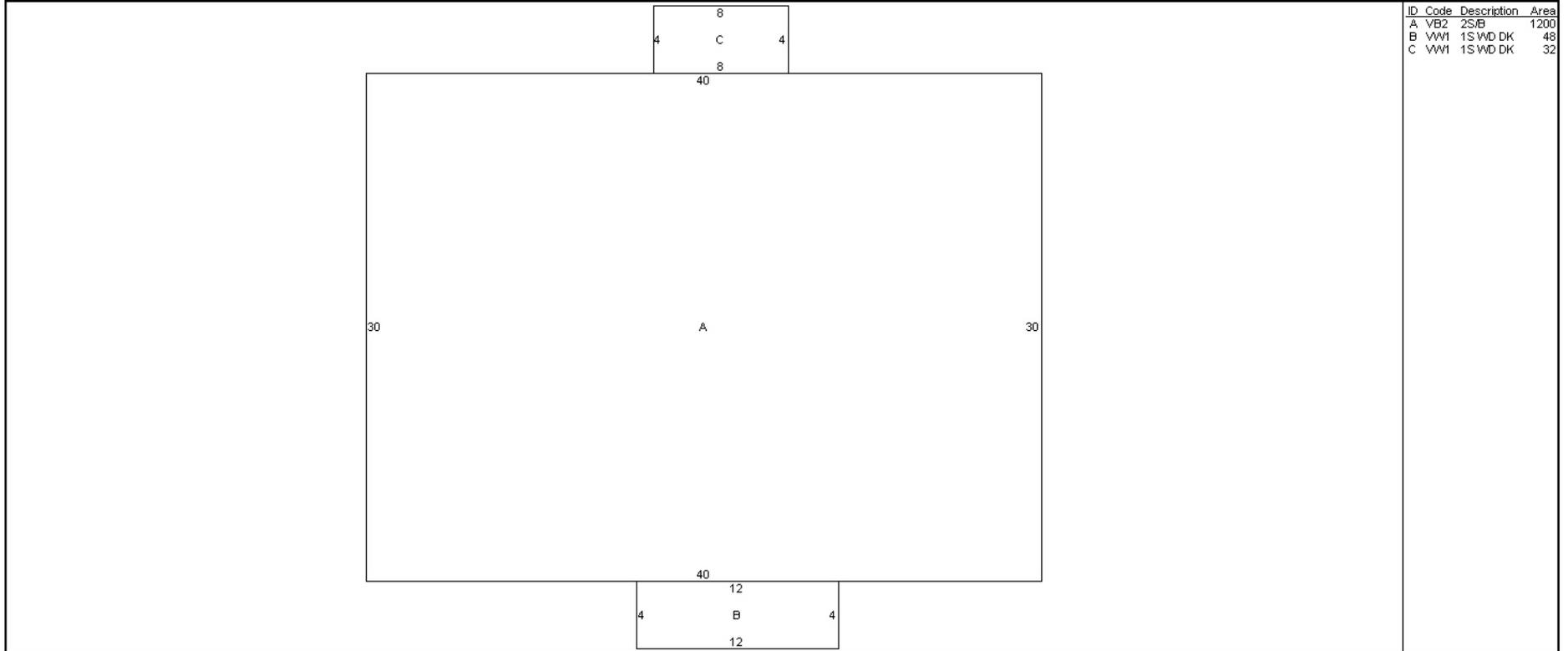
Situs : 822 MIDDLE ST

Parcel Id: 26-092-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018



ID Code	Description	Area
A	VB2 2S/B	1200
B	VW1 1S VMD DK	48
C	VW1 1S VMD DK	32

Additional Property Photos

Situs : 822 MIDDLE ST	Parcel Id: 26-092-000	Class: Benevolent and Charitable Organiz	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	12						0							
01	A	001 Low Rise Apartment	4	2,400			27,600	10		0	24,840	35			8,694	8,694	16,146

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

Building Cost Detail - Building 1 of 1

Total Gross Building Area	3,600
Replace, Cost New Less Depr	144,380
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	144,380
Value per SF	40.11

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	16,146
Capitalization Rate	0.100000
Sub total	161,460
Residual Land Value	
Final Income Value	161,460
Total Gross Rent Area	3,588
Total Gross Building Area	3,600

Situs : 876 MIDDLE ST

Map ID: 26-101-000

Class: House of religious worship

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
FIRST PARISH NEW JERUSALEM CHURCH
876 MIDDLE ST
BATH ME 04530 2451

GENERAL INFORMATION
Living Units
Neighborhood 104C
Alternate Id
Vol / Pg
District
Zoning R1
Class EXEMPT



Property Notes
1.01

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	294,600	294,600	298,000	0	0
Total	429,600	429,600	433,000	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	429,600	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
07/01/94	JS	Not At Home	

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 : 876 MIDDLE ST

Parcel Id: 26-101-000

Class: House of religious worship

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1843 /
Building #	1
Structure Type	Religious
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
1	Porch Covered		42	8		1							
1	Porch Covered		47	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	01	01	100	2,438	234	Religious Institutio	20	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	4	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,438	Religious Institution	60		296,710

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence Chai	1980	184	4	1	736	C	3	3	1,250

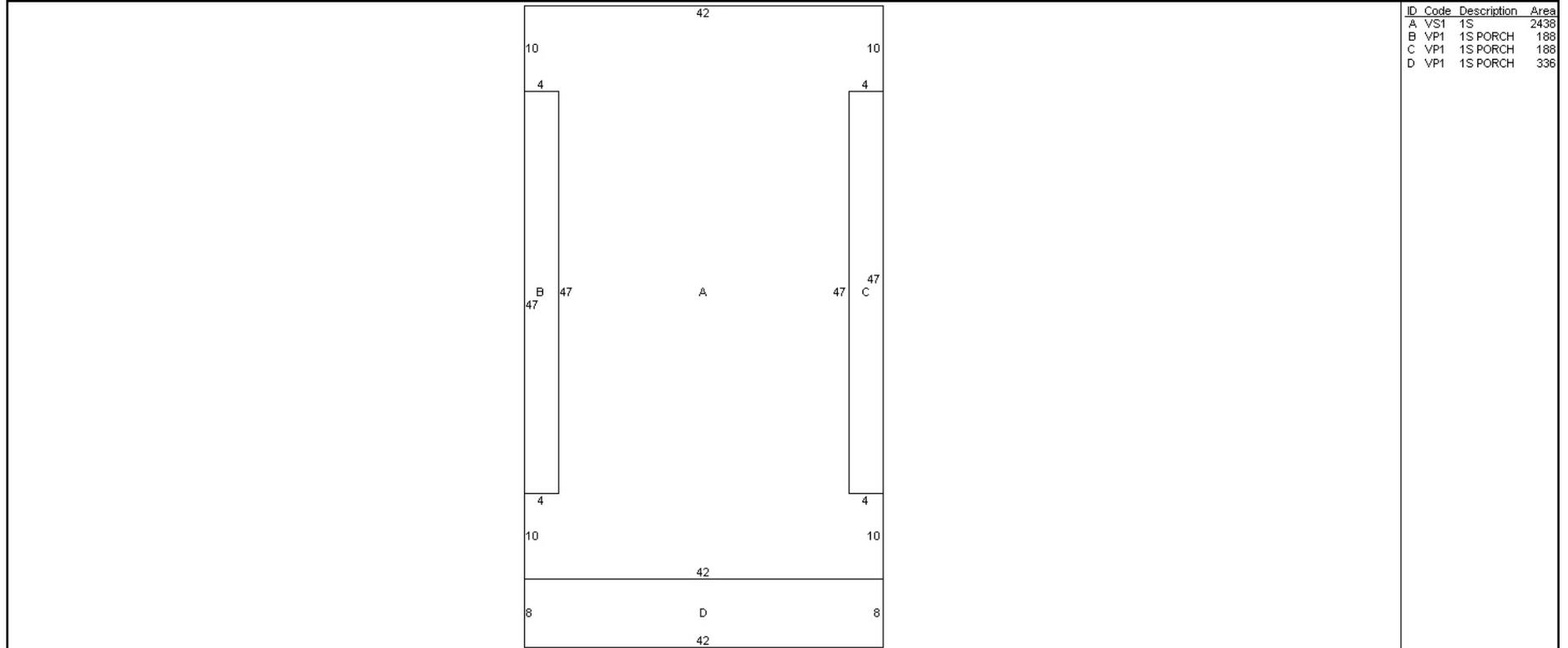
Situs : 876 MIDDLE ST

Parcel Id: 26-101-000

Class: House of religious worship

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 876 MIDDLE ST	Parcel Id: 26-101-000	Class: House of religious worship	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	24						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	2,438
Replace, Cost New Less Depr	296,710
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	296,710
Value per SF	121.70

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	2,414
Total Gross Building Area	2,438

Situs : 962 MIDDLE ST

Map ID: 26-114-000

Class: Apartments - 8 Units Or More

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
MARCH PROPERTIES LLC
12135 BROKEN BOUGH DRIVE
HOUSTON TX 77024

GENERAL INFORMATION
Living Units 9
Neighborhood 104C
Alternate Id
Vol / Pg 0003532/262
District
Zoning R1
Class APARTMENT



Property Notes
.37 - EASEMENT TO CITY 1693-56

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3600		-5	67,450

Total Acres: .36
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	67,500	67,500	67,500	67,500	0
Building	248,100	248,100	248,100	240,500	0
Total	315,600	315,600	315,600	308,000	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	315,600	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/12/04	SPW	Measured Only	Other
06/08/94	JS	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/28/12	4290		RAL Remove And Replace Steps With	
06/29/09	3994	4,800	RAL Ceiling Repair	
12/09/08	3937	2,600	CAL Parking Lot Extension For Comme	
10/07/99	2539	11,600		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/20/13	327,500	Land & Bldg	Valid Sale	0003532/262	Warranty Deed	MARCH PROPERTIES LLC
05/30/07	305,000	Land & Bldg	Valid Sale	0002869/019	Warranty Deed	MIDDLE STREET PROPERTIES LLC
12/19/05		Land & Bldg	Transfer Of Convenience	0002663/127	Warranty Deed	WINTER, STEVEN A TR
03/02/92	135,000		Valid Sale	0001108/274		WINTER, STEVEN A
11/07/90			Transfer In Lieu Of Debt Payment	0001071/288		APEX

Inspection Witnessed By _____

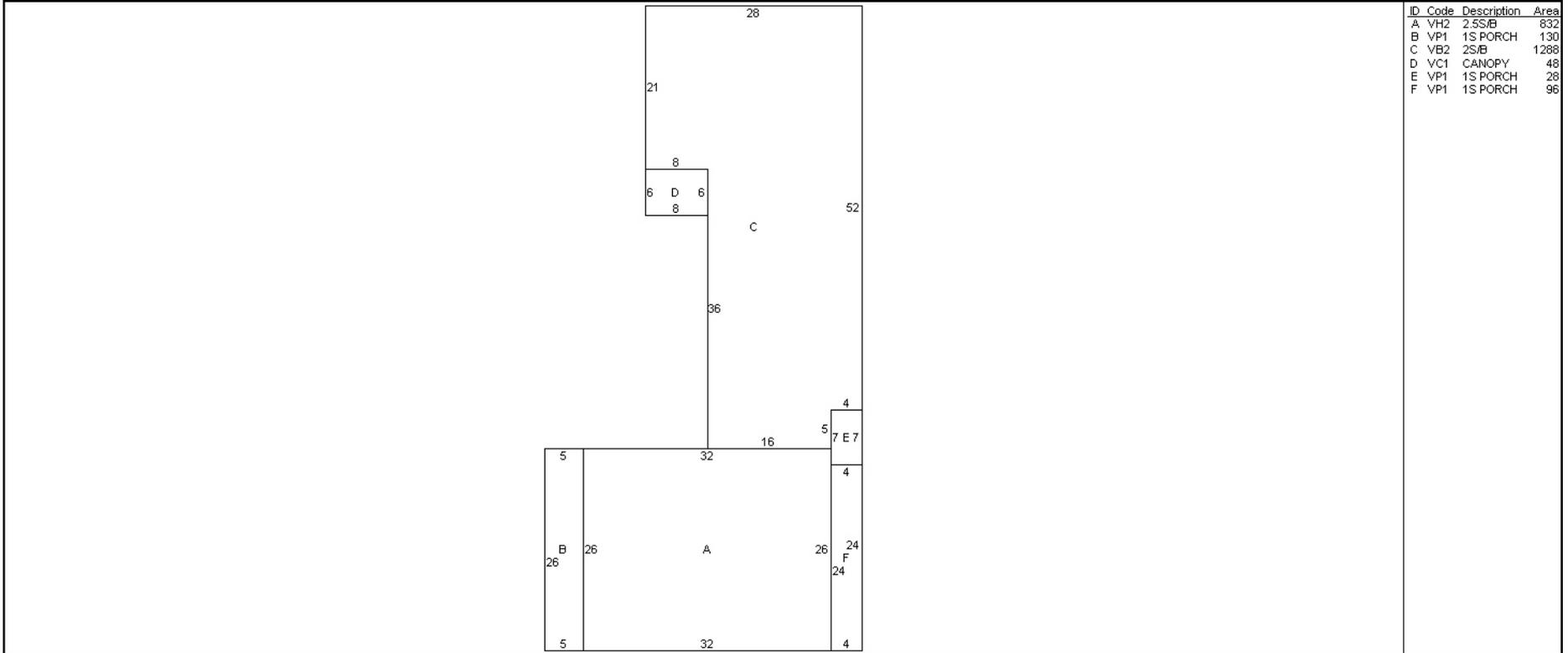
Situs : 962 MIDDLE ST

Parcel Id: 26-114-000

Class: Apartments - 8 Units Or More

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 962 MIDDLE ST	Parcel Id: 26-114-000	Class: Apartments - 8 Units Or More	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
00	S	001 Support Or Municipal Pi	0	21						0							
01	A	001 Low Rise Apartment	9	4,864		90	52,650	10		0	47,385	35			16,585	16,585	30,800

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	5	1	\0	5	6,900	34,500

Building Cost Detail - Building 1 of 1

Total Gross Building Area	6,984
Replace, Cost New Less Depr	248,120
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	248,120
Value per SF	35.53

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	30,800
Capitalization Rate	0.100000
Sub total	308,000
Residual Land Value	
Final Income Value	308,000
Total Gross Rent Area	6,963
Total Gross Building Area	6,984

Situs : 57 NORTH ST

Map ID: 26-122-000

Class: General Office

Card: 3 of 1

Printed: September 17, 2018

CURRENT OWNER
137 CHEWONKI NECK RD LLC
21 LINDEN ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0002670/120
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3300			68,000

Total Acres: .33
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	68,000	68,000	68,000	0	0
Building	125,000	125,000	125,000	0	0
Total	193,000	193,000	193,000	-25,300	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	193,000	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/27/94	JSW		

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/06/11	4262	5,000	CAL Install Doors And Windows In Bas	
03/22/07	3705	1,500	CHA Build Handicapped Access Ramp	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/06/06	246,000	Land & Bldg	Transfer Of Convenience	0002670/120	Warranty Deed	137 CHEWONKI NECK RD LLC
08/25/05		Land & Bldg	Transfer Of Convenience	0002610/297	Warranty Deed	CUNHA, JACQUELINE M
05/19/05	246,000	Land & Bldg	Valid Sale	0002564/290	Warranty Deed	CUNHA, CHRISTOPHER V JR & JACQUEL
02/17/05	225,500	Land & Bldg	To/From Non-Profit	0002528/233	Warranty Deed	57 NORTH ST LLC

Inspection Witnessed By _____

Situs : 57 NORTH ST

Parcel Id: 26-122-000

Class: General Office

Card: 3 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1970 /
Building #	1
Structure Type	Religious
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

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	1,920	184	Multi-Use Storage	7	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	1,920	184	Multi-Use Office	8	Frame	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	1,920	Multi-Use Storage	59		33,120
2	1,920	Multi-Use Office	59		89,640

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1970			1	1,800	C	3	3	2,190

Situs : 57 NORTH ST

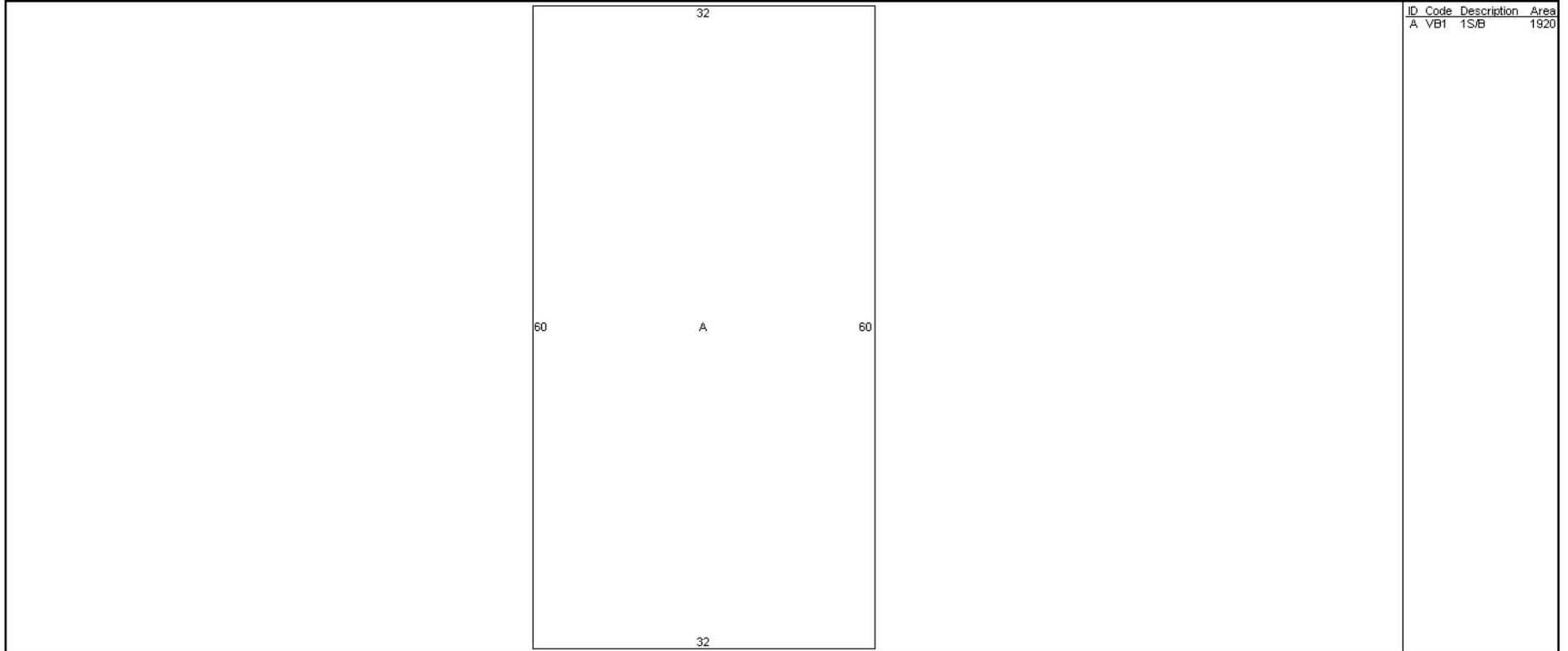
Parcel Id: 26-122-000

Class: General Office

Card: 3 of 1

Printed: September 17, 2018

ID Code	Description	Area
A	VB1 1S/B	1920



Additional Property Photos



Situs : 57 NORTH ST

Parcel Id: 26-122-000

Class: General Office

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	19						0							
22	S	001 Multi Use Office	0	19	9.00		171	10		0	154	0			2,688	2,688	-2,534

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	3,840
Replace, Cost New Less Depr	122,760
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	122,760
Value per SF	31.97

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	-2,534
Capitalization Rate	0.100000
Sub total	-25,340
Residual Land Value	
Final Income Value	-25,340
Total Gross Rent Area	3,821
Total Gross Building Area	3,840

Situs : 897 MIDDLE ST

Map ID: 26-149-000

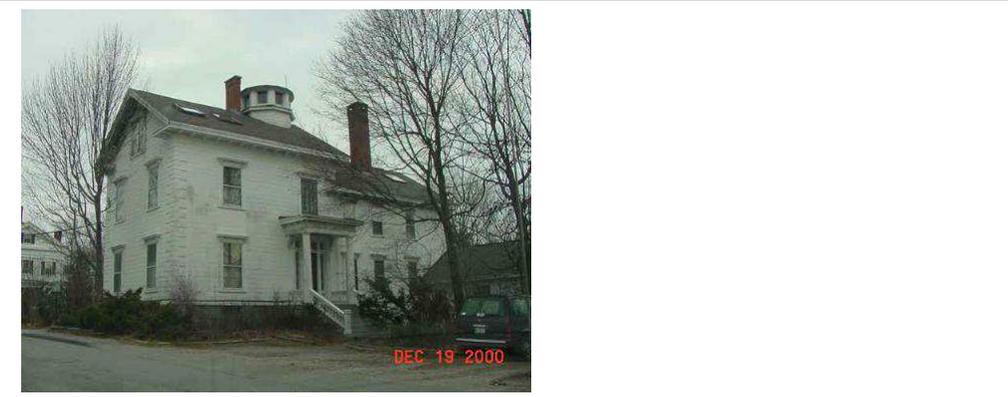
Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
 JAMES, WILLIAM F & DARCY K
 295 TUTTLE RD
 CUMBERLAND ME 04021 4131

GENERAL INFORMATION
 Living Units 6
 Neighborhood 104C
 Alternate Id
 Vol / Pg 0001983/197
 District
 Zoning R1
 Class APARTMENT



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	249,200	249,200	254,100	200,300	0
Total	312,200	312,200	317,100	263,300	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	312,200	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/12/04	SPW	Entry & Sign	Owner
06/02/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/18/02	228,000	Land & Bldg	Valid Sale	0001983/197 0000599/308		JAMES, WILLIAM F & DARCY K

Inspection Witnessed By _____

Situs : 897 MIDDLE ST

Parcel Id: 26-149-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 897 MIDDLE ST	Parcel Id: 26-149-000	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 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	12						0							
01	A	001 Low Rise Apartment	6	4,572			45,000	10		0	40,500	35			14,175	14,175	26,325

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	3	1	\0	3	6,900	20,700
2	011 Apartment	3	2	\0	3	8,100	24,300

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,768
Replace, Cost New Less Depr	254,100
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	254,100
Value per SF	44.05

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	26,325
Capitalization Rate	0.100000
Sub total	263,250
Residual Land Value	
Final Income Value	263,250
Total Gross Rent Area	5,756
Total Gross Building Area	5,768

Situs : 831 MIDDLE ST

Map ID: 26-161-000

Class: Banks

Card: 4 of 1

Printed: September 17, 2018

CURRENT OWNER
MIDCOAST FEDERAL CREDIT UNION
186 LOWER MAIN ST
FREEPORT ME 04032

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 2017R/08482
District
Zoning C2
Class COMMERCIAL



Property Notes
FR: REUSE OF 823 MIDDLE ST (FORMERLY RESIDENTIAL) MERGER OF LOTS.

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.8000			261,040

Total Acres: .8
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	261,000	261,000	261,000	261,000	0
Building	856,800	856,800	856,800	241,900	0
Total	1,117,800	1,117,800	1,117,800	502,900	0

Total Exemptions 0 Manual Override Reason
Net Assessed 1,117,800 Base Date of Value
Value Flag COST APPROACH Effective Date of Value
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
11/12/04	SPW	Entry & Sign	Other
10/19/04	MS	Entry & Sign	Owner
09/07/04	ZMO	Not At Home	Tenant
07/01/94	WAL		Owner
06/01/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/27/16	4674	900,000	CNB Construction Of New Credit Union	
09/24/09	4027	15,000	CAD Add Porch Entry 8x11	
11/06/08	3928	412,900	CNB Add Office Building 2 Story 48x29.	
09/26/08	3911	10,000	RDM Demolish House	
01/03/06	3518	800	CAL Add Awning Over Employee Entran	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/17/17		Land & Bldg	Other, See Notes	2017R/08482	Quit Claim	MIDCOAST FEDERAL CREDIT UNION
12/07/05		Land & Bldg	Other, See Notes	0002657/322	Deed Of Sale By Pr	FRANCISCO, LORI
12/07/05	116,600	Land & Bldg	Other, See Notes	0002657/323	Warranty Deed	MIDCOAST FED. CREDIT UNION
				0000723/139		MIDCOAST FEDERAL CREDIT UNION

Inspection Witnessed By _____

Situs : 831 MIDDLE ST

Parcel Id: 26-161-000

Class: Banks

Card: 4 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	2008 /
Building #	2
Structure Type	Savings/Loan
Identical Units	1
Total Units	1
Grade	C+C
# Covered Parking	
# Uncovered Parking	
DBA	LEARNING CENTER

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Roof/Slab		7	16		1							
1	Porch, Open Mas		6	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	1,440	156	Support Area	8	Concrete Lc	Wood Frame/Joist/B	Below Norma	None	None	None	3	3
2	01	01	100	1,440	156	Office Building	10	Frame	Wood Frame/Joist/B	Normal	Hot Water	Central	Normal	3	3
3	02	02	100	1,440	156	Office Building	10	Frame	Wood Frame/Joist/B	Normal	Hot Water	Central	Normal	3	3
4	01	01		2,735	243	Bank/Savings Insti	10	Frame	Wood Frame/Joist/B	Normal	Hot Water	Central	Normal	3	3
5	01	01		167	220	Support Area	10	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	1,440	Support Area	98		39,990
2	1,440	Office Building	98		155,340
3	1,440	Office Building	98		152,470
4	2,735	Bank/Savings Institution	98		319,100
5	167	Support Area	98		45,420

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	2017			1	21,299	C	3	3	48,670

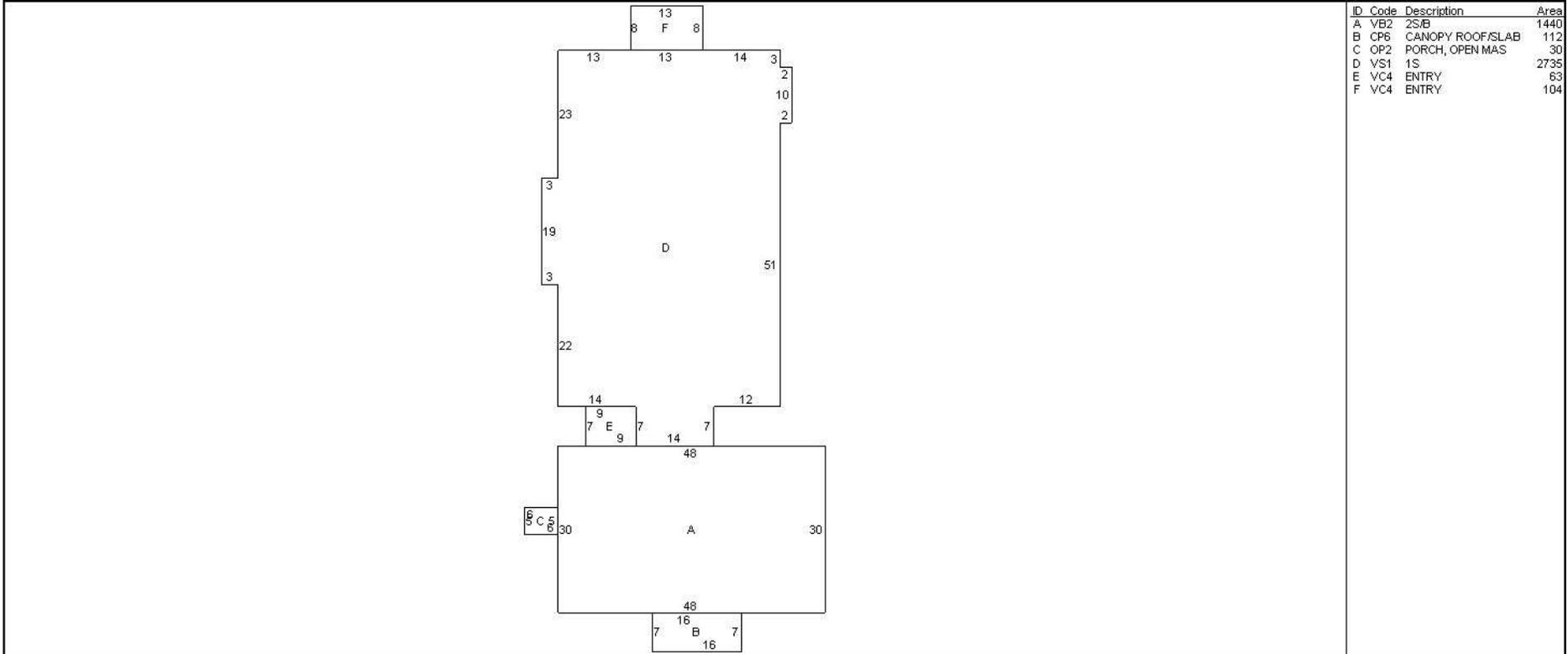
Situs : 831 MIDDLE ST

Parcel Id: 26-161-000

Class: Banks

Card: 4 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 831 MIDDLE ST	Parcel Id: 26-161-000	Class: Banks	Card: 4 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	1,607						0							
04	S	001 General Office	0	2,880	9.00		25,920	10		0	23,328				5,040	5,040	18,288
15	S	001 Banks/Credit Unions	0	2,735	16.00		43,760	5		0	41,572	0			9,573	9,573	31,999

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	7,222
Replace, Cost New Less Depr	712,320
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	712,320
Value per SF	98.63

Notes - Building 3 of 3

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Income Summary (Includes all Building on Parcel)

Total Net Income	50,287
Capitalization Rate	0.100000
Sub total	502,870
Residual Land Value	
Final Income Value	502,870
Total Gross Rent Area	5,615
Total Gross Building Area	7,222

Situs : 832 WASHINGTON ST

Map ID: 26-163-000

Class: General Office

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
REINDEAU, RONALD A & DOROTHY A
9 NORTH ST
TOPSHAM ME 04086

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 2016R/08672
District
Zoning C2
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3600	Topography	-25	53,250

Total Acres: .36
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	53,300	53,300	53,300	53,300	0
Building	328,100	328,100	335,100	280,800	0
Total	381,400	381,400	388,400	334,100	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	381,400	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/12/04	SPW	Entry & Sign	Other
06/08/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/25/07	3807	6,500	CAL Enclose Stairwell And Redo Entry.	
03/17/00	2595	6,500		0
04/01/98	2307	0		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/14/16	68,800	Land & Bldg	Outlier	2016R/08672	Warranty Deed	REINDEAU, RONALD A & DOROTHY A
11/26/08		Land & Bldg	Transfer Of Convenience	0003035/063	Quit Claim	AA832 LLC
10/01/96	62,000	Land & Bldg	Other, See Notes	0001422/053		A A ASSOCIATES LLC
10/09/84	79,000		Valid Sale	0000681/005		BELSKIS, STEPHEN M.

Inspection Witnessed By _____

Situs : 832 WASHINGTON ST

Parcel Id: 26-163-000

Class: General Office

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1880 /
Building #	1
Structure Type	Office Building - Low
Identical Units	1
Total Units	1
Grade	BC
# Covered Parking	
# Uncovered Parking	
DBA	ASSOCIATED APPRAISERS OF M

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		1,560	160	Unfinished Res Bs	7	None	Wood Frame/Joist/B	Normal	None	None	Normal	2	2
2	01	01	100	2,364	247	Office Building	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	02	02	100	2,104	235	Office Building	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	2
4	B1	B1	100	794	83	Office Building	8	None	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	2	2

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,560	Unfinished Res Bsmt	35		16,140
2	2,364	Office Building	50		165,850
3	2,104	Office Building	40		117,230
4	794	Office Building	35		32,190

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
2	Asph Pav	1980			1	3,000	C	3	3	3,650

Situs : 832 WASHINGTON ST

Parcel Id: 26-163-000

Class: General Office

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 832 WASHINGTON ST

Parcel Id: 26-163-000

Class: General Office

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	001 Support Or Municipal Pi	0	16						0							
04	S	001 General Office	0	5,262	9.00		47,358	10		0	42,622				9,209	9,209	33,413

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	6,822
Replace, Cost New Less Depr	331,410
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	331,410
Value per SF	48.58

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	33,413
Capitalization Rate	0.100000
Sub total	334,130
Residual Land Value	
Final Income Value	334,130
Total Gross Rent Area	6,806
Total Gross Building Area	6,822

Situs : 828 WASHINGTON ST

Map ID: 26-163-001

Class: Parking Lot - Accessory to Comm F

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
REINDEAU, RONALD A & DOROTHY A
9 NORTH ST
TOPSHAM ME 04086

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 2016R/08673
District
Zoning C2
Class COMMERCIAL



Property Notes
SPLIT FROM 26-163

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3700	Topography	Restr/Nonconfc -40	43,200

Total Acres: .37
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	43,200	43,200	43,200	0	0
Building	12,400	12,400	12,400	0	0
Total	55,600	55,600	55,600	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	55,600	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
02/06/99	2448	12,000		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/14/16	11,200	Land & Bldg	Outlier	2016R/08673	Warranty Deed	REINDEAU, RONALD A & DOROTHY A
11/26/08		Land & Bldg	Transfer Of Convenience	0003035/061	Quit Claim	AA826 LLC
10/01/96	20,000	Land Only	Valid Sale	0001452/031		AUSTIN, ALFRED L

Inspection Witnessed By _____

Situs : 828 WASHINGTON ST

Parcel Id: 26-163-001

Class: Parking Lot - Accessory to Comm F

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Office Building - Low
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	1998			1	7,500	C	3	3	12,400

Situs : 828 WASHINGTON ST

Parcel Id: 26-163-001

Class: Parking Lot - Accessory to Comm F

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 828 WASHINGTON ST

Parcel Id: 26-163-001

Class: Parking Lot - Accessory to Comm F

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 : 858 WASHINGTON ST

Map ID: 26-169-000

Class: General Office

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
BREWER, WILLIAM H
858 WASHINGTON ST
BATH ME 04530 2617

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0000507/309
District
Zoning C2
Class COMMERCIAL

Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.1900		54,000
Total Acres: .19				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	54,000	54,000	54,000	54,000	0
Building	225,300	225,300	229,500	174,700	0
Total	279,300	279,300	283,500	228,700	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	279,300	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
11/12/04	SPW	Entry & Sign	Other
06/07/94	JS		Owner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000507/309		BREWER, WILLIAM H

Inspection Witnessed By _____

Situs : 858 WASHINGTON ST

Parcel Id: 26-169-000

Class: General Office

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 858 WASHINGTON ST	Parcel Id: 26-169-000	Class: General Office	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	35						0							
22	S	001 Multi Use Office	0	3,414	9.00		30,726	10		0	27,653	0			4,780	4,780	22,873

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	6,971
Replace, Cost New Less Depr	229,530
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	229,530
Value per SF	32.93

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	22,873
Capitalization Rate	0.100000
Sub total	228,730
Residual Land Value	
Final Income Value	228,730
Total Gross Rent Area	6,936
Total Gross Building Area	6,971

Situs : 862 WASHINGTON ST

Map ID: 26-170-000

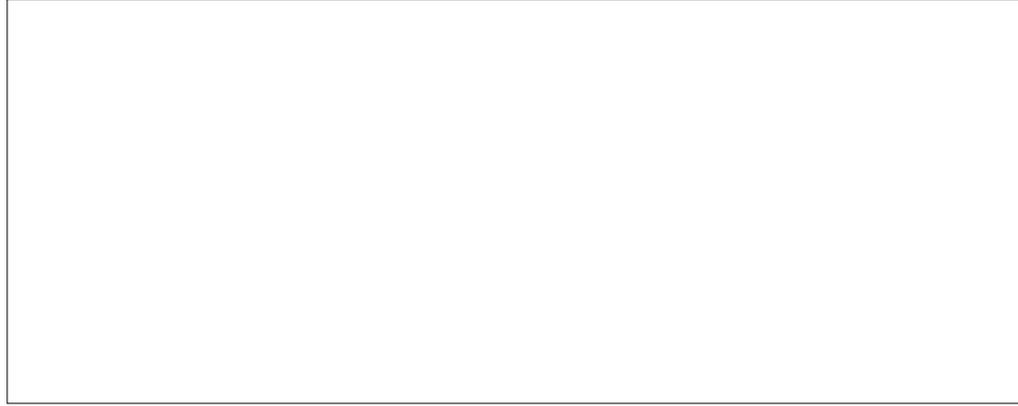
Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
BASE ISROALL
PO BOX 244
BATH ME 04530

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



Property Notes
.15

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.1500		50,000
Total Acres: .15				
Spot: _____				
Location: _____				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	50,000	50,000	50,000	0	0
Building	207,700	207,700	211,600	0	0
Total	257,700	257,700	261,600	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	257,700	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
07/01/94	JSW	Not At Home	

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/24/06	3558	74,000	CAL Reconfigure Walls In Basement Of	

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

Inspection Witnessed By _____

Situs : 862 WASHINGTON ST

Parcel Id: 26-170-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

Building Information

Year Built/Eff Year 1922 /
Building # 1
Structure Type Religious
Identical Units 1
Total Units 1
Grade C+C
Covered Parking
Uncovered Parking
DBA

Building Other Features

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

Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	1,650	170	Religious Institutio	8	None	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	2
2	01	01	100	1,770	190	Religious Institutio	16	Frame	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	1,650	Religious Institution	40		70,670
2	1,770	Religious Institution	50		140,900

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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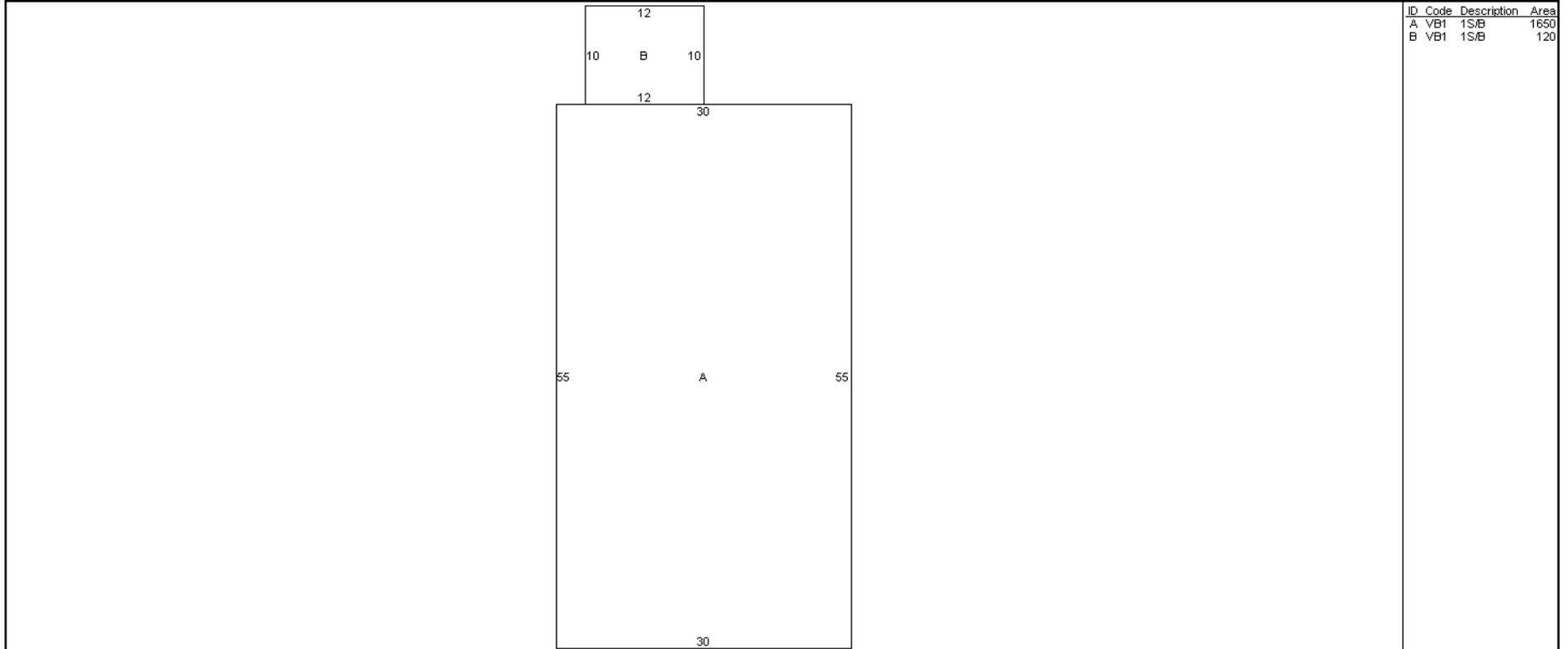
Situs : 862 WASHINGTON ST

Parcel Id: 26-170-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 862 WASHINGTON ST	Parcel Id: 26-170-000	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
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00	S	001 Support Or Municipal Pi	0	35						0							
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Apartment Detail - Building 1 of 1

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

Building Cost Detail - Building 1 of 1

Total Gross Building Area	3,420
Replace, Cost New Less Depr	211,570
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	211,570
Value per SF	61.86

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	
Capitalization Rate	0.100000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	3,385
Total Gross Building Area	3,420

Situs : 880 WASHINGTON ST

Map ID: 26-174-000

Class: Benevolent and Charitable Organiz

Card: 3 of 1

Printed: September 17, 2018

CURRENT OWNER
SAGADAHOC PRESERVATION INC
880 WASHINGTON ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0000795/295
District
Zoning R1
Class EXEMPT

Property Notes
.83

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.8000			115,000
Total Acres: .8 Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	115,000	115,000	115,000	0	0
Building	859,000	859,000	859,000	0	0
Total	974,000	974,000	974,000	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	974,000	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
07/01/94	JSW	Not At Home	

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
09/02/14	4491	3,915	CAL	Replace Existing Back Stairs	
08/23/10	4138	8,000	CAL	Replace Parish Steps, Extend Stoc	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/29/86			To/From Non-Profit	0000795/295		SAGADAHOC PRESERVATION INC

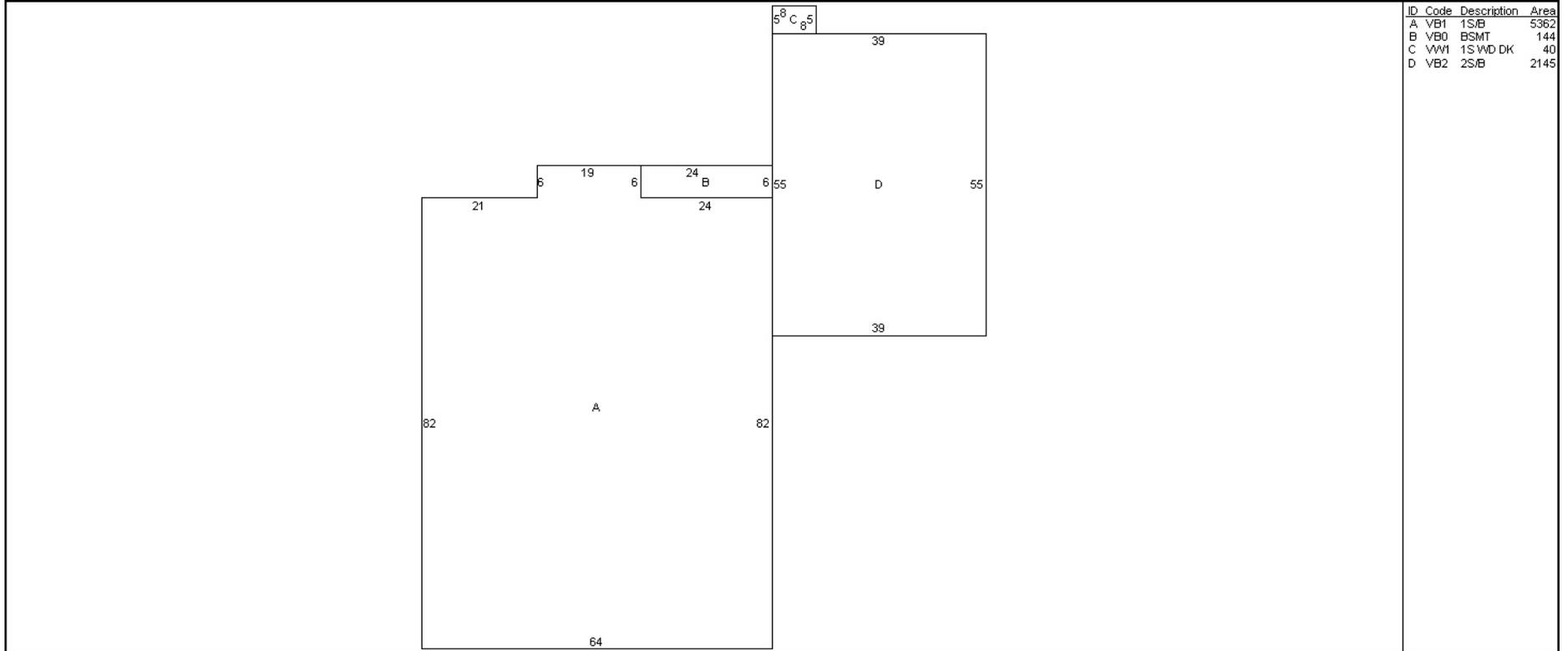
Situs : 880 WASHINGTON ST

Parcel Id: 26-174-000

Class: Benevolent and Charitable Organiz

Card: 3 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 880 WASHINGTON ST

Parcel Id: 26-174-000

Class: Benevolent and Charitable Organiz

Card: 3 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	001 Support Or Municipal Pi	0	173						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	17,303
Replace, Cost New Less Depr	859,020
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	859,020
Value per SF	49.65

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	17,130
Total Gross Building Area	17,303

Situs : 894 WASHINGTON ST

Map ID: 26-176-000

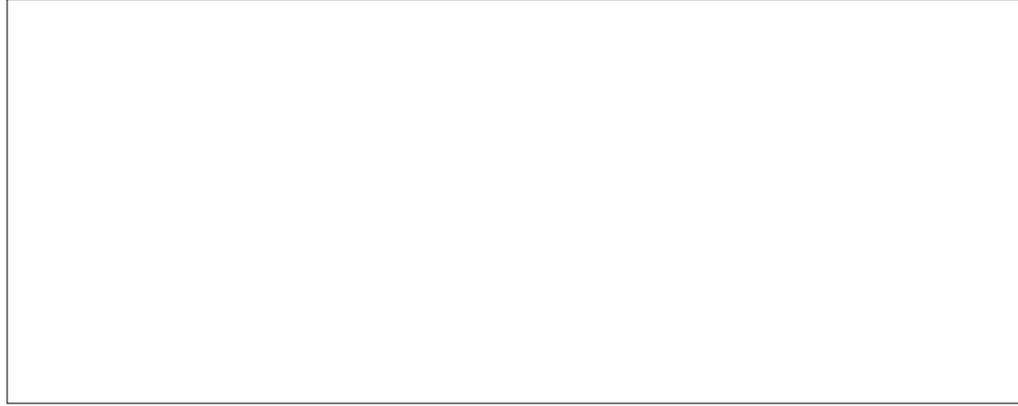
Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
COSMOPOLITAN CLUB
C/O MICHELLE OBER
894 WASHINGTON ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 104C
Alternate Id
Vol / Pg
District
Zoning R1
Class EXEMPT



Property Notes
.40

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3800			73,000

Total Acres: .38
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	73,000	73,000	73,000	73,000	0
Building	176,600	176,600	166,500	176,800	0
Total	249,600	249,600	239,500	249,800	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	249,600	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
07/01/94	JSW		

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee

Inspection Witnessed By _____

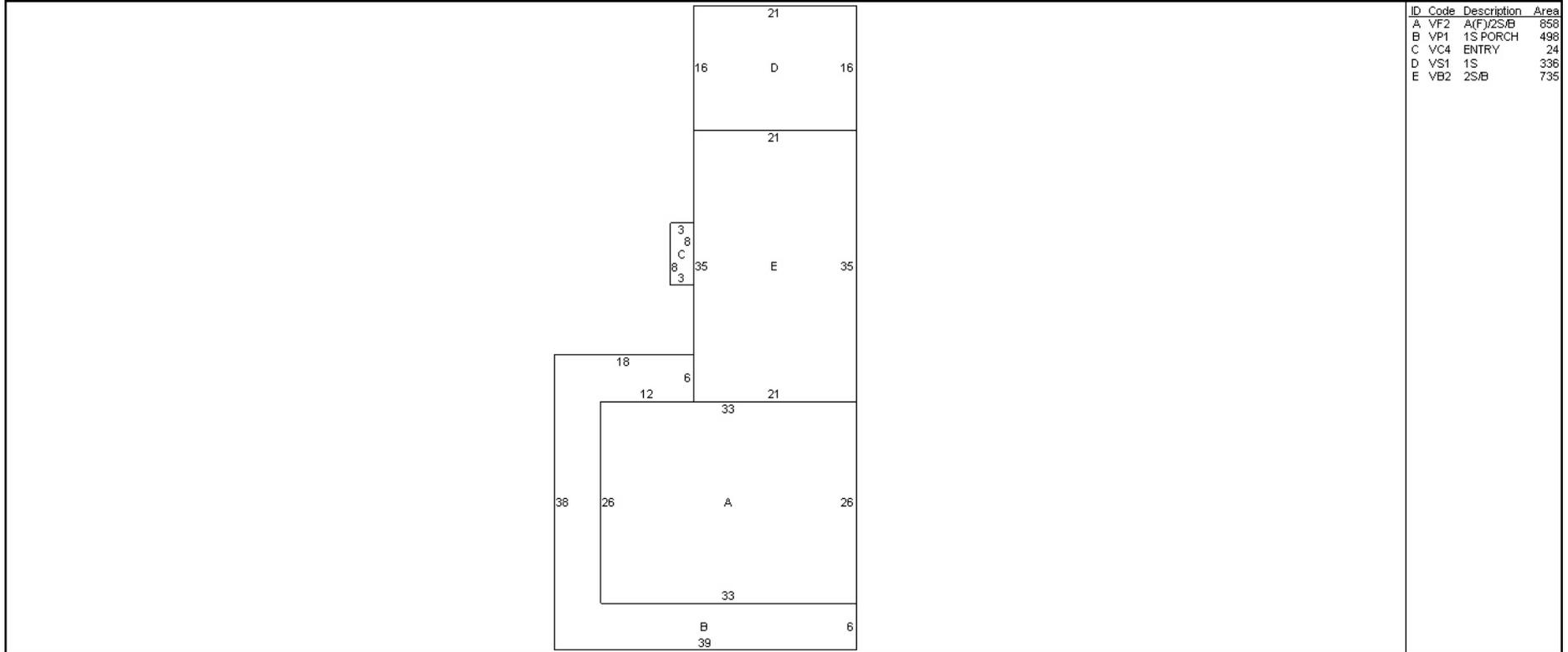
Situs : 894 WASHINGTON ST

Parcel Id: 26-176-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018



ID Code	Description	Area
A	VF2 A(F)/2S/B	858
B	VP1 1S PORCH	498
C	VC4 ENTRY	24
D	VS1 1S	336
E	VB2 2S/B	735

Additional Property Photos

Situs : 894 WASHINGTON ST	Parcel Id: 26-176-000	Class: Benevolent and Charitable Organiz	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	16						0							
01	A	001 Low Rise Apartment	0	1,936				10		0		35					
16	S	001 General Restaurant	0	1,929	16.00		30,864	5		0	29,321				4,340	4,340	24,981

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	5,973
Replace, Cost New Less Depr	166,450
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	166,450
Value per SF	27.87

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	24,981
Capitalization Rate	0.100000
Sub total	249,810
Residual Land Value	
Final Income Value	249,810
Total Gross Rent Area	5,957
Total Gross Building Area	5,973

Situs : 906 WASHINGTON ST

Map ID: 26-178-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
BETH ISRAEL CONGREGATION
PO BOX 244
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 104C
Alternate Id
Vol / Pg 0001947/159
District
Zoning R1
Class EXEMPT

Property Notes
CORRECTIVE DEED BK1970 PG277

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2900			64,000

Total Acres: .29
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	64,000	64,000	64,000	0	0
Building	291,000	291,000	296,300	0	0
Total	355,000	355,000	360,300	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	355,000	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
07/01/94	JSW	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/01/97	4026	2,000		0
08/01/96	2076	700		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/19/01	205,000	Land & Bldg	To/From Non-Profit	0001947/159		BETH ISRAEL CONGREGATION

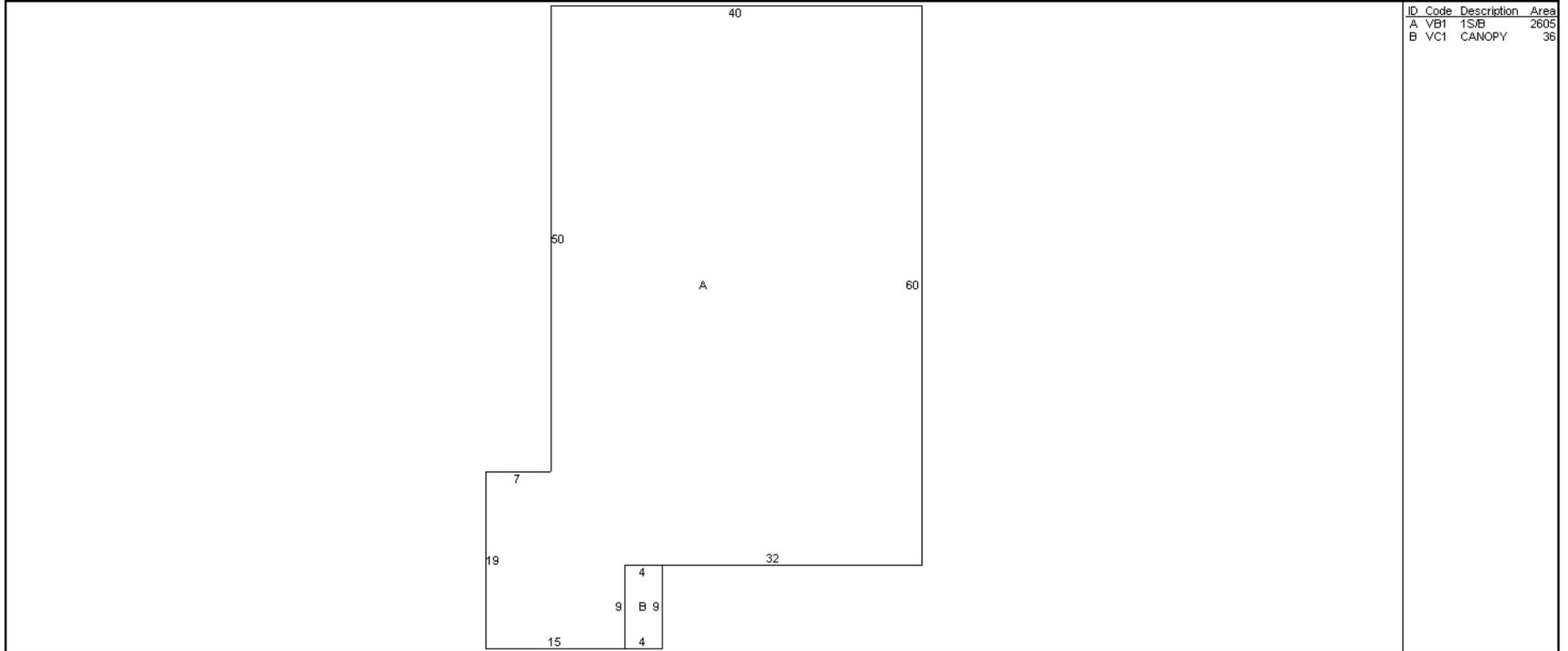
Situs : 906 WASHINGTON ST

Parcel Id: 26-178-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 906 WASHINGTON ST	Parcel Id: 26-178-000	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
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00	S	001 Support Or Municipal Pi	0	52						0							
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,210
Replace, Cost New Less Depr	296,300
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	296,300
Value per SF	56.87

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	
Capitalization Rate	0.100000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	5,158
Total Gross Building Area	5,210

Situs : 958 WASHINGTON ST

Map ID: 26-185-000

Class: Fraternal Organizations

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
BATH MASONIC BUILDING ASSOC
P.O. BOX 274
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 104C
Alternate Id
Vol / Pg
District
Zoning R1
Class EXEMPT

Property Notes

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	666,200	666,200	688,500	0	0
Total	744,200	744,200	766,500	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	744,200	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
07/01/94	JS	Not At Home	

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/01/05	NONE		Possible Change In Use	

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

Situs : 958 WASHINGTON ST

Parcel Id: 26-185-000

Class: Fraternal Organizations

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1921 /
Building #	1
Structure Type	Religious
Identical Units	1
Total Units	1
Grade	BC
# Covered Parking	
# Uncovered Parking	
DBA	MASONIC TEMPLE

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Basement Top		34	12			1								
2	Porch Covered		15	5			1								
2	Porch Covered		34	12			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	5,129	344	Religious Institutio	8	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	2
2	01	01	100	4,721	348	Religious Institutio	14	Brick Venee	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	4	3
3	02	02	100	2,264	207	Religious Institutio	12	Brick Venee	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	4	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	5,129	Religious Institution		40	157,780
2	4,721	Religious Institution		60	360,580
3	2,264	Religious Institution		60	165,710

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence Chai	1980	200	6	1	1,200	C	3	3	2,040
2	Asph Pav	1980			1	2,000	C	3	3	2,430

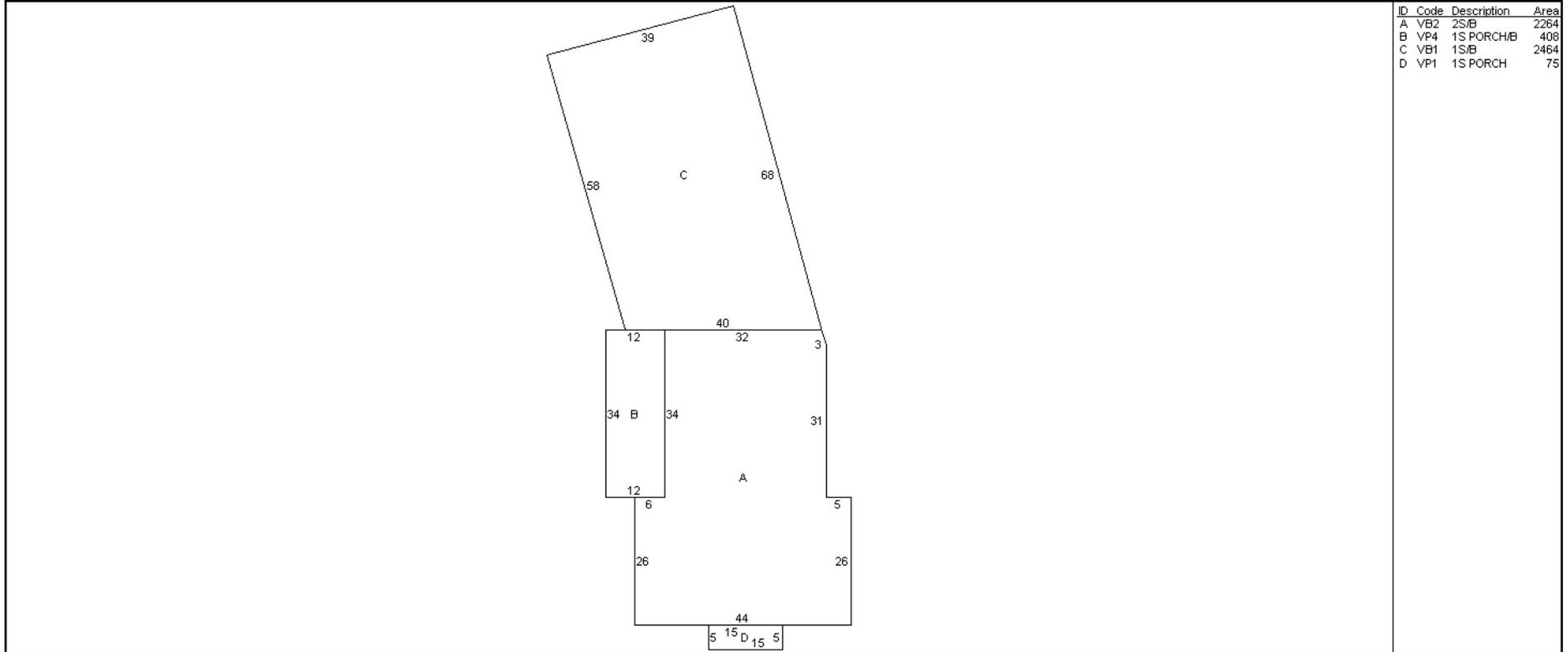
Situs : 958 WASHINGTON ST

Parcel Id: 26-185-000

Class: Fraternal Organizations

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 958 WASHINGTON ST	Parcel Id: 26-185-000	Class: Fraternal Organizations	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	121						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	12,114
Replace, Cost New Less Depr	684,070
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	684,070
Value per SF	56.47

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	11,993
Total Gross Building Area	12,114

Situs : 972 WASHINGTON ST

Map ID: 26-187-000

Class: Multiple Use - Primarily Commercial

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
DANEHY, MICHAEL J & DUNHAM, ANNE
972 WASHINGTON ST
BATH ME 04530

GENERAL INFORMATION
Living Units 1
Neighborhood 104C
Alternate Id
Vol / Pg 0003609/142
District
Zoning R1
Class COMMERCIAL

Property Notes
.37

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.3300		68,000
Total Acres: .33 Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	68,000	68,000	68,000	68,000	0
Building	235,000	235,000	235,000	11,900	0
Total	303,000	303,000	303,000	79,900	0
Total Exemptions	20,000	Manual Override Reason			
Net Assessed	283,000	Base Date of Value			
Value Flag	COST APPROACH		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
11/23/15	BEC	Entry Gained	Owner
11/12/04	SPW	Entry & Sign	Owner
06/09/94	JS	Not At Home	

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
09/18/17	4789	2,500	RAL	Reinforce 2nd Floor Joists	
11/23/15	NONE		CNG	Is This Now Entirely Residential? C	
09/21/15	4573	20,000	RDM	Demo Existing Garage For Gravel	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/14/14	290,000	Land & Bldg	Valid Sale	0003609/142 0000416/173	Warranty Deed	DANEHY, MICHAEL J & DUNHAM, ANNE DENNIS, TIMOTHY P

Inspection Witnessed By _____

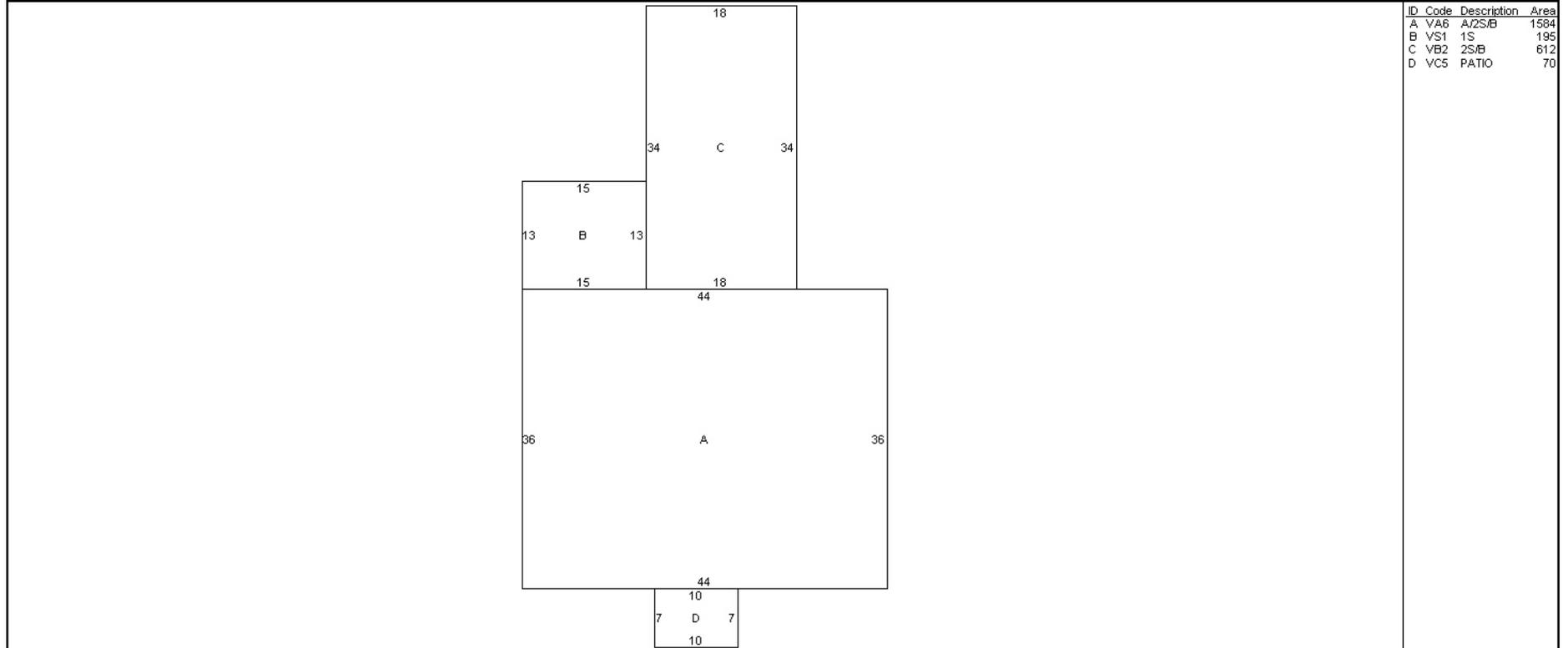
Situs : 972 WASHINGTON ST

Parcel Id: 26-187-000

Class: Multiple Use - Primarily Commercial

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 972 WASHINGTON ST

Parcel Id: 26-187-000

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
00	S	001 Support Or Municipal Pl	0	22						0							
01	A	001 Low Rise Apartment	1	5,221			10,200	10	50	0	9,690	35	50		1,696	1,696	7,994

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	1	3	10	1	10,200	10,200

Building Cost Detail - Building 1 of 1

Total Gross Building Area	8,367
Replace, Cost New Less Depr	235,020
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	235,020
Value per SF	28.09

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	7,994
Capitalization Rate	0.100000
Sub total	79,940
Residual Land Value	
Final Income Value	79,940
Total Gross Rent Area	8,345
Total Gross Building Area	8,367

Situs : 7 NORTH ST

Map ID: 26-193-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
MAGISTRELLI, HAZEL L & CONSTANCE TRS &
MAGISTRELLI, CONSTANCE
48 BALTIMORE ST
LYNN MA 01902

GENERAL INFORMATION
Living Units 8
Neighborhood 104C
Alternate Id
Vol / Pg 0003236/172
District
Zoning R1
Class APARTMENT



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2200	Location	25	71,250

Total Acres: .22
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	71,300	71,300	71,300	71,300	0
Building	270,400	270,400	270,400	286,700	0
Total	341,700	341,700	341,700	358,000	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	341,700	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
06/13/94	JS	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/01/95	1872	4,000		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/28/10		Land & Bldg	Transfer Of Convenience	0003236/172	Warranty Deed	MAGISTRELLI, HAZEL L & CONSTANCE TI
08/01/96		Land & Bldg	Sale Of Undivided Interest	0001439/130		MAGISTRAELLI, JOHN G & HAZEL L & COI
11/01/95		Land & Bldg	Family Sale	0001382/248		UNK
12/01/94	175,000	Land & Bldg	Valid Sale	0001324/232		UNK
07/29/92			Transfer Of Convenience	0001141/169		DENLEY, WILLIAM P.

Inspection Witnessed By _____

Situs : 7 NORTH ST

Parcel Id: 26-193-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 7 NORTH ST	Parcel Id: 26-193-000	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 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	30						0							
01	A	001 Low Rise Apartment	8	6,721			61,200	10		0	55,080	35			19,278	19,278	35,802

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	3	1	\0	3	6,900	20,700
2	011 Apartment	5	2	\0	5	8,100	40,500

Building Cost Detail - Building 1 of 1

Total Gross Building Area	10,586
Replace, Cost New Less Depr	270,380
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	270,380
Value per SF	25.54

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	35,802
Capitalization Rate	0.100000
Sub total	358,020
Residual Land Value	
Final Income Value	358,020
Total Gross Rent Area	10,556
Total Gross Building Area	10,586

Situs : 19 OAK ST

Map ID: 26-208-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
BATH HOUSING DEVELOPMENT CORPORATION
80 CONGRESS AVE
BATH ME 04530

GENERAL INFORMATION
Living Units 5
Neighborhood 104C
Alternate Id
Vol / Pg 0003506/207
District
Zoning R1
Class APARTMENT



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	233,600	233,600	233,600	138,800	0
Total	296,600	296,600	296,600	201,800	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	296,600	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
07/03/15	BEC	Entry Gained	Tenant
11/29/04	MS	Measured Only	Other
06/07/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/20/14	4461	1,000	RAL Rebuilding Interior Stairs	
06/29/09	3993	4,500	RAL Removal Of Existing Staircase; Re	
11/20/06	3678	24,000	CAD 60' By 40'; Remove Portion Of S.E	
10/07/06	3656	149,000	CAL Renovate Apt Units (Historic Distric	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/06/13	250,000	Land & Bldg	Foreclosure/Repo	0003506/207	Foreclosure	BATH HOUSING DEVELOPMENT CORPOF
11/30/07	398,000	Land & Bldg	To/From Non-Profit	0002935/129	Quit Claim	OAK STREET COOPERATIVE OF BATH IN
03/24/06	320,000	Land & Bldg	To/From Non-Profit	0002700/294		BATH HOUSING DEVELOPMENT CORP
12/19/05		Land & Bldg	Transfer Of Convenience	0002663/125	Warranty Deed	WINTER, STEVEN A TR
12/19/88	173,500		Valid Sale	0000924/288		WINTER, STEVEN A
02/10/86	158,000		Valid Sale	0000741/109		DANA REALTY TRUST

Inspection Witnessed By _____

Situs : 19 OAK ST

Parcel Id: 26-208-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 19 OAK ST

Parcel Id: 26-208-000

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 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	20						0							
01	A	001 Low Rise Apartment	5	4,244			34,500	10		0	31,050	35			10,868	10,868	20,182

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	5	1	\0	5	6,900	34,500

Building Cost Detail - Building 1 of 1

Total Gross Building Area	6,319
Replace, Cost New Less Depr	233,590
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	233,590
Value per SF	36.97

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	20,182
Capitalization Rate	0.100000
Sub total	201,820
Residual Land Value	
Final Income Value	201,820
Total Gross Rent Area	6,299
Total Gross Building Area	6,319

Situs : 24 OAK ST

Map ID: 26-210-000

Class: Multiple Use - Primarily Commercial

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
LDB REALTY HOLDINGS LLC
24 OAK ST
BATH ME 04530 2691

GENERAL INFORMATION
Living Units 1
Neighborhood 104C
Alternate Id
Vol / Pg 0003130/105
District
Zoning R1
Class COMMERCIAL



Property Notes

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	231,300	231,300	238,200	195,700	0
Total	282,300	282,300	289,200	246,700	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	282,300	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/13/04	SPW	Measured Only	Other
06/07/94	JS	Entry Gained	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/30/00	2655	14,000		0
05/01/98	2317	1,800		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/01/09	241,000	Land & Bldg	Valid Sale	0003130/105 0000470/316	Warranty Deed	LDB REALTY HOLDINGS LLC YOUNG, I BENJAMIN DDS

Inspection Witnessed By _____

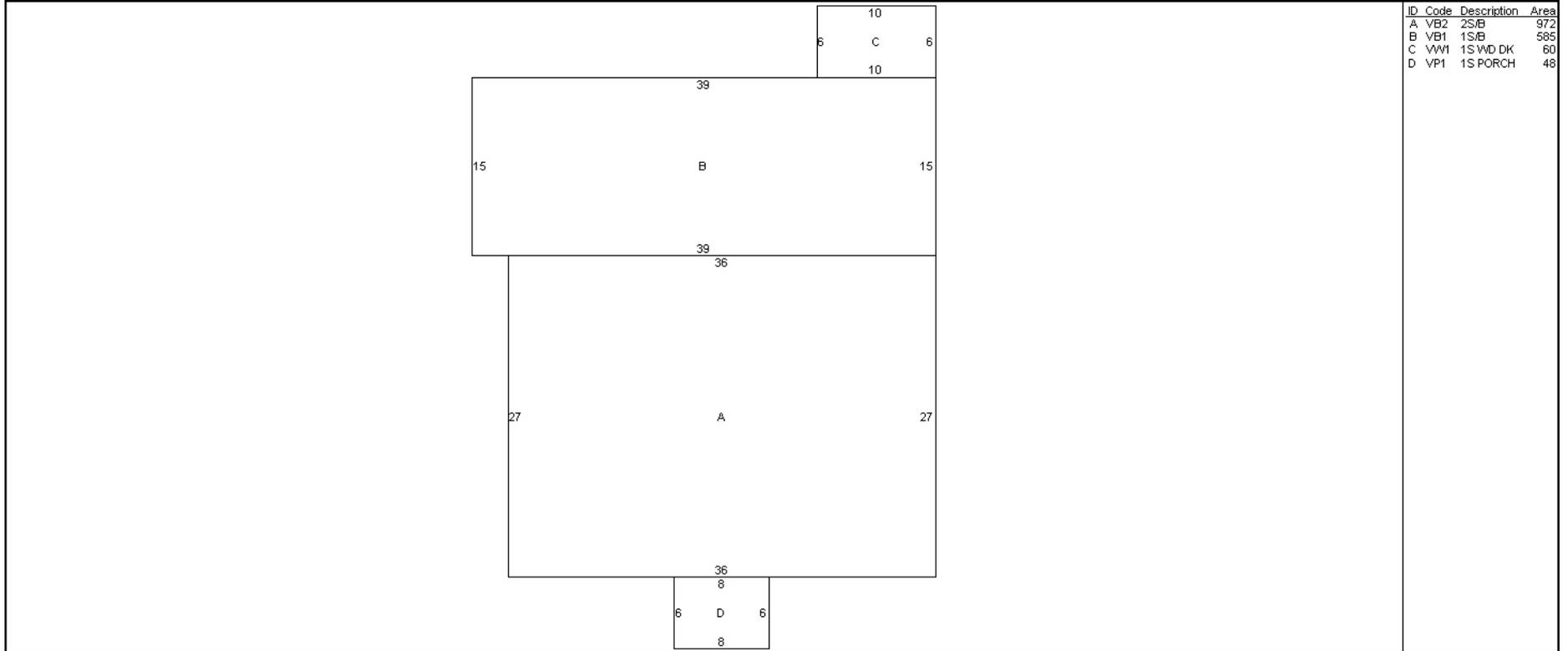
Situs : 24 OAK ST

Parcel Id: 26-210-000

Class: Multiple Use - Primarily Commercial

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos



Situs : 24 OAK ST

Parcel Id: 26-210-000

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
00	S	001 Support Or Municipal Pl	0	14						0							
01	A	001 Low Rise Apartment	1	972			8,100	10		0	7,290	35			2,552	2,552	4,738
10	S	001 Medical Office	0	1,557	17.00		26,469	10		0	23,822	0			3,893	3,893	19,929

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	1	2	\0	1	8,100	8,100

Building Cost Detail - Building 1 of 1

Total Gross Building Area	3,894
Replace, Cost New Less Depr	238,220
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	238,220
Value per SF	61.18

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	24,667
Capitalization Rate	0.100000
Sub total	246,670
Residual Land Value	
Final Income Value	246,670
Total Gross Rent Area	3,880
Total Gross Building Area	3,894

Situs : 921 WASHINGTON ST

Map ID: 26-212-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
FIRST APOSTOLIC CHURCH OF BATH
921 WASHINGTON STREET
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 104C
Alternate Id
Vol / Pg 0001381/092
District
Zoning R1
Class EXEMPT



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2700			62,000

Total Acres: .27
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	62,000	62,000	62,000	0	0
Building	358,900	358,900	358,200	0	0
Total	420,900	420,900	420,200	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	420,900	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
07/01/94	JSW	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/01/95	165,000	Land & Bldg	To/From Non-Profit	0001381/092		FIRST APOSTOLIC CHURCH OF BATH

Inspection Witnessed By _____

Situs : 921 WASHINGTON ST

Parcel Id: 26-212-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1960 /
Building #	1
Structure Type	Religious
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
2	Canopy Only		8	2		1							
2	Porch, Enclosed		8	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	2,610	248	Religious Institutio	8	None	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	2
2	01	01	100	2,610	248	Religious Institutio	11	Brick & Con	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	2,610	Religious Institution		43	127,820
2	2,610	Religious Institution		53	225,480

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980			1	4,000	C	3	3	4,860

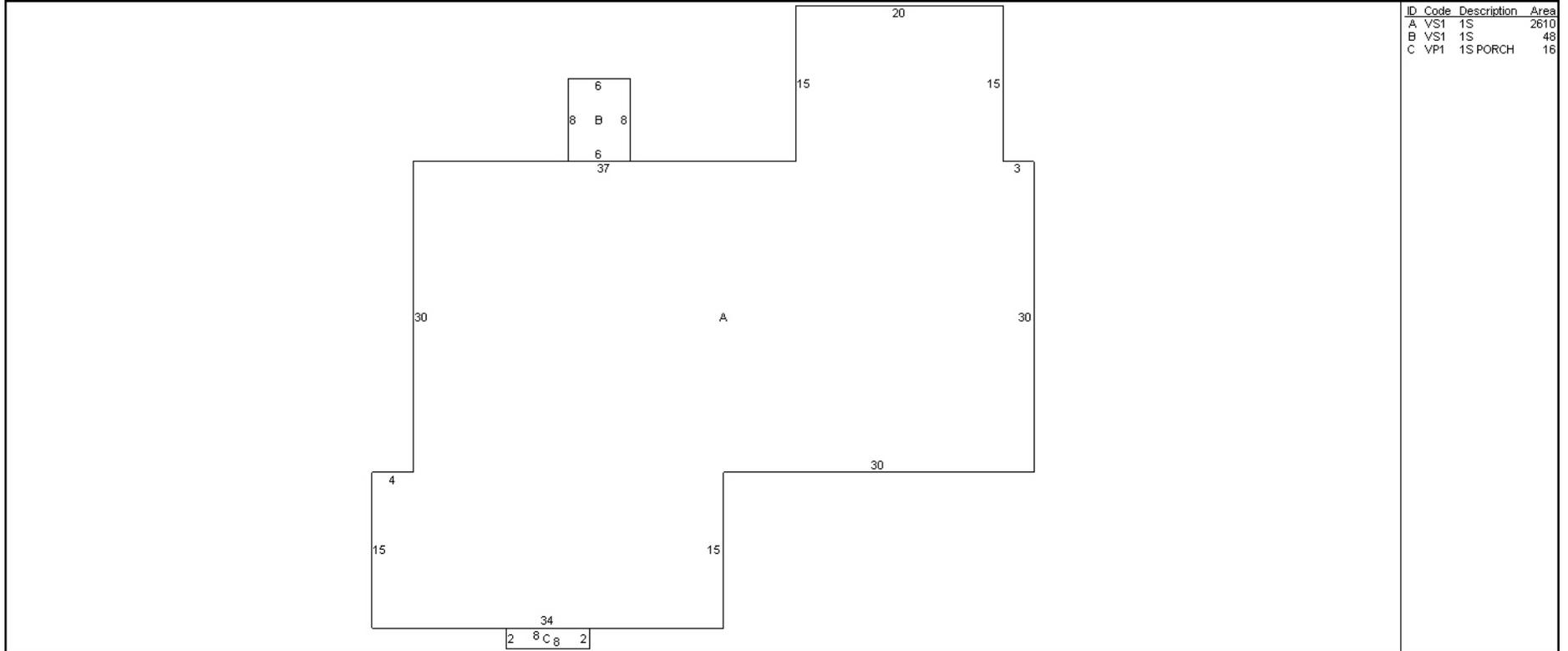
Situs : 921 WASHINGTON ST

Parcel Id: 26-212-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 921 WASHINGTON ST	Parcel Id: 26-212-000	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
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00	S	001 Support Or Municipal Pl	0	52						0							
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,220
Replace, Cost New Less Depr	353,300
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	353,300
Value per SF	67.68

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	5,168
Total Gross Building Area	5,220

Situs : 33 SUMMER ST

Map ID: 26-217-000

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 201C
Alternate Id
Vol / Pg
District
Zoning C1
Class EXEMPT



Property Notes
3.90

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000			300,000
Secondary	AC 2.0000			200,000
Undeveloped	AC 0.9000			45,000

Total Acres: 3.9
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	545,000	545,000	545,000	545,000	0
Building	1,474,700	1,474,700	1,513,100	-300,000	0
Total	2,019,700	2,019,700	2,058,100	245,000	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	2,019,700	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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/01/97	2242	1,750,000	RAD	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee

Situs : 33 SUMMER ST

Parcel Id: 26-217-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1889 /
Building #	1
Structure Type	Library
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
2	Porch Covered		9	4			1								
2	Porch Covered		8	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	5,848	426	Support Area	7	None	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
2	01	01	100	12,998	426	Library	14	Brick Venee	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	02	02	100	3,316	110	Library	12	Brick Venee	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
4	03	03	100	664	110	Library	12	Brick Venee	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	2
5	A1	A1	100	1,998	182	Library	4	Brick Venee	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	5,848	Support Area		50	136,800
2	12,998	Library		50	1,007,620
3	3,316	Library		50	247,770
4	664	Library		40	56,560
5	1,998	Library		40	47,330

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Canopy Ssg	1980	956	1	1	956	C	3	3	16,860
2	Asph Pav	1980	100	1	1	100	C	3	3	120

Situs : 33 SUMMER ST

Parcel Id: 26-217-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 33 SUMMER ST

Parcel Id: 26-217-000

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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00	S	001 Support Or Municipal Pi	0	236						0							
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	24,824
Replace, Cost New Less Depr	1,496,080
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	1,496,080
Value per SF	60.27

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	
Capitalization Rate	0.100000
Sub total	
Residual Land Value	245,000
Final Income Value	245,000
Total Gross Rent Area	24,588
Total Gross Building Area	24,824

Situs : 26 SUMMER ST

Map ID: 26-218-000

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 201C
Alternate Id
Vol / Pg 2017R/02310
District
Zoning CI
Class EXEMPT

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.5900		220,130

Total Acres: .59
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	220,100	220,100	220,100	0	0
Building	22,000	22,000	22,000	0	0
Total	242,100	242,100	242,100	0	0

Total Exemptions 0 Manual Override Reason
Net Assessed 242,100 Base Date of Value
Value Flag COST APPROACH Effective Date of Value
SLAB/FDN 20000

Entrance Information

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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/30/11	4258		CDM Demo Former Y Building	
07/15/08	3878		CDM Demo Oil Tank Vault	
05/15/06	3572	25,000	EX Teen Center Facade Improvement	
06/21/04	3290	500	CAL	0
05/19/04	3271	1,000	CAL	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/07/17		Land Only	Only Part Of Parcel	2017R/02310	Quit Claim	CITY OF BATH
04/07/17		Land Only	Only Part Of Parcel	2017R/02309	Quit Claim	CITY OF BATH
06/26/12		Land Only	To/From Government	0003398/145	Quit Claim	CITY OF BATH
03/10/11		Land & Bldg	To/From Government	0003275/285	Quit Claim	BATH DEVLEOPMENT CORP
05/16/03	200,000	Land & Bldg	To/From Government	0002189/072		CITY OF BATH
				0000629/332		

Inspection Witnessed By _____

Situs : 26 SUMMER ST

Parcel Id: 26-218-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Library
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	1979			1	1,600	C	3	3	1,950

Situs : 26 SUMMER ST

Parcel Id: 26-218-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 26 SUMMER ST

Parcel Id: 26-218-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

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

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

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

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

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

Situs : 859 WASHINGTON ST

Map ID: 26-222-000

Class: General Office

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
RACINE, WILLIAM T
859 WASHINGTON ST
BATH ME 04530 2630

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 0003553/257
District
Zoning C2
Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1700			131,250
Total Acres: .17				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	131,300	131,300	131,300	131,300	0
Building	168,100	168,100	168,100	-12,400	0
Total	299,400	299,400	299,400	118,900	0
Total Exemptions	0		Manual Override Reason		
Net Assessed	299,400		Base Date of Value		
Value Flag	COST APPROACH		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
11/13/04	SPW	Measured Only	Other
06/08/94	JS	Not At Home	

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
12/17/09	4051	1,500	CAL	New Walls, Remove Sliding Glass	
07/29/08	3886		RAL	Basement Renovation	
07/21/99	2509	26,000		0	
12/01/93	1684	900		0	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/30/13		Land & Bldg	Transfer Of Convenience	0003553/257	Quit Claim	RACINE, WILLIAM T
12/01/92	143,500	Land & Bldg	Valid Sale	0001175/135		RACINE, WILLIAM T & DIANE W
03/08/88	130,000		Valid Sale	0000869/137		SPEAR, DONALD A. AND ELEANOR M.

Inspection Witnessed By _____

Situs : 859 WASHINGTON ST

Parcel Id: 26-222-000

Class: General Office

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1972 /
Building #	1
Structure Type	Office Building - Low
Identical Units	1
Total Units	1
Grade	BC
# Covered Parking	
# Uncovered Parking	
DBA	William Racine CPA

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	936	124	Office Building	8	None	Wood Frame/Joist/B	Normal	None	Central	Normal	4	3
2	01	01	100	936	124	Office Building	12	Concrete Bl	Wood Frame/Joist/B	Normal	None	Central	Normal	4	4

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	936	Office Building	63		63,300
2	936	Office Building	70		101,790

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1986			1	2,500	C	3	3	3,040

Situs : 859 WASHINGTON ST

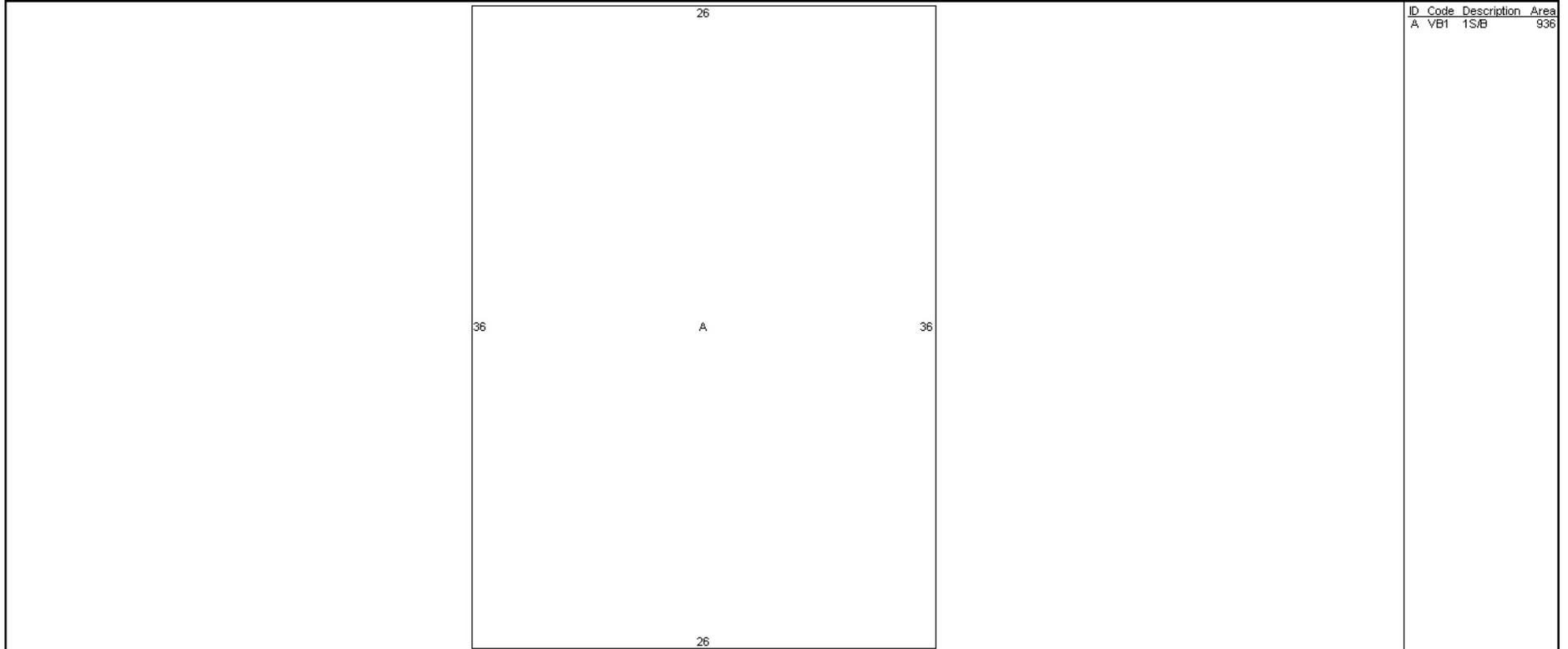
Parcel Id: 26-222-000

Class: General Office

Card: 1 of 1

Printed: September 17, 2018

ID	Code	Description	Area
A	VB1	1S/B	936



Additional Property Photos

Situs : 859 WASHINGTON ST

Parcel Id: 26-222-000

Class: General Office

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
04	S	001 General Office	0	1,872	9.00		16,848	10		0	15,163				3,276	3,276	11,887

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	1,872
Replace, Cost New Less Depr	165,090
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	165,090
Value per SF	88.19

Notes - Building 1 of 1

WALK OUT BASEMENT IN BACK

Income Summary (Includes all Building on Parcel)

Total Net Income	11,887
Capitalization Rate	0.100000
Sub total	118,870
Residual Land Value	
Final Income Value	118,870
Total Gross Rent Area	1,872
Total Gross Building Area	1,872

Situs : 853 WASHINGTON ST

Map ID: 26-224-000

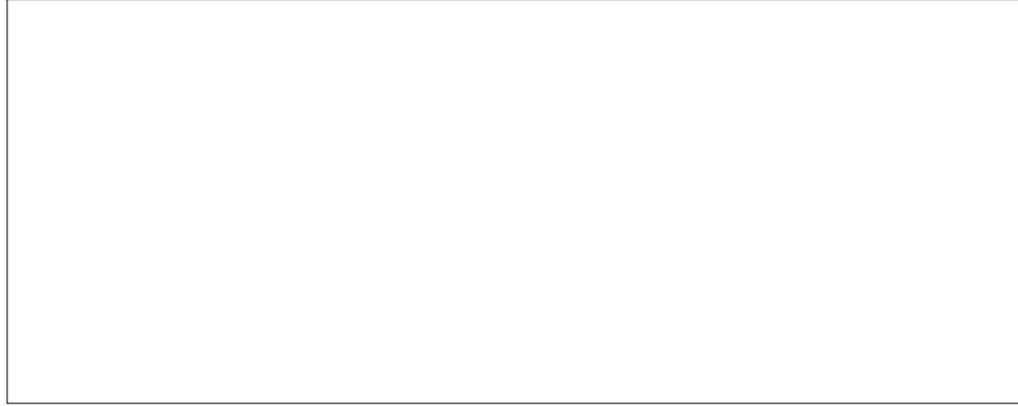
Class: House of religious worship

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
FIRST BAPTIST SOCIETY OF BATH
853 WASHINGTON ST
BATH ME 04530 2630

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



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	0	0
Building	70,400	70,400	70,400	0	0
Total	121,400	121,400	121,400	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	121,400	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/13/04	SPW	Measured Only	Other
07/01/94	JSW		

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 : 853 WASHINGTON ST

Parcel Id: 26-224-000

Class: House of religious worship

Card: 1 of 1

Printed: September 17, 2018

Building Information

Year Built/Eff Year 1900 /
 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
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Interior/Exterior Information

Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	1,053	168	Unfinished Res Bs	7	None	Wood Frame/Joist/B	Normal	None	None	None	2	2
2	01	01	100	1,092	176	Dwelling	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	2
3	02	02	100	1,053	168	Dwelling	8	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	1,053	Unfinished Res Bsmt		35	5,260
2	1,092	Dwelling		40	33,930
3	1,053	Dwelling		40	31,180

Outbuilding Data

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

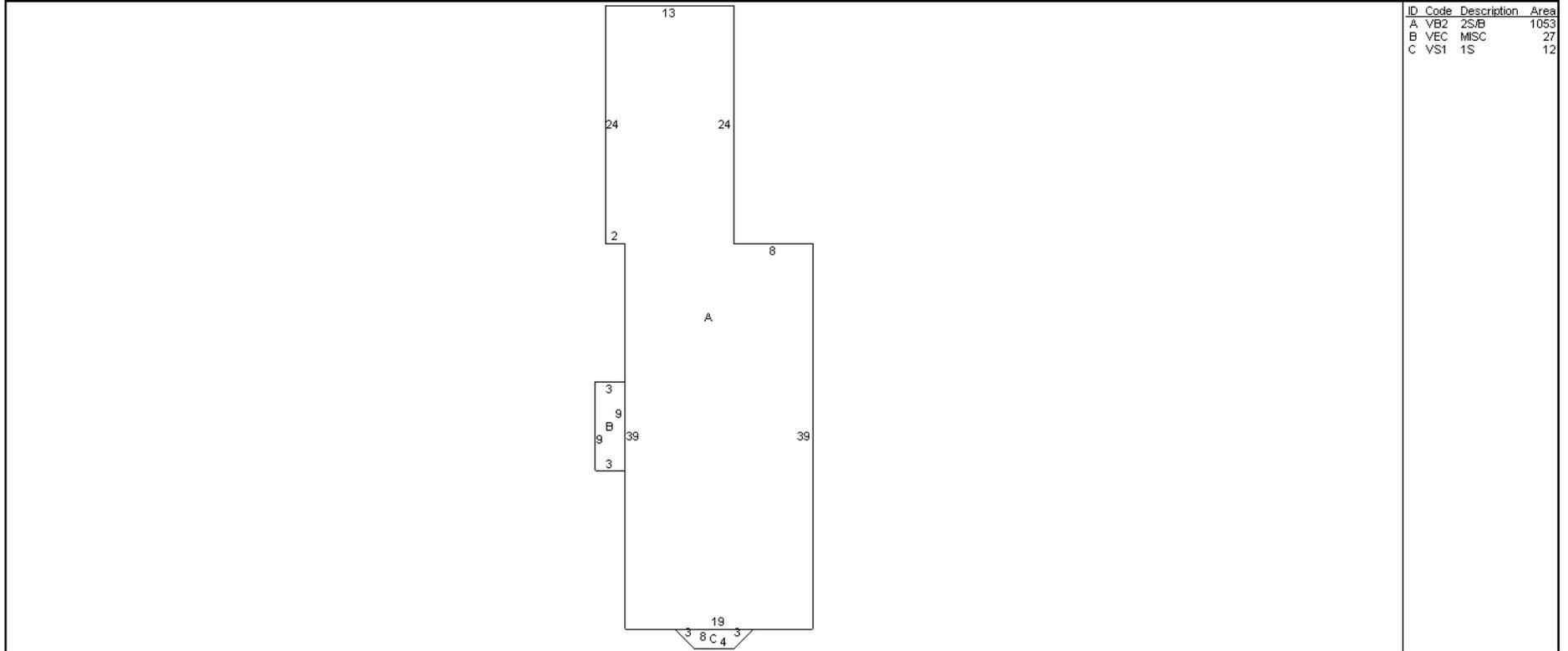
Situs : 853 WASHINGTON ST

Parcel Id: 26-224-000

Class: House of religious worship

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 853 WASHINGTON ST	Parcel Id: 26-224-000	Class: House of religious worship	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	11						0							
01	A	001 Low Rise Apartment	0	2,145				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	3,198
Replace, Cost New Less Depr	70,370
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	70,370
Value per SF	22.00

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	3,187
Total Gross Building Area	3,198

Situs : 851 WASHINGTON ST

Map ID: 26-225-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
ELM STREET BAPTIST CHURCH
851 ELM ST
BATH ME 04530 2224

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg
District
Zoning C2
Class EXEMPT



Property Notes
.17

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2100			143,750

Total Acres: .21
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	143,800	143,800	143,800	0	0
Building	667,800	667,800	692,100	0	0
Total	811,600	811,600	835,900	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	811,600	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
07/01/94	JSW		

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/01/97	3064	2,000		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee

Inspection Witnessed By _____

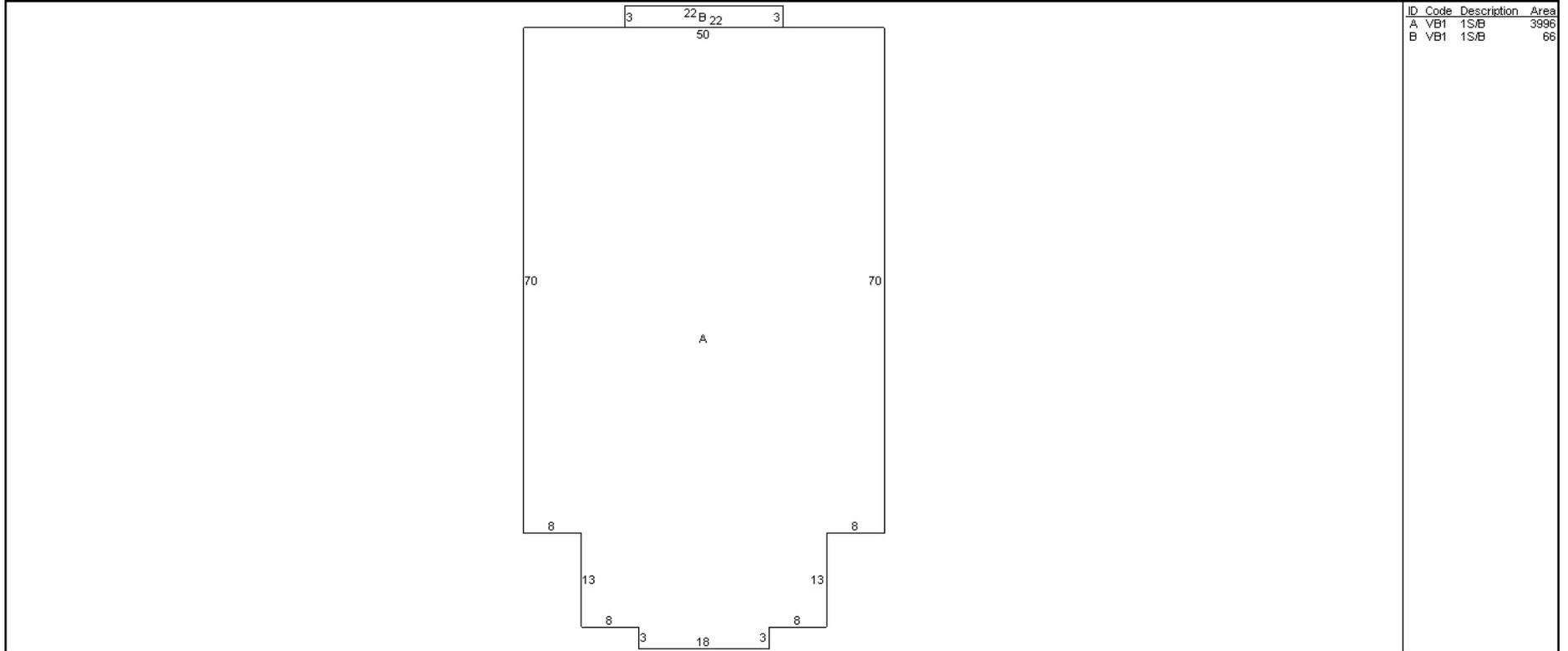
Situs : 851 WASHINGTON ST

Parcel Id: 26-225-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 851 WASHINGTON ST	Parcel Id: 26-225-000	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
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00	S	001 Support Or Municipal Pl	0	81						0							
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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	8,058
Replace, Cost New Less Depr	692,090
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	692,090
Value per SF	85.89

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	7,977
Total Gross Building Area	8,058

Situs : 35 ELM ST

Map ID: 26-231-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
FLAHERTY, PETER D & LINDA B
48 CUTTING RD
PHIPPSBURG ME 04562

GENERAL INFORMATION
Living Units 7
Neighborhood 103C
Alternate Id
Vol / Pg 0003615/192
District
Zoning C2
Class APARTMENT



Property Notes
.08

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1300			48,000

Total Acres: .13
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	48,000	48,000	48,000	48,000	0
Building	235,900	235,900	235,900	236,300	0
Total	283,900	283,900	283,900	284,300	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	283,900	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/13/04	SPW	Measured Only	Other
08/25/94	JSW	Info At Door	Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/12/99	2444	43,200		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/05/14	245,000	Land & Bldg	Sale Includes Multiple Parcels	0003615/192	Deed Of Sale By Pr	FLAHERTY, PETER D & LINDA B
04/18/14		Land & Bldg	Court Order Decree	0003588/007	Certificate Of Abstract (Prot	RUTIGLIANO, AILEEN PR
05/02/03	245,000	Land & Bldg	Sale Includes Multiple Parcels	0002180/102		TRIPPI, ANTHONY J
12/01/93	68,000	Land & Bldg	Outlier	0001251/258		CHEOPS INC
12/26/91			Foreclosure/Repo	0001100/245		CITIBANK (MAINE)

Inspection Witnessed By _____

Situs : 35 ELM ST

Parcel Id: 26-231-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1900 /
Building #	1
Structure Type	Apartment - Garden
Identical Units	1
Total Units	6
Grade	C+C
# Covered Parking	
# Uncovered Parking	
DBA	APARTMENT BUILDING

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open		60	5		1							
2	Wood Deck		8	6		1							
2	Wood Deck		9	5		1							
2	Wood Deck		8	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	1,674	178	Support Area	2	None	Wood Frame/Joist/B	None	None	None	None	2	2
2	01	01	100	1,878	202	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	02	02	100	1,674	178	Apartment	6	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
4	A1	A1	100	1,674	178	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	1,674	Support Area		35	12,520
2	1,878	Apartment		70	109,450
3	1,674	Apartment		70	84,390
4	1,674	Apartment		60	28,950

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1985	1	500	1	500	C	3	3	610

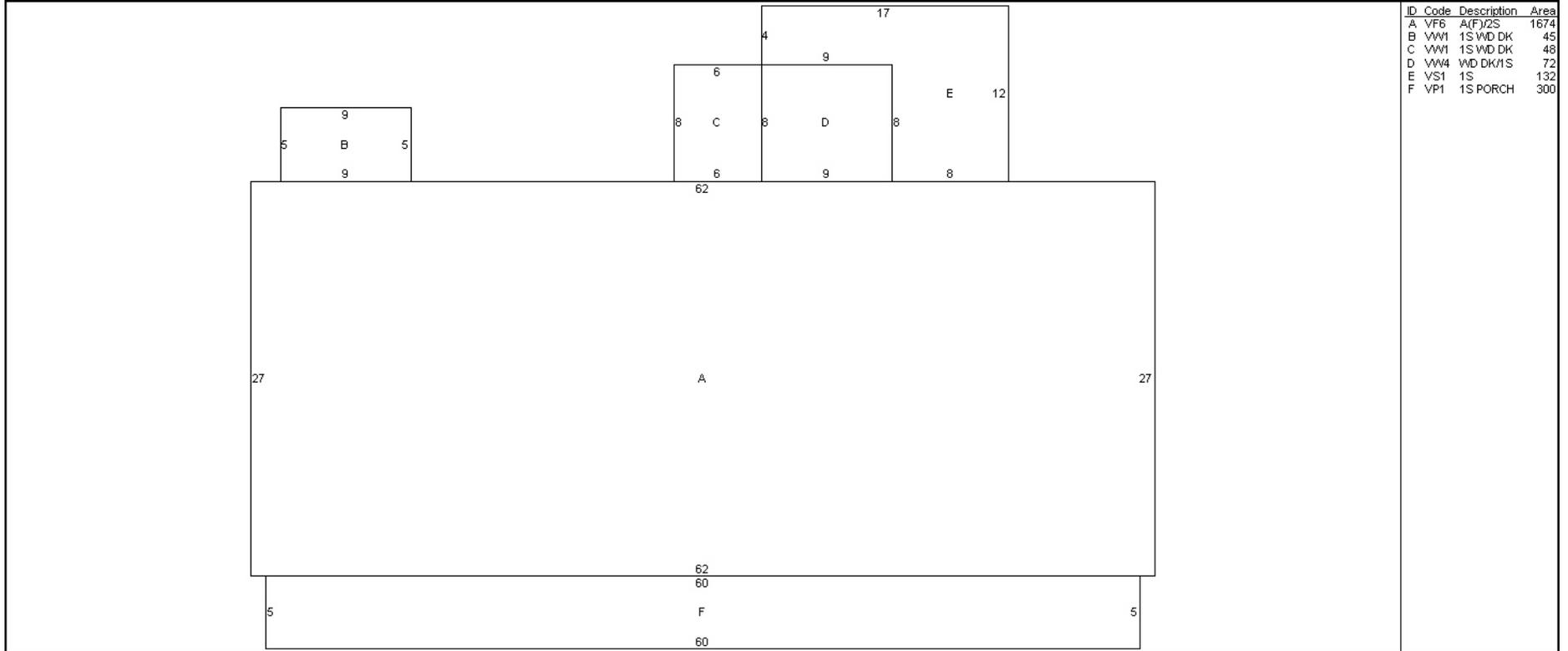
Situs : 35 ELM ST

Parcel Id: 26-231-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018



ID Code	Description	Area
A	VF6 A(F)2S	1674
B	WW1 1S WD DK	45
C	WW1 1S WD DK	48
D	WW4 WD DK/1S	72
E	VS1 1S	132
F	VP1 1S PORCH	300

Additional Property Photos

Situs : 35 ELM ST

Parcel Id: 26-231-000

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 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	17						0							
01	A	001 Low Rise Apartment	6	4,222			48,600	10		0	43,740	35			15,309	15,309	28,431

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	4	2	\0	4	8,100	32,400
3	011 Apartment	1	3	\0	1	10,200	10,200

Building Cost Detail - Building 1 of 1

Total Gross Building Area	6,900
Replace, Cost New Less Depr	235,310
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	235,310
Value per SF	34.10

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	28,431
Capitalization Rate	0.100000
Sub total	284,310
Residual Land Value	
Final Income Value	284,310
Total Gross Rent Area	6,883
Total Gross Building Area	6,900

Situs : 21 ELM ST

Map ID: 26-233-000

Class:

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
SAGADAHOCK REAL ESTATE ASSOC
53 FRONT ST
BATH ME 04530 2508

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg
District
Zoning C1
Class COMMERCIAL



Property Notes
2ND FLOOR MIXED USE

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1500	Location	-40	75,000

Total Acres: .15
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	75,000	75,000	75,000	75,000	0
Building	166,100	166,100	166,100	340,900	0
Total	241,100	241,100	241,100	415,900	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	241,100	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
07/29/08	PDM	Entry Gained	Tenant
11/04/04	SPW	Entry & Sign	Other
06/07/94	JS	Entry Gained	Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/23/12	4304	5,000	CAL Alter To Suit Restaurant Tenant. A	
07/20/07	3757	95,000	CAL Interior Remodel For Marnee'S Co	
06/20/07	3740	8,000	CAL Structural Work	
12/23/99	2566	2,000		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee

Inspection Witnessed By _____

Situs : 21 ELM ST

Parcel Id: 26-233-000

Class:

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1910 /
Building #	1
Structure Type	Downtown Row
Identical Units	1
Total Units	1
Grade	C
# Covered Parking	
# Uncovered Parking	1
DBA	FARNSWORTH BUILDING

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	2,052	216	Support Area	7	None	Wood Frame/Joist/B	Normal	None	None	None	2	2
2	01	01	100	2,052	216	Restaurant	12	Brick Venee	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	4	3
3	02	02	100	2,100	200	Multi-Use Sales	12	Brick Venee	Wood Frame/Joist/B	Normal	None	None	None	2	2

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,052	Support Area		35	20,170
2	2,052	Restaurant		60	106,210
3	2,100	Multi-Use Sales		35	39,760

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

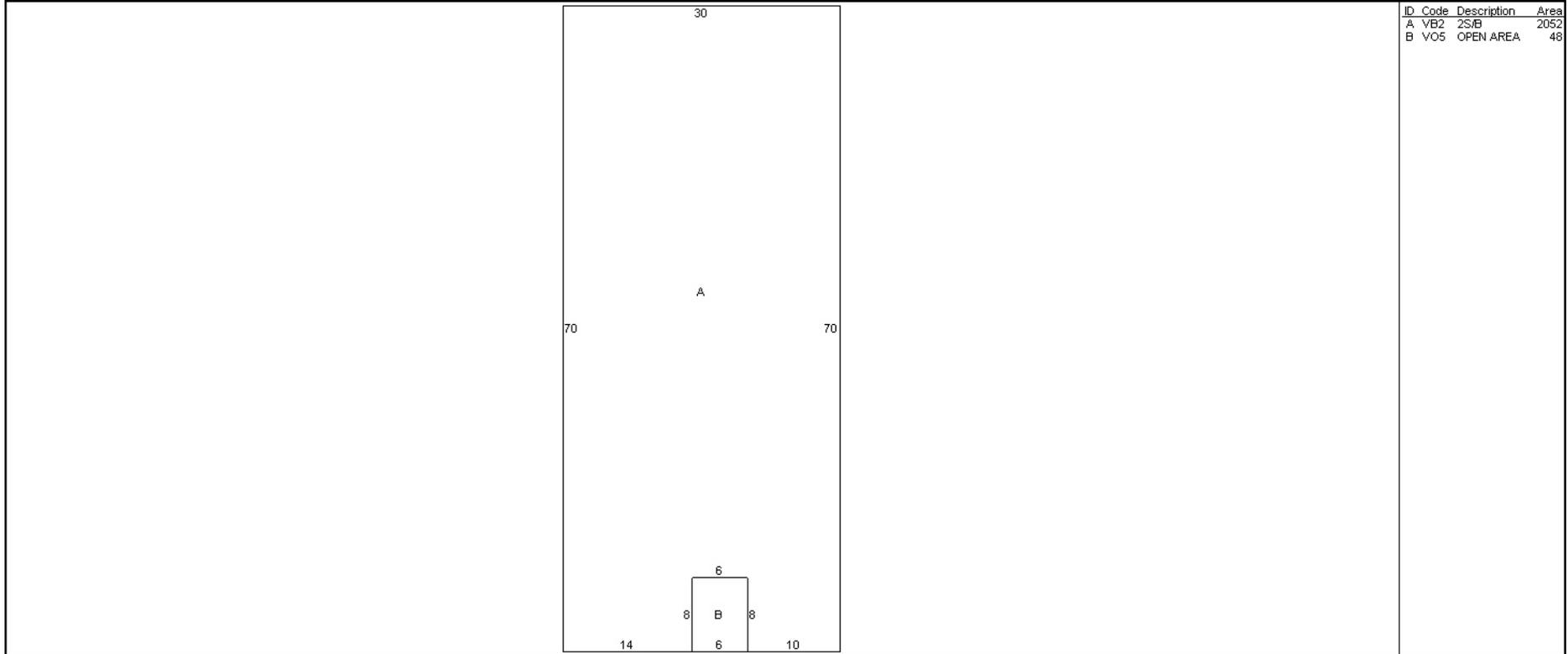
Situs : 21 ELM ST

Parcel Id: 26-233-000

Class:

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 21 ELM ST

Parcel Id: 26-233-000

Class:

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	21						0							
16	S	001 General Restaurant	0	2,052	16.00		32,832	5		0	31,190				4,617	4,617	26,573
21	S	001 Office High Rise 4+ Sto	0	2,100	9.00		18,900	5		0	17,955	0			2,940	2,940	15,015

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	6,204
Replace, Cost New Less Depr	166,140
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	166,140
Value per SF	26.78

Notes - Building 1 of 1

BEST THAI 2018

Income Summary (Includes all Building on Parcel)

Total Net Income	41,588
Capitalization Rate	0.100000
Sub total	415,880
Residual Land Value	
Final Income Value	415,880
Total Gross Rent Area	6,183
Total Gross Building Area	6,204

Situs : 247 WATER ST

Map ID: 26-234-000

Class: Parking Lot - Accessory to Comm F

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
SEA HOME LLC
136 FRONT ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 0002934/278
District
Zoning C1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.0600	Unimproved	-40	58,130

Total Acres: .06
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	58,100	58,100	58,100	0	0
Building	3,200	3,200	3,200	0	0
Total	61,300	61,300	61,300	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	61,300	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
07/11/94	WAL	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/29/07	70,000	Land Only	Other, See Notes	0002934/278	Warranty Deed	SEA HOME LLC
05/07/03	425,000	Land Only	Sale Includes Multiple Parcels	0002183/184		ELIE, STEPHEN
02/28/92	235,000		Valid Sale	0001108/185		HALL, JOHN E. AND MARGARET C.
05/24/90	75,000		Transfer In Lieu Of Debt Payment	0001010/027		FLEET BANK
				0001108/185		ELIE, STEPHEN

Inspection Witnessed By _____

Situs : 247 WATER ST

Parcel Id: 26-234-000

Class: Parking Lot - Accessory to Comm F

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Downtown Row
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	2,600	C	3	3	3,160

Situs : 247 WATER ST

Parcel Id: 26-234-000

Class: Parking Lot - Accessory to Comm F

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 247 WATER ST

Parcel Id: 26-234-000

Class: Parking Lot - Accessory to Comm F

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 : 250 WATER ST

Map ID: 26-235-000

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 201C
Alternate Id
Vol / Pg 0000768/288
District
Zoning C1
Class EXEMPT



Property Notes
.35 - SPLIT TO ATER 1558-135

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3900			181,170

Total Acres: .39
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	181,200	181,200	181,200	181,200	0
Building	714,900	714,900	737,300	301,000	0
Total	896,100	896,100	918,500	482,200	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	896,100	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/13/04	SPW	Entry & Sign	Other
07/06/94	JSW		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/05/86	150,000			0000768/288		CITY OF BATH

Inspection Witnessed By _____

Situs : 250 WATER ST

Parcel Id: 26-235-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1988 /
Building #	1
Structure Type	Police/Fire Station
Identical Units	1
Total Units	1
Grade	BC
# Covered Parking	
# Uncovered Parking	
DBA	BATH POLICE DEPT

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Computer Floor		24	14		1							
1	Overhead Dr-Roll Stl		10	10		1							
1	Porch Covered		8	7		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	5,044	290	Office Building	9	Brick Venee	Wood Frame/Joist/B	Normal	None	Central	Normal	3	3
2	02	02	100	2,550	145	Office Building	6	Brick Venee	Wood Frame/Joist/B	Normal	None	Central	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	5,044	Office Building	75		497,230
2	2,550	Office Building	75		230,380

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1988			1	8,000	C	3	3	9,730

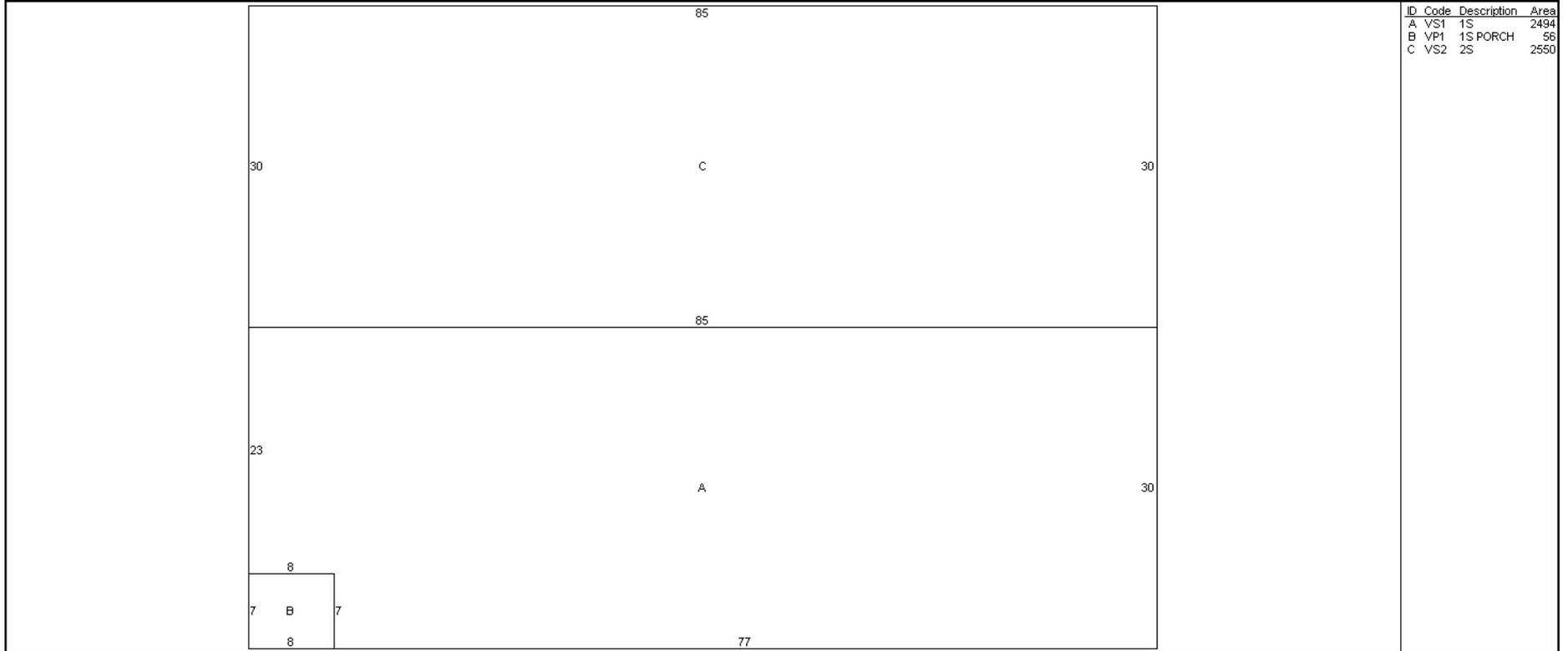
Situs : 250 WATER ST

Parcel Id: 26-235-000

Class: City of Bath

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 250 WATER ST	Parcel Id: 26-235-000	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 Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
04	S	001 General Office	0	7,594	9.00		68,346	10		0	61,511				13,290	13,290	48,221

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	7,594
Replace, Cost New Less Depr	727,610
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	727,610
Value per SF	95.81

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	48,221
Capitalization Rate	0.100000
Sub total	482,210
Residual Land Value	
Final Income Value	482,210
Total Gross Rent Area	7,594
Total Gross Building Area	7,594

Situs : 839 WASHINGTON ST

Map ID: 26-239-000

Class: Multiple Use - Primarily Commercial

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
 VOORHEES, JOHN WILLIAM
 PO BOX 881
 BATH ME 04530

GENERAL INFORMATION
 Living Units 2
 Neighborhood 201C
 Alternate Id
 Vol / Pg 0000701/060
 District
 Zoning C2
 Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.1100		112,500
Total Acres: .11				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	112,500	112,500	112,500	112,500	0
Building	158,600	158,600	157,000	65,800	0
Total	271,100	271,100	269,500	178,300	0
Total Exemptions	0		Manual Override Reason		
Net Assessed	271,100		Base Date of Value		
Value Flag	ORION		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
11/13/04	SPW	Measured Only	Other
06/07/94	JS		Owner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/30/85	99,500		Valid Sale	0000701/060		VOORHEES, JOHN WILLIAM

Inspection Witnessed By _____

Situs : 839 WASHINGTON ST

Parcel Id: 26-239-000

Class: Multiple Use - Primarily Commercial

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1900 /
Building #	1
Structure Type	Res-1 Family
Identical Units	1
Total Units	1
Grade	C+C
# Covered Parking	
# Uncovered Parking	2
DBA	JOHN M VOORHEES LAW C

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Overhead Dr-Wood/Mtl		8	8		1							
2	Porch, Open		1	88		1							
2	Porch, Open Upper		4	4		1							
2	Porch Covered		8	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	22	1,296	162	Support Area	6	None	Wood Frame/Joist/B	Normal	None	None	None	2	2
2	01	01	100	1,472	174	Converted Office	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	02	02	100	1,296	162	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
4	A1	A1	100	944	130	Support Area	8	Frame	Wood Frame/Joist/B	Normal	None	None	None	2	2

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,296	Support Area		35	5,870
2	1,472	Converted Office		65	79,870
3	1,296	Apartment		65	65,270
4	944	Support Area		35	5,220

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1986	600		1	600	C	3	3	730

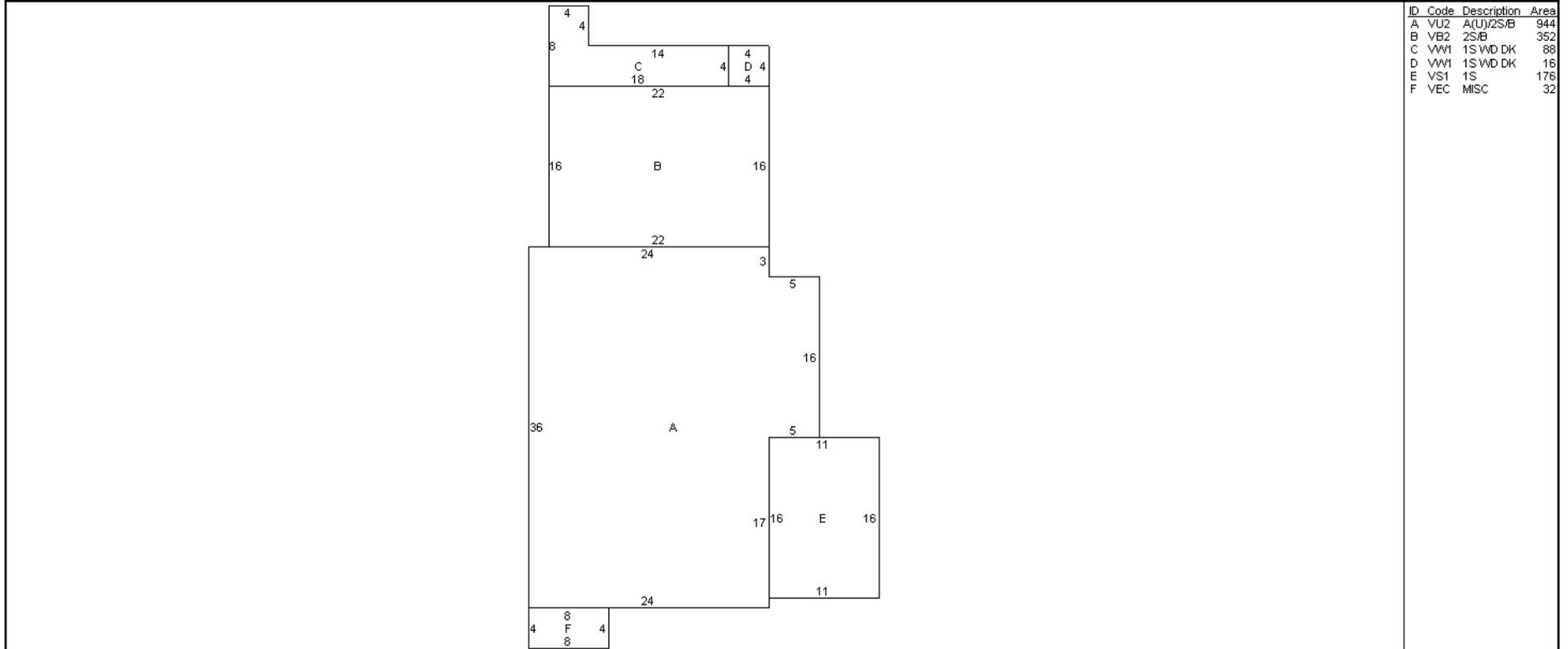
Situs : 839 WASHINGTON ST

Parcel Id: 26-239-000

Class: Multiple Use - Primarily Commercial

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 839 WASHINGTON ST

Parcel Id: 26-239-000

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
00	S	001 Support Or Municipal Pl	0	17						0							
01	A	001 Low Rise Apartment	2	1,296			12,900	10	50	0	12,255	35			4,289	4,289	7,966
22	S	001 Multi Use Office	0	1,472	9.00		13,248	10		0	11,923	0			2,061	2,061	9,862

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	1	1	\0	1	6,900	6,900

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,008
Replace, Cost New Less Depr	156,230
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	156,230
Value per SF	31.20

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	17,828
Capitalization Rate	0.100000
Sub total	178,280
Residual Land Value	
Final Income Value	178,280
Total Gross Rent Area	4,991
Total Gross Building Area	5,008

Situs : 120 FRONT ST

Map ID: 26-241-000

Class: Eating & Drinking

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
NEW BATHPORT, LLC
122 FRONT ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 0001836/096
District
Zoning C1
Class COMMERCIAL



Property Notes
easement BK1862 PG 160

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1000			109,380

Total Acres: .1
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	109,400	109,400	109,400	109,400	0
Building	630,800	630,800	643,200	1,042,600	0
Total	740,200	740,200	752,600	1,152,000	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	740,200	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/13/04	SPW	Measured Only	Other
06/02/94	JS	Entry Gained	Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/11/09	4048	15,000	CAL Remove Facade New Doors	
01/08/01	2743	1,500		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/02/01	300,000	Land & Bldg	Related Corporations	0001836/096		NEW BATHPORT, LLC
08/01/89			Valid Sale	0000963/105		TBIB, INC.
				0000595/021		UNK

Inspection Witnessed By _____

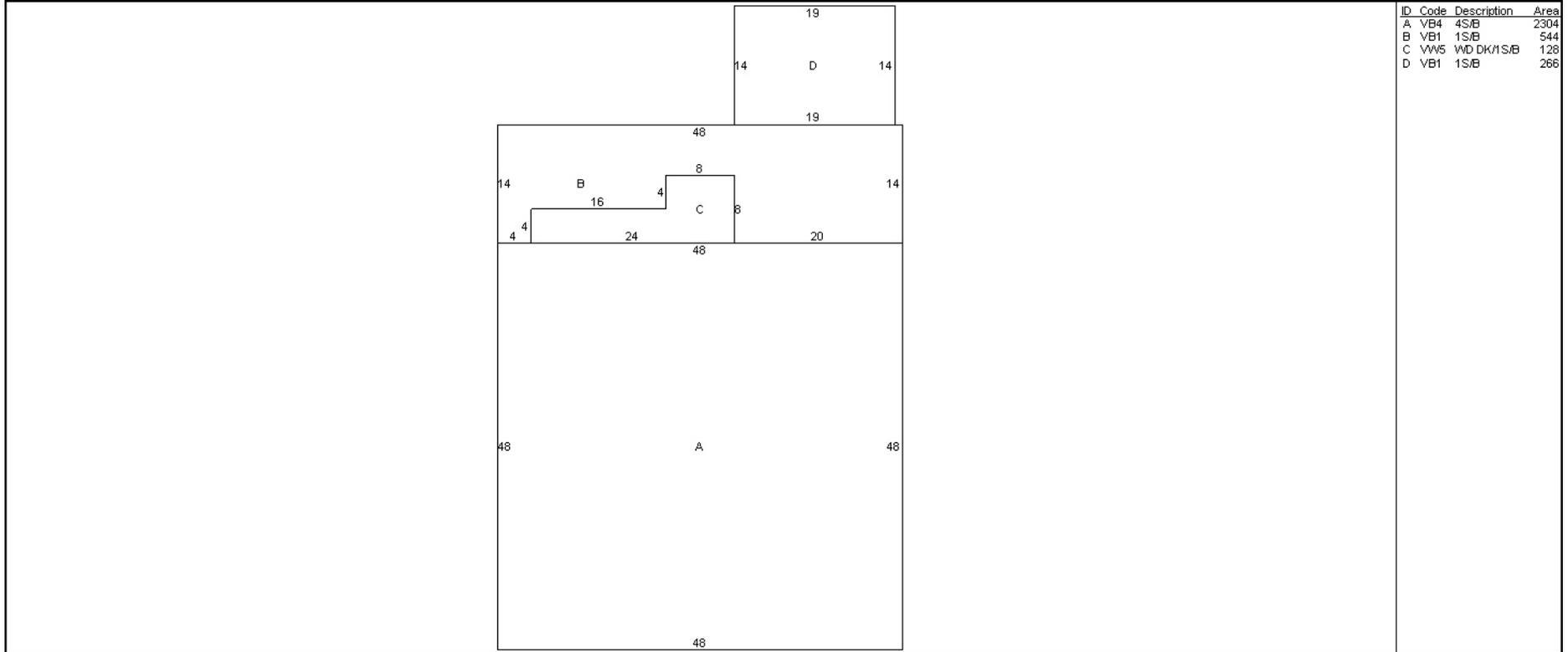
Situs : 120 FRONT ST

Parcel Id: 26-241-000

Class: Eating & Drinking

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 120 FRONT ST

Parcel Id: 26-241-000

Class: Eating & Drinking

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	23						0							
16	S	001 General Restaurant	0	6,512	16.00		104,192	5		0	98,982				14,652	14,652	84,330
22	S	001 Multi Use Office	0	4,608	9.00		41,472	10		0	37,325	0			6,451	6,451	30,874

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	13,424
Replace, Cost New Less Depr	643,210
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	643,210
Value per SF	47.91

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	115,204
Capitalization Rate	0.100000
Sub total	1,152,040
Residual Land Value	
Final Income Value	1,152,040
Total Gross Rent Area	13,401
Total Gross Building Area	13,424

Situs : 126 FRONT ST

Map ID: 26-242-000

Class: Medical Office

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
SMITH, JAMES P & FAITH A
15 JUDKINS AVE
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 0003570/147
District
Zoning C1
Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.0700			100,000
Total Acres: .07				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	100,000	100,000	100,000	100,000	0
Building	93,400	93,400	93,500	71,700	0
Total	193,400	193,400	193,500	171,700	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	193,400	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
11/13/04	SPW	Measured Only	Other
06/02/94	JS		Owner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/03/16	4609	15,000	CAL Medical Office Renovation	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/15/14	265,000	Land & Bldg	Other, See Notes	0003570/147 0000551/343	Warranty Deed	SMITH, JAMES P & FAITH A RICCIARDONE, LOUIS F

Inspection Witnessed By _____

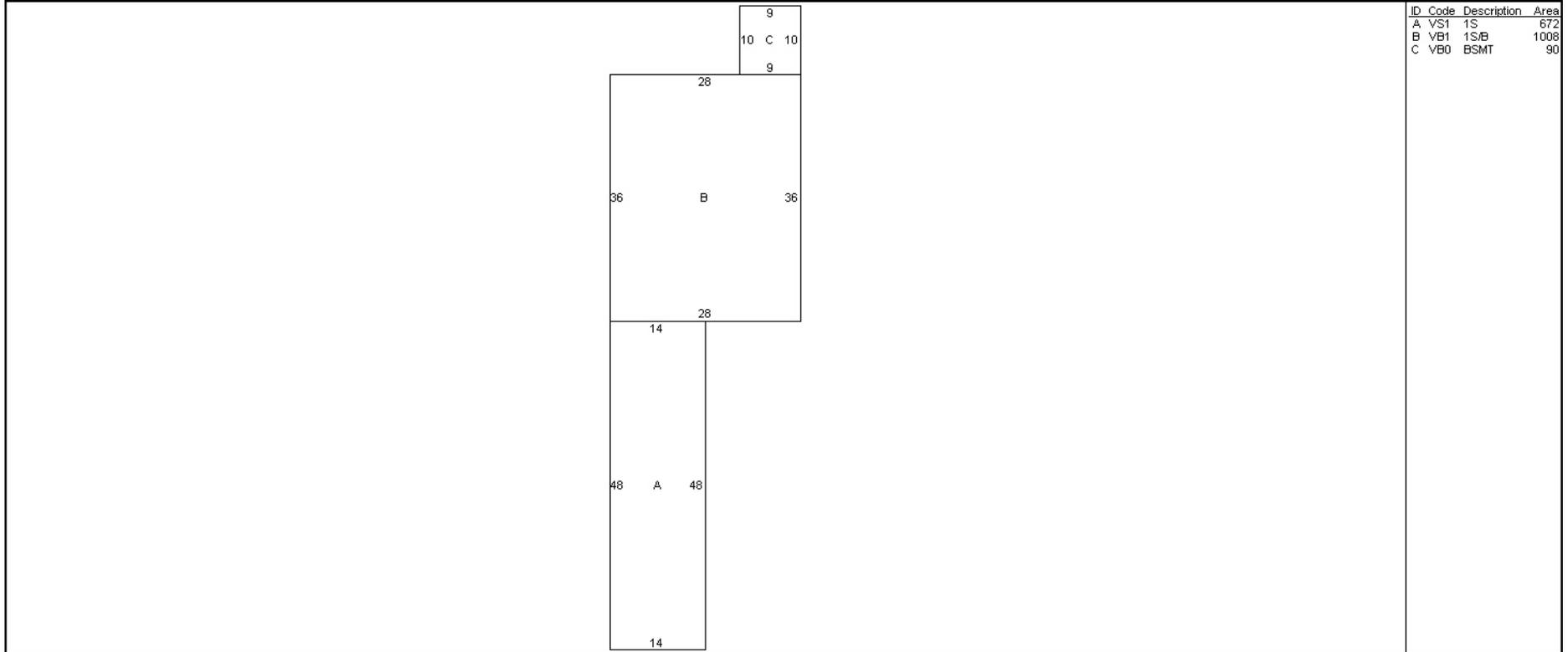
Situs : 126 FRONT ST

Parcel Id: 26-242-000

Class: Medical Office

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 126 FRONT ST

Parcel Id: 26-242-000

Class: Medical Office

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
03	S	001 General Retail	0	1,680	8.00		13,440	5		0	12,768				2,352	2,352	10,416
22	S	001 Multi Use Office	0	1,008	9.00		9,072	10		0	8,165	0			1,411	1,411	6,754

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	2,688
Replace, Cost New Less Depr	93,510
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	93,510
Value per SF	34.79

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	17,170
Capitalization Rate	0.100000
Sub total	171,700
Residual Land Value	
Final Income Value	171,700
Total Gross Rent Area	2,688
Total Gross Building Area	2,688

Situs : 128 FRONT ST

Map ID: 26-243-000

Class: Multiple Use - Primarily Commercial

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
MARCH PROPERTIES, LLC
12135 BROKEN BOUGH DR
HOUSTON TX 77024

GENERAL INFORMATION
Living Units 8
Neighborhood 201C
Alternate Id
Vol / Pg 2017R/07343
District
Zoning C1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1800			134,380

Total Acres: .18
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	134,400	134,400	134,400	134,400	0
Building	481,200	481,200	470,100	668,800	0
Total	615,600	615,600	604,500	803,200	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	615,600	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/13/04	SPW	Measured Only	Other
06/02/94	JS	Entry Gained	Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/08/13	4393	2,000	CAD 4x6 Decks For Outdoor Dining	
01/08/09	3939	1,800	CAL Create Opening From 128 To 132	
02/01/05	3374	30,000	CAL New Interior Partitions	
04/20/04	3250	500	CFX Handicapped Access Bath.	
04/02/04	3244	7,000	RAL	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/02/17	760,000	Land & Bldg	Valid Sale	2017R/07343	Warranty Deed	MARCH PROPERTIES, LLC
04/11/02	434,500	Land & Bldg	Valid Sale	0001993/042		130 FRONT STREET LLC
03/25/91	275,000		Valid Sale	0001053/259		STINSON, CARL W
04/30/87	460,000		Valid Sale	0000814/272		EMERSON TALBOT COMPANY

Inspection Witnessed By _____

Situs : 128 FRONT ST

Parcel Id: 26-243-000

Class: Multiple Use - Primarily Commercial

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1860 /
Building #	1
Structure Type	Downtown Row
Identical Units	1
Total Units	1
Grade	B-
# Covered Parking	
# Uncovered Parking	
DBA	Vacant Store, Design Connectio

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch Covered		8	8		1							
2	Store Front/Av Met F		1	57		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	2,508	202	Bar/Lounge	8	None	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
2	01	01	100	2,508	202	Retail Store	12	Brick Venee	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	4	3
3	02	02	100	2,508	202	Multi-Use Apartme	8	Brick Venee	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
4	03	03	100	2,508	202	Multi-Use Apartme	8	Brick Venee	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
5	A1	A1	100	2,508	202	Multi-Use Apartme	8	Brick Venee	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	2,508	Bar/Lounge		50	104,740
2	2,508	Retail Store		60	122,780
3	2,508	Multi-Use Apartment		50	101,410
4	2,508	Multi-Use Apartment		50	101,410
5	2,508	Multi-Use Apartment		40	32,440

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980			1	6,000	C	3	3	7,300

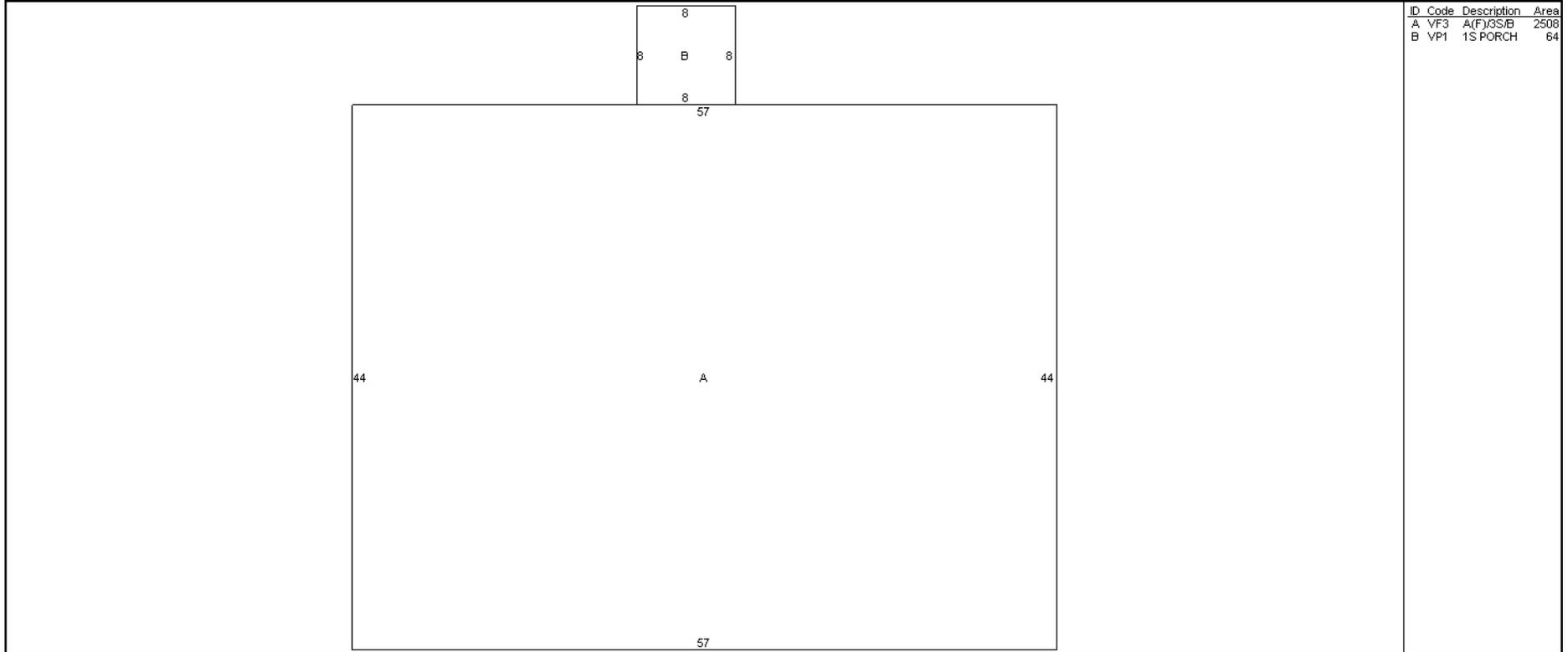
Situs : 128 FRONT ST

Parcel Id: 26-243-000

Class: Multiple Use - Primarily Commercial

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 128 FRONT ST

Parcel Id: 26-243-000

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 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
01	A	001 Low Rise Apartment	8	6,019			55,200	10		0	49,680	35			17,388	17,388	32,292
03	S	001 General Retail	0	2,508	8.00		20,064	5		0	19,061				3,511	3,511	15,550
16	S	001 General Restaurant	0	2,508	16.00		40,128	5		0	38,122				5,643	5,643	32,479

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	8	1	\0	8	6,900	55,200

Building Cost Detail - Building 1 of 1

Total Gross Building Area	12,540
Replace, Cost New Less Depr	462,780
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	462,780
Value per SF	36.90

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	80,321
Capitalization Rate	0.100000
Sub total	803,210
Residual Land Value	
Final Income Value	803,210
Total Gross Rent Area	12,540
Total Gross Building Area	12,540

Situs : 136 FRONT ST

Map ID: 26-244-000

Class: Multiple Use - Primarily Commercial

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
SEA HOME LLC
C/O 136 FRONT ST
BATH ME 04530

GENERAL INFORMATION
Living Units 3
Neighborhood 201C
Alternate Id
Vol / Pg 0002010/007
District
Zoning C1
Class COMMERCIAL



Property Notes
1336-100: 9502: RECIPROCAL DED

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.0700			100,000

Total Acres: .07
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	100,000	100,000	100,000	100,000	0
Building	183,400	183,400	184,400	169,100	0
Total	283,400	283,400	284,400	269,100	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	283,400	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/13/04	SPW	Measured Only	Other
06/02/94	JS	Entry Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/01/96	3020	14,000		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/29/02		Land & Bldg	Transfer Of Convenience	0002010/007		SEA HOME LLC
05/11/00		Land & Bldg	Family Sale	0001770/314		
03/01/95	155,000	Land & Bldg	Valid Sale	0001341/152		
07/24/86	70,000		Valid Sale	0000764/084		RAGWEED ASSOCIATES, INC.

Inspection Witnessed By _____

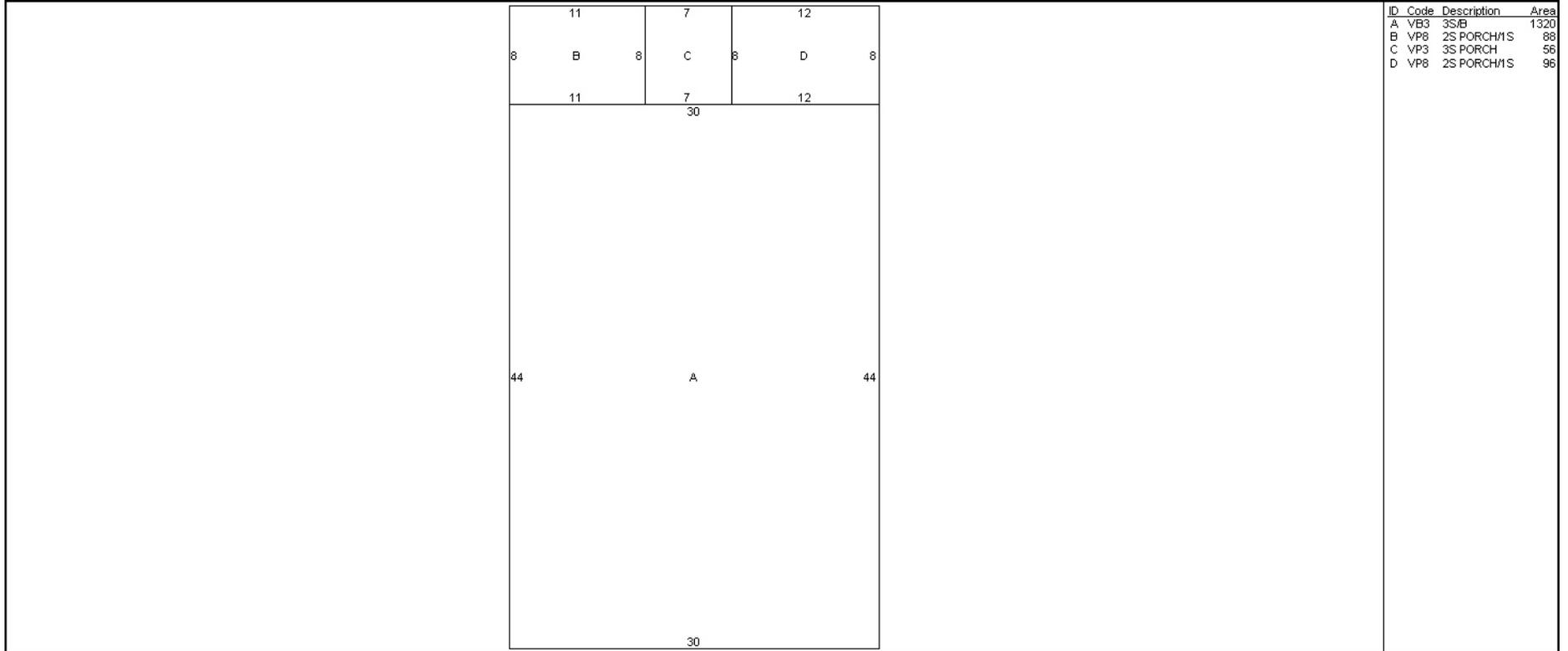
Situs : 136 FRONT ST

Parcel Id: 26-244-000

Class: Multiple Use - Primarily Commercial

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 136 FRONT ST

Parcel Id: 26-244-000

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
00	S	001 Support Or Municipal Pl	0	13						0							
01	A	001 Low Rise Apartment	3	1,980			21,900	10		0	19,710	35			6,899	6,899	12,811
03	S	001 General Retail	0	1,560	8.00		12,480	5		0	11,856				2,184	2,184	9,672
22	S	001 Multi Use Office	0	660	9.00		5,940	10		0	5,346	0			924	924	4,422

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	1	\0	2	6,900	13,800
2	011 Apartment	1	2	\0	1	8,100	8,100

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,520
Replace, Cost New Less Depr	184,380
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	184,380
Value per SF	33.40

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	26,905
Capitalization Rate	0.100000
Sub total	269,050
Residual Land Value	
Final Income Value	269,050
Total Gross Rent Area	5,507
Total Gross Building Area	5,520

Situs : 148 FRONT ST

Map ID: 26-245-000

Class:

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
PANETTIERI LLC
30 VALLEY RD
CUMBERLAND ME 04021

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 0003591/080
District
Zoning C1
Class COMMERCIAL



Property Notes
1336-97: 9502: RECIPROCAL DEED

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1800			134,380

Total Acres: .18
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	134,400	134,400	134,400	134,400	0
Building	293,300	293,300	297,200	177,400	0
Total	427,700	427,700	431,600	311,800	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	427,700	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/13/04	SPW	Entry & Sign	Other
06/01/94		Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/01/14	495,000	Land & Bldg	Valid Sale	0003591/080	Warranty Deed	PANETTIERI LLC
11/30/04	425,000	Land & Bldg	Valid Sale	2497/4	Quit Claim	PAC REALTY, LLC
03/13/90	126,591		Sale Of Undivided Interest	0000999/292		HARRIS, MARY H
				0000544/097		UNK

Inspection Witnessed By _____

Situs : 148 FRONT ST

Parcel Id: 26-245-000

Class:

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1900 /
Building #	1
Structure Type	Downtown Row
Identical Units	1
Total Units	1
Grade	C+C
# Covered Parking	
# Uncovered Parking	
DBA	COUNTRY FARM FURNITURE

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Utility Bldg-Brk/Stn		6	5		1							
1	Store Front/Wood Frame		1	57		1							
1	Sprinkler Sys Wet		1	13,396		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	5,029	311	Retail Store	11	Asbestos, C	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3
2	02	02	100	4,781	288	Multi-Use Storage	8	Asbestos, C	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	2	3
3	03	03	100	3,586	288	Multi-Use Storage	6	Asbestos, C	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	2	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	5,029	Retail Store		50	163,110
2	4,781	Multi-Use Storage		40	75,580
3	3,586	Multi-Use Storage		40	56,710

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980			1	1,500	C	3	3	1,830

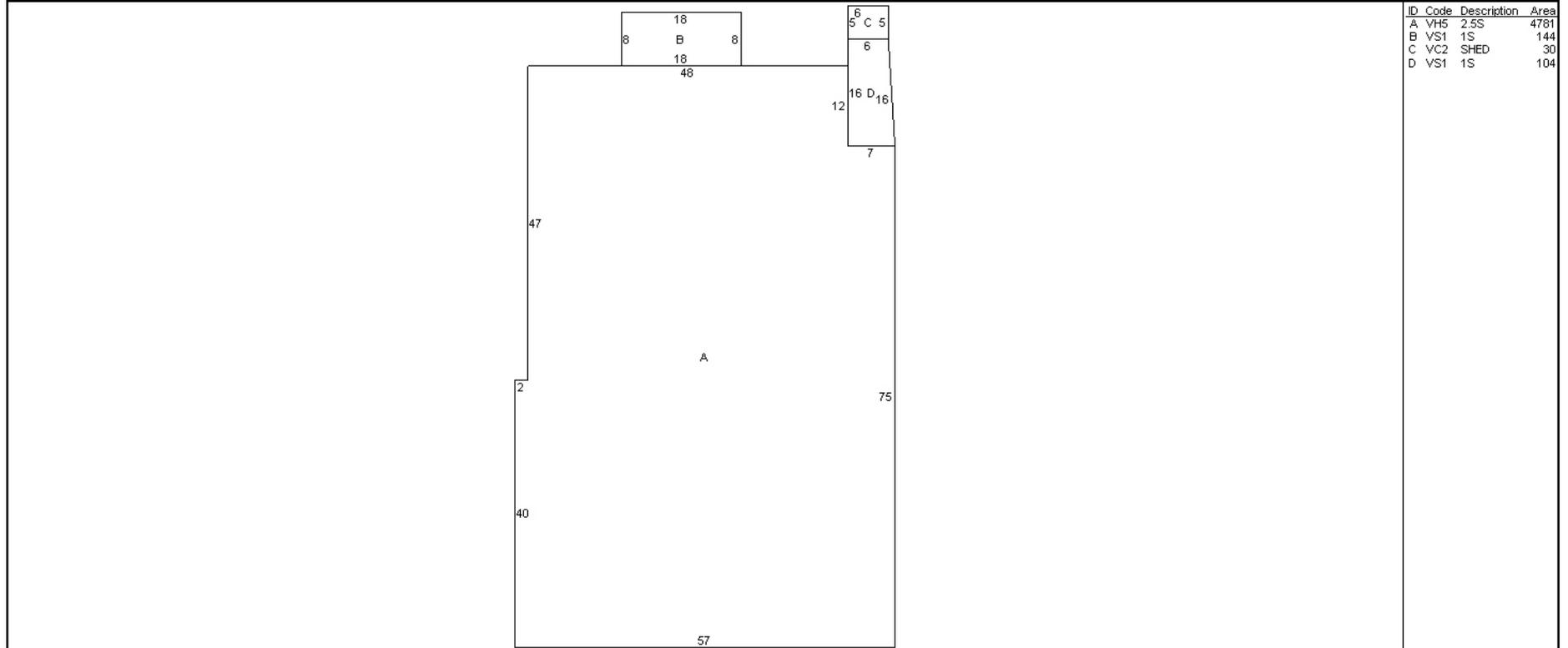
Situs : 148 FRONT ST

Parcel Id: 26-245-000

Class:

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 148 FRONT ST

Parcel Id: 26-245-000

Class:

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	84						0							
03	S	001 General Retail	0	5,029	8.00		40,232	5		0	38,220				7,041	7,041	31,179

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	13,396
Replace, Cost New Less Depr	295,400
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	295,400
Value per SF	22.05

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	31,179
Capitalization Rate	0.100000
Sub total	311,790
Residual Land Value	
Final Income Value	311,790
Total Gross Rent Area	13,312
Total Gross Building Area	13,396

Situs : 160 FRONT ST

Map ID: 26-246-000

Class:

Card: 3 of 2

Printed: September 17, 2018

CURRENT OWNER
SAGADAHOCK REAL ESTATE ASSOC
53 FRONT ST
BATH ME 04530 2508

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg
District
Zoning C1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.0900		106,250

Total Acres: .09
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	106,300	106,300	106,300	106,300	0
Building	224,300	224,300	220,700	213,800	0
Total	330,600	330,600	327,000	320,100	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	330,600	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/04/04	SPW	Entry & Sign	Other
06/06/94	JS	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/11/11	4189	30,000	CAL Repair Exterior Brick Wall, Interior	
04/27/07	3715	5,000	CAL Repair @ 1 Elm St.	
09/17/04	3332	1,000	CAL Modeify Exterior Step.	
04/15/04	3249	1,000	CAL	0
03/01/98	2282	5,000	CAL	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Inspection Witnessed By _____

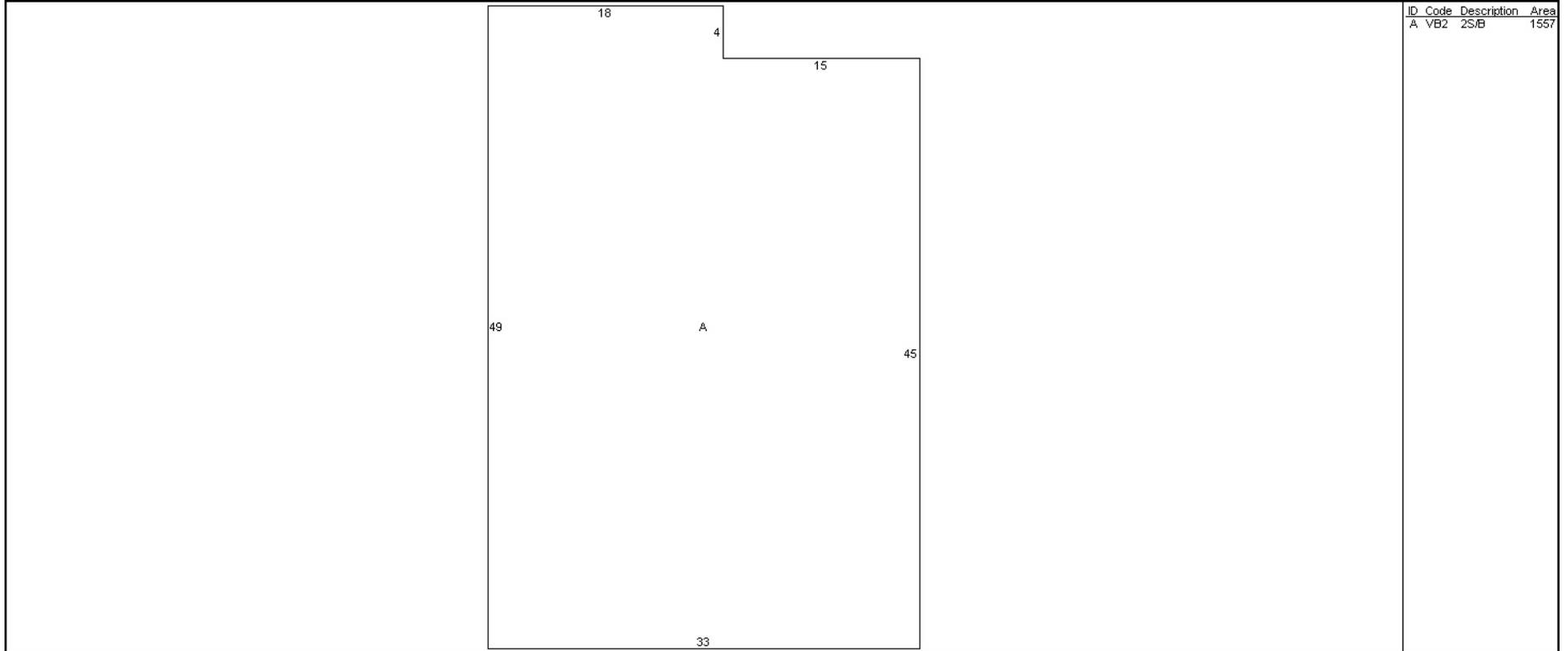
Situs : 160 FRONT ST

Parcel Id: 26-246-000

Class:

Card: 3 of 2

Printed: September 17, 2018



Additional Property Photos

Situs : 160 FRONT ST

Parcel Id: 26-246-000

Class:

Card: 3 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	33						0							
01	A	001 Low Rise Apartment	0	1,189				10		0		35					
03	S	001 General Retail	0	2,071	8.00		16,568	5		0	15,740				2,899	2,899	12,841
16	S	001 General Restaurant	0	675	16.00		10,800	5		0	10,260				1,519	1,519	8,741
22	S	001 Multi Use Office	0	1,557	9.00		14,013	10		0	12,612	0			2,180	2,180	10,432

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	4,671
Replace, Cost New Less Depr	161,300
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	161,300
Value per SF	34.53

Notes - Building 1 of 2

--

Income Summary (Includes all Building on Parcel)

Total Net Income	32,014
Capitalization Rate	0.100000
Sub total	320,140
Residual Land Value	
Final Income Value	320,140
Total Gross Rent Area	9,394
Total Gross Building Area	9,427

Situs : 160 FRONT ST

Map ID: 26-246-000

Class:

Card: 4 of 2

Printed: September 17, 2018

CURRENT OWNER
SAGADAHOCK REAL ESTATE ASSOC
53 FRONT ST
BATH ME 04530 2508

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg
District
Zoning C1
Class COMMERCIAL

Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.0900		106,250
Total Acres: .09				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	106,300	106,300	106,300	106,300	0
Building	224,300	224,300	220,700	213,800	0
Total	330,600	330,600	327,000	320,100	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	330,600	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
11/04/04	SPW	Entry & Sign	Other
06/06/94	JS	Not At Home	

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
03/11/11	4189	30,000	CAL	Repair Exterior Brick Wall, Interior	
04/27/07	3715	5,000	CAL	Repair @ 1 Elm St.	
09/17/04	3332	1,000	CAL	Modeify Exterior Step.	
04/15/04	3249	1,000	CAL	0	
03/01/98	2282	5,000	CAL		

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

Inspection Witnessed By _____

Situs : 160 FRONT ST

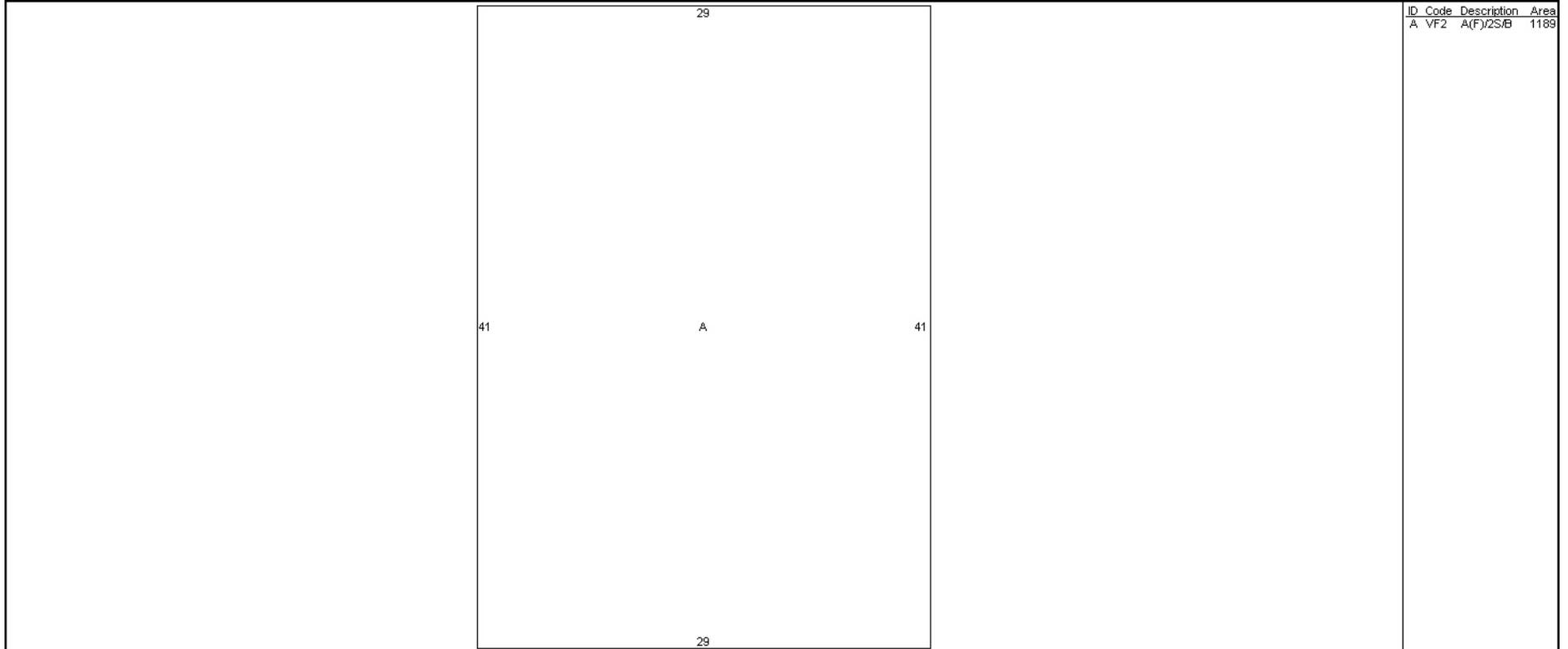
Parcel Id: 26-246-000

Class:

Card: 4 of 2

Printed: September 17, 2018

ID	Code	Description	Area
A	VF2	A(F)2S/B	1189



Additional Property Photos

Situs : 160 FRONT ST

Parcel Id: 26-246-000

Class:

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	33						0							
01	A	001 Low Rise Apartment	0	1,189				10		0		35					
03	S	001 General Retail	0	2,071	8.00		16,568	5		0	15,740				2,899	2,899	12,841
16	S	001 General Restaurant	0	675	16.00		10,800	5		0	10,260				1,519	1,519	8,741
22	S	001 Multi Use Office	0	1,557	9.00		14,013	10		0	12,612	0			2,180	2,180	10,432

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	4,756
Replace, Cost New Less Depr	59,380
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	59,380
Value per SF	12.49

Notes - Building 2 of 2

2ND FLR AND ATTIC VACANT

Income Summary (Includes all Building on Parcel)

Total Net Income	32,014
Capitalization Rate	0.100000
Sub total	320,140
Residual Land Value	
Final Income Value	320,140
Total Gross Rent Area	9,394
Total Gross Building Area	9,427

Situs : 166 FRONT ST

Map ID: 26-247-000

Class: Vacant Land Commercial

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
D AND P LLC
1 PAINTER POINT RD
PHIPPSBURG ME 04562

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 0003546/310
District
Zoning C1
Class COMMERCIAL

Property Notes
RECENT SALE SUBJECT TO PRIOR BOND FOR DE
ED

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.0400	Shape/Size		90,630

Total Acres: .04
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	90,600	90,600	90,600	0	0
Building	0	0	0	0	0
Total	90,600	90,600	90,600	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	90,600	Base Date of Value			
Value Flag	COST APPROACH		Effective Date of Value		
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/21/06	PDM	Entry Gained	Owner
11/13/04	SPW	Measured Only	Other
06/07/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/21/10	4064		CDM Demo	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/01/13	105,000	Land Only	Valid Sale	0003546/310	Warranty Deed	D AND P LLC
02/02/06		Land & Bldg	Related Corporations	0002679/166	Warranty Deed	POOKA'S MOON LLC
01/23/06	110,000	Land & Bldg	Valid Sale	0002675/134	Warranty Deed	CARR, MIKELLE
01/23/06	49,745	Land & Bldg	Other, See Notes	0002675/132	Warranty Deed	BURGESS, RICHARD J
08/24/04	48,500	Land & Bldg	Other, See Notes	0002447/295		KENNEBEC LANDING LLC
				0000534/254		RING, JOHN E
				0000534/254		KENNEBEC LANDING LLC

Situs : 166 FRONT ST

Parcel Id: 26-247-000

Class: Vacant Land Commercial

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Mixed Res/Comm
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 : 166 FRONT ST

Parcel Id: 26-247-000

Class: Vacant Land Commercial

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 166 FRONT ST

Parcel Id: 26-247-000

Class: Vacant Land 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
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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 Net Income	
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	

Situs : 168 FRONT ST

Map ID: 26-248-000

Class:

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
SAGADAHOCK REAL ESTATE ASSOC
53 FRONT ST
BATH ME 04530 2508

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg
District
Zoning C1
Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1800			134,380
Total Acres: .18				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	134,400	134,400	134,400	134,400	0
Building	509,000	509,000	500,300	702,400	0
Total	643,400	643,400	634,700	836,800	0
Total Exemptions	0		Manual Override Reason		
Net Assessed	643,400		Base Date of Value		
Value Flag	ORION		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
11/04/04	SPW	Entry & Sign	Other
06/07/94	JS	Entry Gained	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
05/20/15	4539	1,500	CAL	Awnings On Front Of Building	
10/09/13	4410	30,000	CAD	Build Two New Chimneys (One At	
10/12/07	3802	1,200	CAL	Open Up Wall To Connect Two Re	
08/01/96	2068	1,500			0
06/01/95	1894	2,000			0

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

Inspection Witnessed By _____

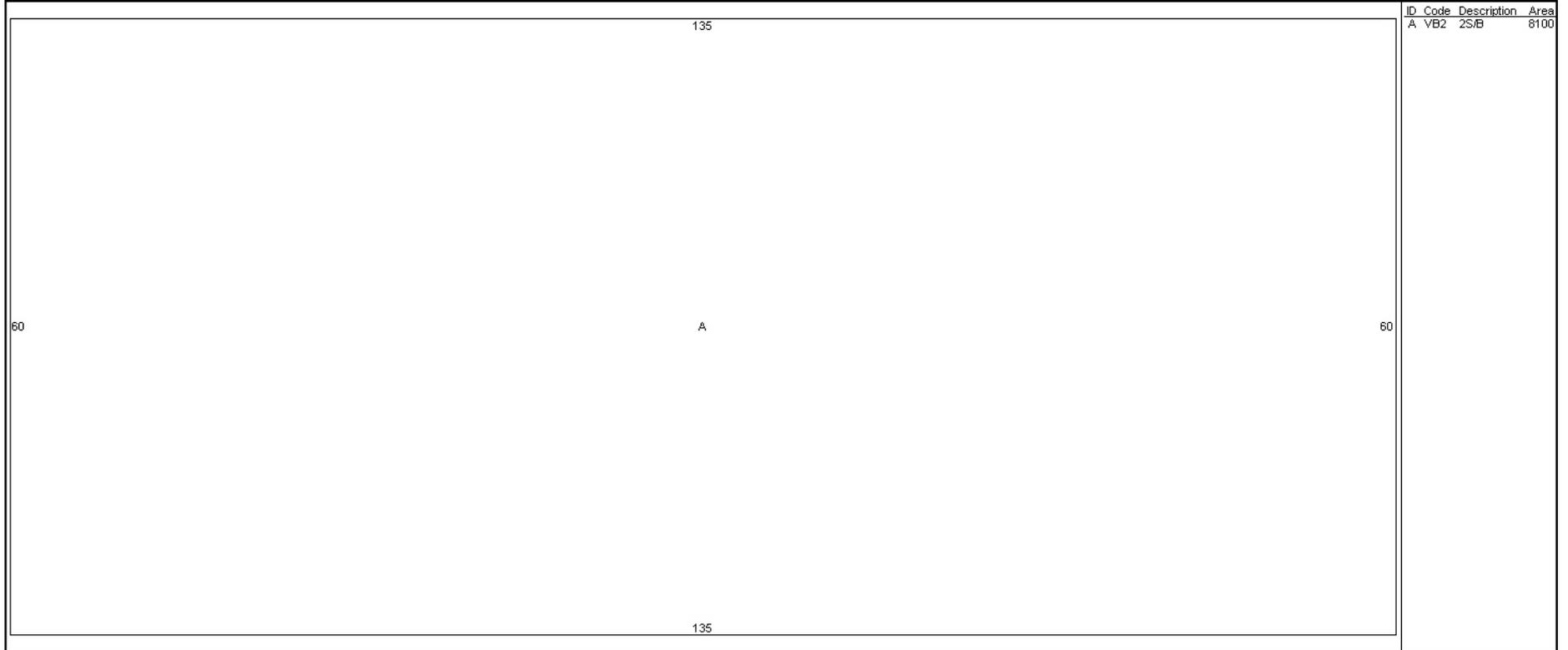
Situs : 168 FRONT ST

Parcel Id: 26-248-000

Class:

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 168 FRONT ST

Parcel Id: 26-248-000

Class:

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	120						0							
03	S	001 General Retail	0	8,100	8.00		64,800	5		0	61,560				11,340	11,340	50,220
21	S	001 Office High Rise 4+ Sto	0	4,680	9.00		42,120	5		0	40,014	0			6,552	6,552	33,462

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	24,780
Replace, Cost New Less Depr	500,270
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	500,270
Value per SF	20.19

Notes - Building 1 of 1

RETAIL 1ST FLR MARTIAL ARTS 2N

Income Summary (Includes all Building on Parcel)

Total Net Income	83,682
Capitalization Rate	0.100000
Sub total	836,820
Residual Land Value	
Final Income Value	836,820
Total Gross Rent Area	24,660
Total Gross Building Area	24,780

Situs : 190 FRONT ST

Map ID: 26-249-000

Class: Multiple Use - Primarily Residential

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
SAGADAHOCK REAL ESTATE ASSOC
53 FRONT ST
BATH ME 04530 2508

GENERAL INFORMATION
Living Units 10
Neighborhood 201C
Alternate Id
Vol / Pg 0000570/224
District
Zoning C1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3000	Restr/Nonconfc	-5	155,450

Total Acres: .3
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	155,500	155,500	155,500	155,500	0
Building	788,000	788,000	788,000	793,400	0
Total	943,500	943,500	943,500	948,900	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	943,500	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/04/04	SPW	Entry & Sign	Other
06/06/94	JS	Entry Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/09/13	4410	30,000	CAD Build Two New Chimneys (One At	
09/30/99	2534	1,000		0
11/01/93	1672	1,000		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000570/224		SAGADAHOCK REAL ESTATE ASSOC

Inspection Witnessed By _____

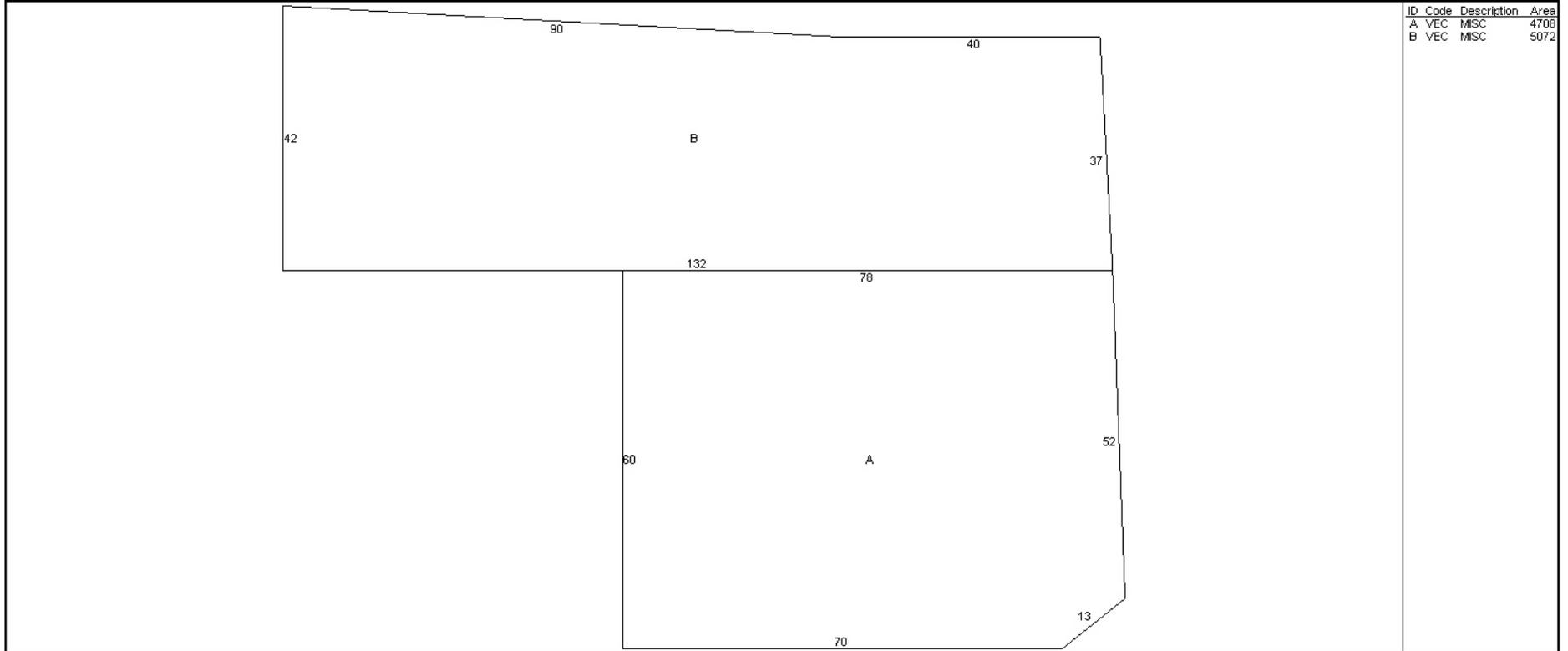
Situs : 190 FRONT ST

Parcel Id: 26-249-000

Class: Multiple Use - Primarily Residential

Card: 2 of 1

Printed: September 17, 2018



ID Code	Description	Area
A VEC	MISC	4708
B VEC	MISC	5072

Additional Property Photos

Situs : 190 FRONT ST

Parcel Id: 26-249-000

Class: Multiple Use - Primarily Residential

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
01	A	001 Low Rise Apartment	10	19,722			76,200	10	50	0	72,390	35	25		6,370	6,370	66,020
03	S	001 General Retail	0	4,656	8.00		37,248	5		0	35,386				6,518	6,518	28,868

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	6	2	\0	6	8,100	48,600

Building Cost Detail - Building 1 of 1

Total Gross Building Area	24,378
Replace, Cost New Less Depr	787,990
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	787,990
Value per SF	32.32

Notes - Building 1 of 1

FRONT STREET ANTIQUES AND APAR

Income Summary (Includes all Building on Parcel)

Total Net Income	94,888
Capitalization Rate	0.100000
Sub total	948,880
Residual Land Value	
Final Income Value	948,880
Total Gross Rent Area	24,378
Total Gross Building Area	24,378

Situs : 244 FRONT ST

Map ID: 26-250-000

Class: Eating & Drinking

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
EL ON WHEELS LLC
9 CUSHING STREET
BRUNSWICK ME 04011

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 2016R/01067
District
Zoning C1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1100			112,500

Total Acres: .11
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	112,500	112,500	112,500	112,500	0
Building	346,500	346,500	346,500	-28,800	0
Total	459,000	459,000	459,000	83,700	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	459,000	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/13/04	SPW	Measured Only	Other
06/02/94	JS	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/04/16	4610	260,000	CNG New Restaurant W/ 193sf Walk-In	
02/10/06	3539	21,000	CAL Renovate For Apt And Business U	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/17/16		Land & Bldg	No Consideration	2016R/01067	Error Correction	EL ON WHEELS LLC
12/31/14	154,000	Land & Bldg	Valid Sale	2014R/01520	Warranty Deed	EL ON WHEELS LLC
10/08/13	185,000	Land & Bldg	Valid Sale	0003548/237	Warranty Deed	POCHEE LLC
10/20/05	221,000	Land & Bldg	Valid Sale	0002635/072	Warranty Deed	THREE LITTLE GIRLS, THE LLC
				0000380/367		ELWELL, ALAN R & MARY ANN

Inspection Witnessed By _____

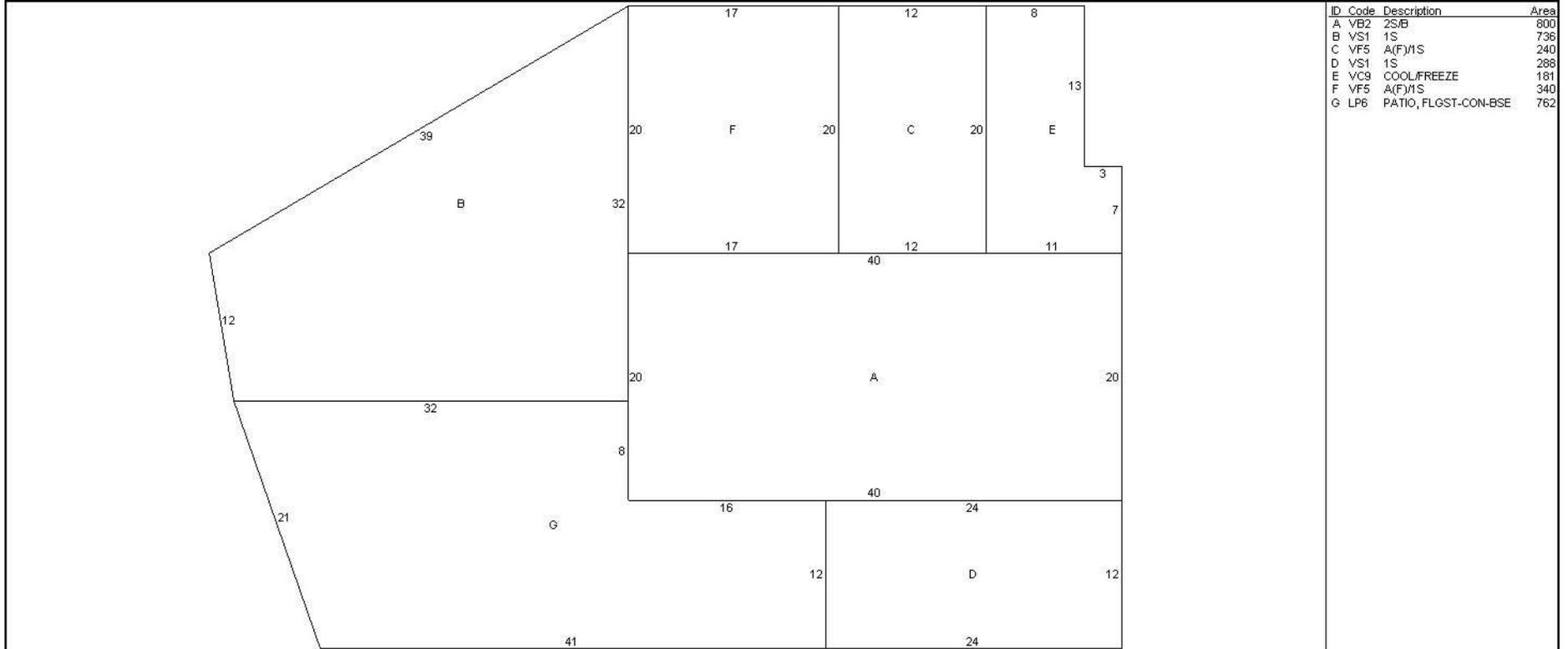
Situs : 244 FRONT ST

Parcel Id: 26-250-000

Class: Eating & Drinking

Card: 2 of 1

Printed: September 17, 2018



ID Code	Description	Area
A VB2	2S/B	800
B VS1	1S	736
C VF5	A(F)1S	240
D VS1	1S	288
E VC9	COOL/FREEZE	181
F VF5	A(F)1S	340
G LP6	PATIO, FLGST-CON-BSE	762

Additional Property Photos

Situs : 244 FRONT ST

Parcel Id: 26-250-000

Class: Eating & Drinking

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	798						0							
16	S	001 General Restaurant	0	933	16.00		14,928	5		0	14,182				5,816	5,816	8,366

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	1	2	1\0	1	8,100	8,100

Building Cost Detail - Building 1 of 1

Total Gross Building Area	3,383
Replace, Cost New Less Depr	346,490
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	346,490
Value per SF	102.42

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	8,366
Capitalization Rate	0.100000
Sub total	83,660
Residual Land Value	
Final Income Value	83,660
Total Gross Rent Area	2,585
Total Gross Building Area	3,383

Situs : 280 FRONT ST

Map ID: 26-254-000

Class: General Office

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
SAC, LLC
280 FRONT ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 104C
Alternate Id
Vol / Pg 0002827/087
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2700			62,000

Total Acres: .27
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	62,000	62,000	62,000	62,000	0
Building	328,100	328,100	340,400	166,900	0
Total	390,100	390,100	402,400	228,900	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	390,100	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/13/04	SPW	Measured Only	Other
06/07/94	JS	Entry Gained	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/31/07	325,000	Land & Bldg	Related Corporations	0002827/087	Warranty Deed	SAC, LLC
01/19/07		Land & Bldg	Transfer Of Convenience	0002823/123		INDABA, LLC
06/28/06	160,300	Land & Bldg	Related Corporations	0002742/085	Quit Claim	INDABA, LLC
04/06/05	60,000	Land & Bldg	Related Corporations	0002547/283	Warranty Deed	STINSON, CARL W
04/02/84	36,350		Valid Sale	0000660/229		CARODA ASSOCIATES
04/02/84	36,250		Valid Sale	0000660/228		CARODA ASSOCIATES

Inspection Witnessed By _____

Situs : 280 FRONT ST

Parcel Id: 26-254-000

Class: General Office

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1880 /
Building #	1
Structure Type	Office Building - Low
Identical Units	1
Total Units	1
Grade	B+C
# Covered Parking	
# Uncovered Parking	
DBA	STINSON LAW OFFICE

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch Covered		9	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	760	116	Support Area	7	None	Wood Frame/Joist/B	Normal	None	None	None	2	2
2	01	01	100	1,802	200	Office Building	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	02	02	100	1,802	200	Office Building	9	Frame	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	760	Support Area		35	9,080
2	1,802	Office Building		60	165,640
3	1,802	Office Building		60	162,020

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1980			1	3,800	C	2	3	3,700

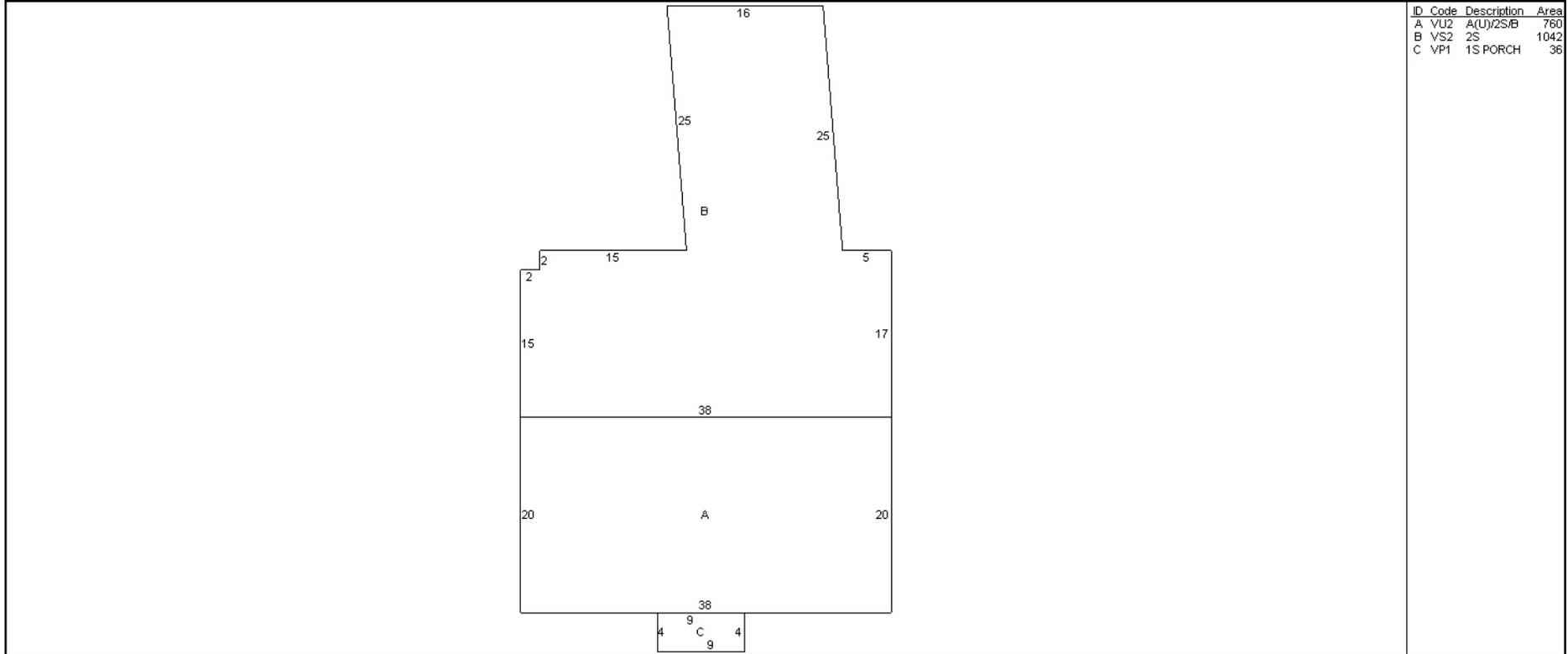
Situs : 280 FRONT ST

Parcel Id: 26-254-000

Class: General Office

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 280 FRONT ST

Parcel Id: 26-254-000

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	8						0							
04	S	001 General Office	0	3,604	9.00		32,436	10		0	29,192				6,307	6,307	22,885

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	4,364
Replace, Cost New Less Depr	336,740
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	336,740
Value per SF	77.16

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	22,885
Capitalization Rate	0.100000
Sub total	228,850
Residual Land Value	
Final Income Value	228,850
Total Gross Rent Area	4,356
Total Gross Building Area	4,364

Situs : 259 FRONT ST

Map ID: 26-259-000

Class: General Office

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
ES I, LLC
PO BOX 271
WOOLWICH ME 04579

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 0003185/166
District
Zoning C1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2400			151,950

Total Acres: .24
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	152,000	152,000	152,000	152,000	0
Building	721,900	721,900	721,900	326,800	0
Total	873,900	873,900	873,900	478,800	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	873,900	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
04/18/12	PDM	Entry Gained	Owner
11/13/04	SPW	Measured Only	Other
06/07/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/13/06	3524	4,000	CAL Interior Partitions	
06/01/98	2347	450,000		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/30/10	925,800	Land & Bldg	Bankruptcy Proceedings	0003185/166 0000326/351		ES I, LLC SEWALL, M W & CO

Inspection Witnessed By _____

Situs : 259 FRONT ST

Parcel Id: 26-259-000

Class: General Office

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1998 /
Building #	1
Structure Type	Office Building - Low
Identical Units	1
Total Units	1
Grade	C+C
# Covered Parking	
# Uncovered Parking	
DBA	MW SEWALL & CO

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Porch, Open		400	1			1								
2	Sprinkler Sys Wet		1	7,540			1								
2	Wood Deck		25	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	1,680	208	Support Area	8	None	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	1	1
2	01	01	100	3,940	280	Office Building	10	Brick Venee	Wood Frame/Joist/B	Normal	None	Central	Normal	3	3
3	02	02	100	3,600	240	Office Building	10	Brick Venee	Wood Frame/Joist/B	Normal	None	Central	Normal	3	2

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,680	Support Area		70	35,450
2	3,940	Office Building		85	409,120
3	3,600	Office Building		84	268,220

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1998			1	5,500	C	3	3	9,090

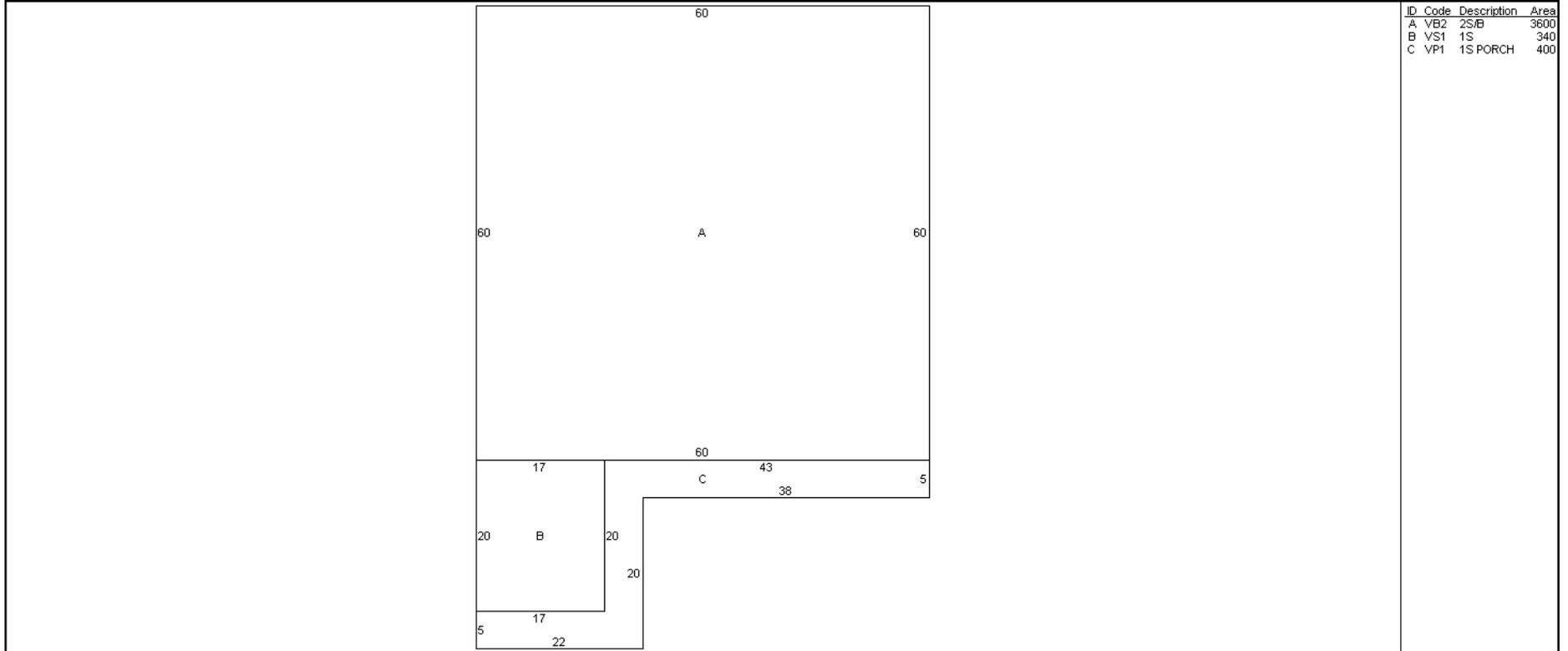
Situs : 259 FRONT ST

Parcel Id: 26-259-000

Class: General Office

Card: 1 of 1

Printed: September 17, 2018



ID Code	Description	Area
A VB2	2S/B	3600
B VS1	1S	340
C VP1	1S PORCH	400

Additional Property Photos

Situs : 259 FRONT ST

Parcel Id: 26-259-000

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	17						0							
04	S	001 General Office	0	7,540	9.00		67,860	10		0	61,074				13,195	13,195	47,879

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	9,220
Replace, Cost New Less Depr	712,790
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	712,790
Value per SF	77.31

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	47,879
Capitalization Rate	0.100000
Sub total	478,790
Residual Land Value	
Final Income Value	478,790
Total Gross Rent Area	9,203
Total Gross Building Area	9,220

Situs : 140 COMMERCIAL ST

Map ID: 26-260-000

Class: Hotels

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
DORKS R US
15 MAIN ST SUITE 210
FREEPORT ME 04032

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 0003062/286
District
Zoning C1
Class COMMERCIAL



Property Notes
NEW HOTEL 2010

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.9100	Location	70	811,360

Total Acres: 1.91
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	811,400	811,400	811,400	811,400	0
Building	6,555,700	6,555,700	6,555,700	6,414,300	0
Total	7,367,100	7,367,100	7,367,100	7,225,700	0

Total Exemptions 0 Manual Override Reason
Net Assessed 7,367,100 Base Date of Value
Value Flag COST APPROACH Effective Date of Value
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
04/30/10	PDM	Entry Gained	Other
06/13/94	JS	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/22/09	3989	6,087,000	CNB Building 94 Room Hotel & Associa	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/17/09	164,828	Land Only	Sale Includes Multiple Parcels	0003062/283	Warranty Deed	DORKS R US
03/17/09	735,172	Land Only	Sale Includes Multiple Parcels	0003062/286	Warranty Deed	DORKS R US
03/01/88	300,000		Valid Sale	0000868/220		SAGADAHOCK REAL ESTATE
				0000566/015		MORSE, JOHN G JR
				0000335/244		UNK

Inspection Witnessed By _____

Situs : 140 COMMERCIAL ST

Parcel Id: 26-260-000

Class: Hotels

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	2010 /
Building #	1
Structure Type	Hotel/Motel High Ris
Identical Units	1
Total Units	94
Grade	B+
# Covered Parking	
# Uncovered Parking	
DBA	HAMPTON INN

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Sprinkler Sys Wet		1	55,300		1							
1	Elevator Hydraulic Pasng		3,500	150	4	2							
1	Indoor Pool		14	40		1							
1	Canopy Roof/Slab		1	1,152		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	13,900	600	Hotel	13	Brick Venee	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	3
2	01	01	100	13,800	600	Hotel	10	Brick Venee	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	3
3	01	01	100	13,800	600	Hotel	10	Brick Venee	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	3
4	01	01	100	13,800	600	Hotel	10	Brick Venee	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	13,900	Hotel	98	100	2,098,240
2	13,800	Hotel	98	100	1,460,230
3	13,800	Hotel	98	100	1,460,230
4	13,800	Hotel	98	100	1,460,230

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	2010			1	33,600	B	3	3	76,780

Situs : 140 COMMERCIAL ST

Parcel Id: 26-260-000

Class: Hotels

Card: 1 of 1

Printed: September 17, 2018

ID	Code	Description	Area
A	VS4	4S	12882

226

57

A

57

226

Additional Property Photos

Situs : 140 COMMERCIAL ST	Parcel Id: 26-260-000	Class: Hotels	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
02	H	001 Motel	94	55,300	90.00	120	3,705,480	35		0	2,408,562	70			1,685,993	1,685,993	722,569

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	55,300
Replace, Cost New Less Depr	6,478,930
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	6,478,930
Value per SF	117.16

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	722,569
Capitalization Rate	0.100000
Sub total	7,225,690
Residual Land Value	
Final Income Value	7,225,690
Total Gross Rent Area	55,300
Total Gross Building Area	55,300

Situs : 213 FRONT ST

Map ID: 26-262-000

Class: Parking Lots

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
MORSE, JOHN G JR
4 MILL RD
PHIPPSBURG ME 04562

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 0000566/015
District
Zoning C1
Class COMMERCIAL

Property Notes
BUILDING DEMOLISHED FEBRUARY 2005
INTEREST BK1920 PG294

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 16,727	Location		142,180

Total Acres: .384
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	142,200	142,200	142,200	0	0
Building	24,700	24,700	24,700	0	0
Total	166,900	166,900	166,900	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	166,900	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/04/04	SPW	Entry & Sign	Other
06/08/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/15/05	3371	140,000	CDM Demo Praver Block	
12/01/98	2441	500	CAL	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000566/015		MORSE, JOHN G JR

Situs : 213 FRONT ST

Parcel Id: 26-262-000

Class: Parking Lots

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Hotel/Motel High Ris
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	2010			1	10,800	B	3	3	24,680

Situs : 213 FRONT ST

Parcel Id: 26-262-000

Class: Parking Lots

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 213 FRONT ST

Parcel Id: 26-262-000

Class: Parking Lots

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

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

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

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

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : 195 FRONT ST

Map ID: 26-263-000

Class: Parking Lots

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
SAGADAHOCK REAL ESTATE ASSOC
53 FRONT ST
BATH ME 04530 2508

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 0000882/304
District
Zoning C1
Class COMMERCIAL

Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 5,227	Location		44,430
Total Acres: .12 Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	44,400	44,400	44,400	0	0
Building	0	0	0	0	0
Total	44,400	44,400	44,400	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	44,400	Base Date of Value			
Value Flag	COST APPROACH		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
06/13/94	JS	Unimproved	

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/01/88	75,000		Valid Sale	0000882/304 0000583/076		SAGADAHOCK REAL ESTATE ASSOC UNK

Inspection Witnessed By _____

Situs : 195 FRONT ST

Parcel Id: 26-263-000

Class: Parking Lots

Card: 2 of 1

Printed: September 17, 2018

Building Information

Year Built/Eff Year /
 Building #
 Structure Type Hotel/Motel High Ris
 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
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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 : 195 FRONT ST

Parcel Id: 26-263-000

Class: Parking Lots

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 195 FRONT ST

Parcel Id: 26-263-000

Class: Parking Lots

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

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

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

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

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : 185 FRONT ST

Map ID: 26-264-000

Class: Supermarkets > 10,000SF

Card: 3 of 1

Printed: September 17, 2018

CURRENT OWNER
HOMETOWN HOLDINGS LLC 185 FRONT ST BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 2017R/2985
District
Zoning C1
Class COMMERCIAL

Property Notes
RENOVATED IN 2003 - CONVERTED TO MARKET



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.8100			262,990
Total Acres: .81				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	263,000	263,000	263,000	0	0
Building	745,300	745,300	829,400	0	0
Total	1,008,300	1,008,300	1,092,400	0	0
Total Exemptions	0		Manual Override Reason		
Net Assessed	1,008,300		Base Date of Value		
Value Flag	ORION		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
11/04/04	SPW	Entry & Sign	Other
06/06/94	JS		Other

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
06/20/10	4113	3,500	CAL Build Closet		
09/12/02	3021	400,000	CAL	0	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/05/17	1,150,000	Land & Bldg	Other, See Notes	2017R/2985	Warranty Deed	149 FRONT STREET LLC
12/15/60		Land & Bldg		0000318/423	Warranty Deed	HOMETOWN HOLDINGS LLC

Inspection Witnessed By _____

Situs : 185 FRONT ST

Parcel Id: 26-264-000

Class: Supermarkets > 10,000SF

Card: 3 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1970 / 1990
Building #	1
Structure Type	Supermarket
Identical Units	1
Total Units	1
Grade	C+C
# Covered Parking	
# Uncovered Parking	
DBA	BRACKETT'S MARKET

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Only		36	4		1							
1	Dock Level Floor		200	10		1							
1	Truck & Train Wells		1	1		9							
1	Overhead Dr-Wood/Mtl		7	7		1							
1	Store Front/Av Met F		1	42		1							
1	Sprinkler Sys Wet		1	12,050		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	11,250	430	Retail Store	18	Brick & Con	Fire Resistant	Normal	None	Central	Normal	5	4
2	01	01	100	600	80	Retail Store	15	Concrete Bl	Fire Resistant	Normal	None	Central	Normal	5	4
3	01	01	100	200	50	Retail Store	11	Concrete Bl	Fire Resistant	Normal	None	Central	Normal	5	4
4	01	01	100	1,188	130	Retail Store	10	Frame	Pre-Engineered Stee	Normal	None	Central	Normal	5	4

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	11,250	Retail Store		77	674,320
2	600	Retail Store		77	46,450
3	200	Retail Store		77	17,870
4	1,188	Retail Store		74	63,080

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Light - In	1978	1	1	4	1	C	3	3	2,130
2	Asph Pav	1978			1	21,000	C	3	3	25,530

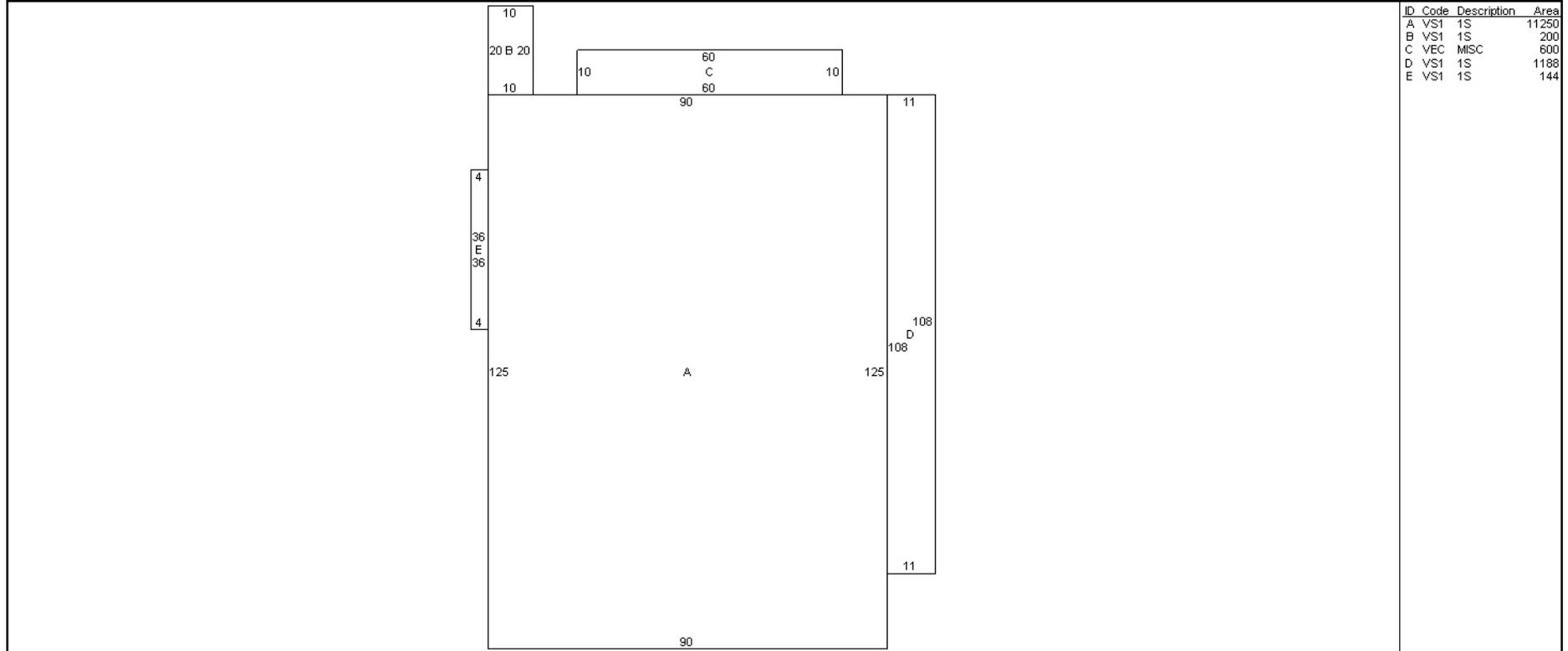
Situs : 185 FRONT ST

Parcel Id: 26-264-000

Class: Supermarkets > 10,000SF

Card: 3 of 1

Printed: September 17, 2018



Additional Property Photos



Situs : 185 FRONT ST

Parcel Id: 26-264-000

Class: Supermarkets > 10,000SF

Card: 3 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
03	S	001 General Retail	0	13,238	8.00		105,904	5		0	100,609				18,533	18,533	82,076

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	13,238
Replace, Cost New Less Depr	801,720
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	801,720
Value per SF	60.56

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	82,076
Capitalization Rate	0.000000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	13,238
Total Gross Building Area	13,238

Situs : 149 FRONT ST

Map ID: 26-265-000

Class:

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
149 FRONT ST LLC 164 OCEAN BLVD SEABROOK NH 03874

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 2017R/02918
District
Zoning C1
Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.6100		224,030
Total Acres: .61				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	224,000	224,000	224,000	224,000	0
Building	1,012,900	1,012,900	1,012,900	846,200	0
Total	1,236,900	1,236,900	1,236,900	1,070,200	0
Total Exemptions	0		Manual Override Reason		
Net Assessed	1,236,900		Base Date of Value		
Value Flag	COST APPROACH		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
10/16/13	PDM	Entry Gained	Other
11/13/04	SPW	Entry & Sign	Other
06/06/94	JS		Tenant

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/10/14	4459	4,000	CAL Remove & Replace Window	
01/30/06	3531	78,980	CAL Office Renovation Interior Only.	
08/08/00	2691	200,000	CAL	0
01/01/97	3026	7,000	CAL	0
02/01/95	1857	60,000	CAL	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/02/17		Land Only	Other, See Notes	2017R/02918	Quit Claim	149 FRONT ST LLC
08/18/14		Land & Bldg	Related Corporations	0003619/001	Warranty Deed	149 FRONT ST LLC
05/01/95		Land & Bldg	Transfer Of Convenience	0001350/310		PATTEN, LUCILLE C TRUSTEE OF THE UNK
				0000449/058		

Inspection Witnessed By _____

Situs : 149 FRONT ST

Parcel Id: 26-265-000

Class:

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1958 /
Building #	1
Structure Type	Office Building - Low
Identical Units	1
Total Units	1
Grade	C+C
# Covered Parking	
# Uncovered Parking	
DBA	NORTHRUP GRUMMAN AND JI

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Porch, Open		471	1			1								
1	Porch Covered		14	4			1								
1	Porch Covered		27	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	10,964	362	Office Building	18	Brick Venee	Wood Frame/Joist/B	Normal	Hot Water	Central	Normal	3	2
2	01	01	100	3,740	178	Office Building	18	Brick Venee	Wood Frame/Joist/B	Normal	Hot Water	Central	Normal	3	2
3	M1	M1	100	660	104	Multi-Use Sales	7	Enclosure	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	2
4	01	01	100	1,440	152	Retail Store	18	Brick Venee	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	10,964	Office Building		40	666,240
2	3,740	Office Building		40	238,860
3	660	Multi-Use Sales		40	14,500
4	1,440	Retail Store		40	79,840

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1983			1	11,100	C	3	3	13,490

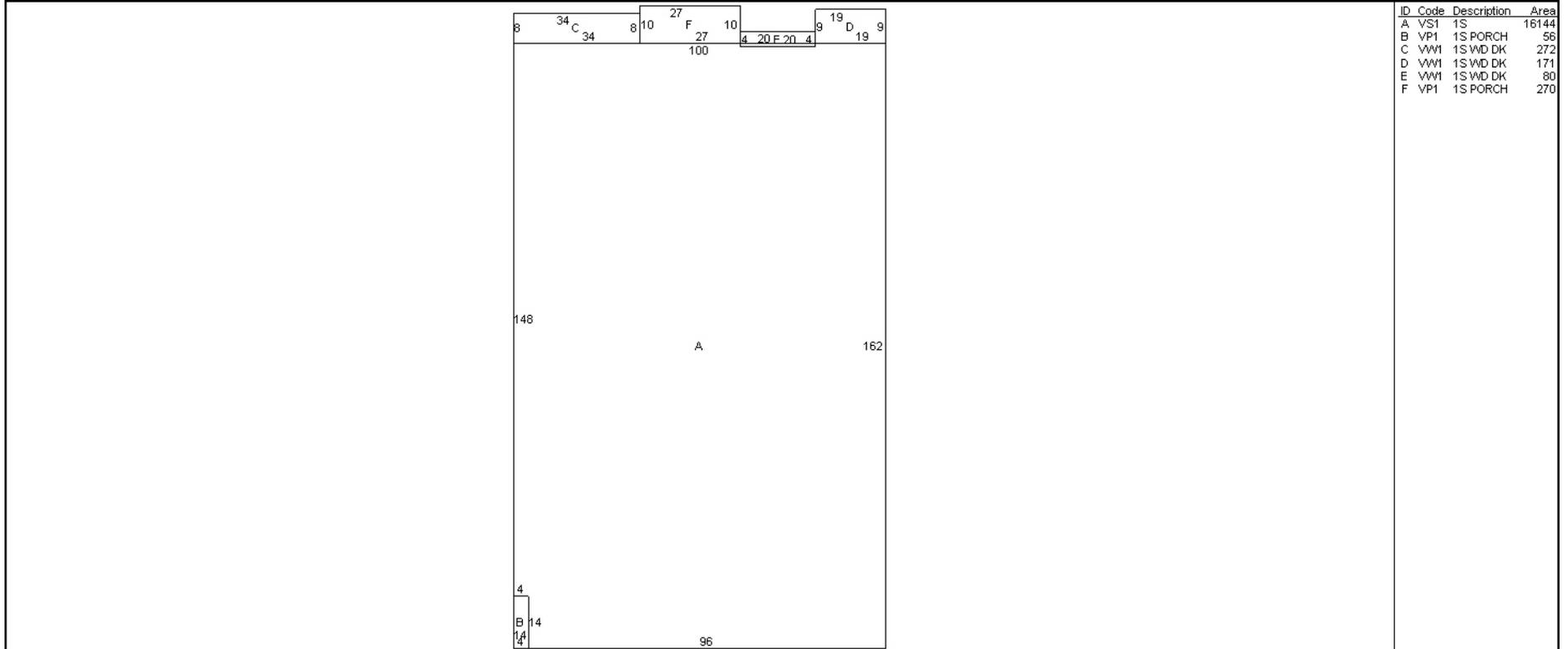
Situs : 149 FRONT ST

Parcel Id: 26-265-000

Class:

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 149 FRONT ST

Parcel Id: 26-265-000

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
03	S	001 General Retail	0	1,440	8.00		11,520	5		0	10,944				2,016	2,016	8,928
04	S	001 General Office	0	14,704	9.00		132,336	10		0	119,102				25,732	25,732	93,370
21	S	001 Office High Rise 4+ Sto	0	660	9.00		5,940	5		0	5,643	0			924	924	4,719

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	16,804
Replace, Cost New Less Depr	999,440
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	999,440
Value per SF	59.48

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	107,017
Capitalization Rate	0.100000
Sub total	1,070,170
Residual Land Value	
Final Income Value	1,070,170
Total Gross Rent Area	16,804
Total Gross Building Area	16,804

Situs : 141 FRONT ST

Map ID: 26-266-000

Class:

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
WINDWARD PROPERTIES, LLC
53 SPRING ST
YARMOUTH ME 04096

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 2017R/03382
District
Zoning C1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.0650			98,440

Total Acres: .065
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	98,400	98,400	98,400	98,400	0
Building	159,200	159,200	159,200	88,700	0
Total	257,600	257,600	257,600	187,100	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	257,600	Base Date of Value			
Value Flag	COST APPROACH		Effective Date of Value		
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/13/04	SPW	Measured Only	Other
06/06/94	JS		Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/12/17	4787	210,000	CAL Commercial Fit-Up Of Brewery/Eat	
11/10/15	4588	25,000	CAL Interior Fit-Up Of Existing Space	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/22/17	260,000	Land & Bldg	Valid Sale	2017R/03382	Quit Claim	WINDWARD PROPERTIES, LLC
11/25/15	220,000	Land & Bldg	Other, See Notes	2015R/08953	Quit Claim	BATH RIVERWALK, LLC
07/27/15		Land Only	Only Part Of Parcel	2015R/05200	Quit Claim	FIRST FEDERAL SAVINGS AND
01/01/94	160,300	Land & Bldg	Outlier	0001261/330		FIRST FEDERAL SAVINGS AND LOAN AS'
				0000567/070		UNK

Inspection Witnessed By _____

Situs : 141 FRONT ST

Parcel Id: 26-266-000

Class:

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1910 /
Building #	1
Structure Type	Downtown Row
Identical Units	1
Total Units	1
Grade	C+C
# Covered Parking	
# Uncovered Parking	
DBA	BRICK STORE ANTIQUES 2ND FL

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Store Front/Wood Frame		1	29			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	1,450	158	Support Area	5	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	1,450	158	Retail Store	14	Brick Venee	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	02	02	100	1,450	158	Converted Office	14	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	1,450	Support Area		50	23,630
2	1,450	Retail Store		50	60,080
3	1,450	Converted Office		50	73,870

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1990	1	1,362	1	1,362	C	3	3	1,660

Situs : 141 FRONT ST

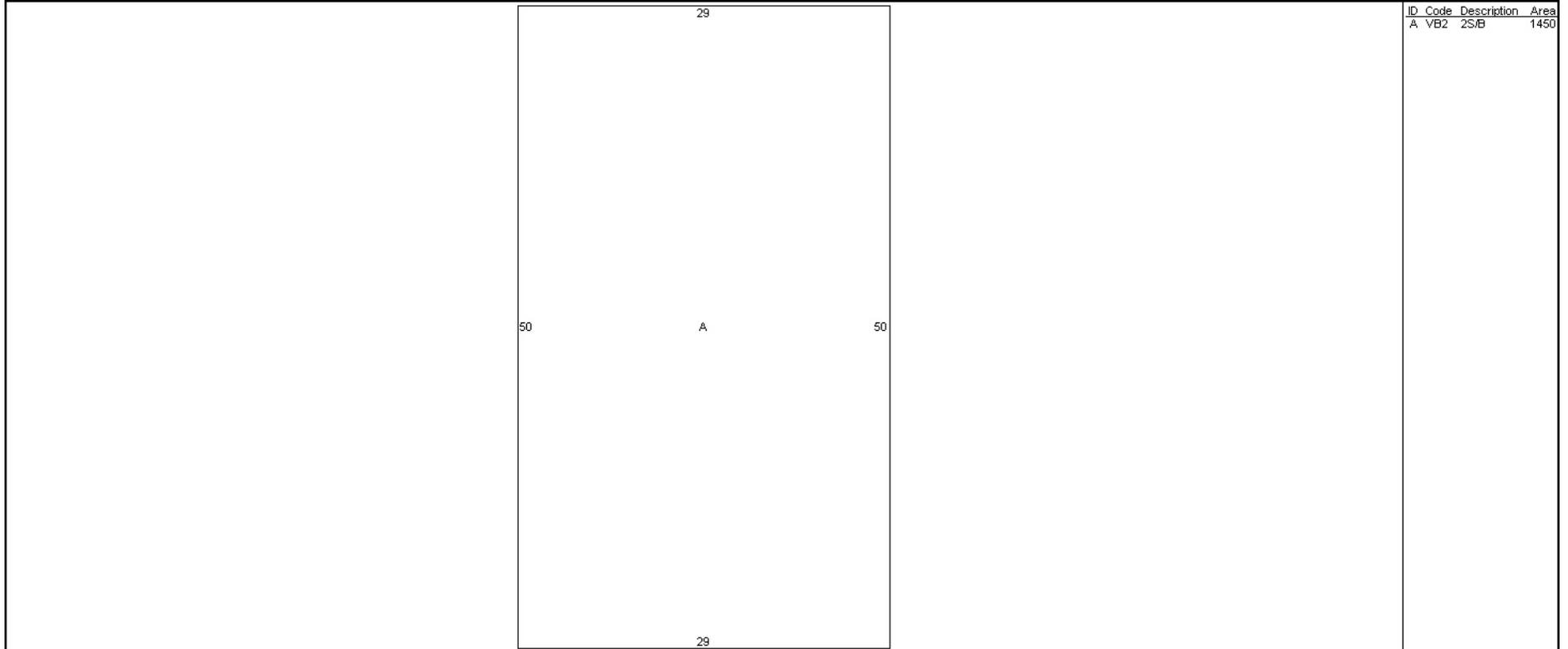
Parcel Id: 26-266-000

Class:

Card: 2 of 1

Printed: September 17, 2018

ID Code	Description	Area
A	VB2 2S/B	1450



Additional Property Photos

Situs : 141 FRONT ST

Parcel Id: 26-266-000

Class:

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	15						0							
03	S	001 General Retail	0	1,450	8.00		11,600	5		0	11,020				2,030	2,030	8,990
22	S	001 Multi Use Office	0	1,450	9.00		13,050	10		0	11,745	0			2,030	2,030	9,715

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	4,350
Replace, Cost New Less Depr	157,580
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	157,580
Value per SF	36.23

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	18,705
Capitalization Rate	0.100000
Sub total	187,050
Residual Land Value	
Final Income Value	187,050
Total Gross Rent Area	4,335
Total Gross Building Area	4,350

Situs : 129 FRONT ST

Map ID: 26-267-000

Class:

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
FRONT STREET PROPERTIES LLC
23 PRESTON DR
WOOLWICH ME 04579 0000

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 0003578/317
District
Zoning C1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1000			109,380

Total Acres: .1
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	109,400	109,400	109,400	109,400	0
Building	128,800	128,800	151,400	81,100	0
Total	238,200	238,200	260,800	190,500	0

Total Exemptions 0
Net Assessed 238,200
Value Flag ORION
Gross Building:
Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
11/13/04	SPW	Measured Only	Other
06/06/94	JS		Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/14/14	4437	5,000	CAL Refit Space For Carleton Realty (F	
02/22/00	2587	10,000	CAL	0
02/01/98	2277	1,000	CAL	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/03/14	275,000	Land & Bldg	Valid Sale	0003578/317	Warranty Deed	FRONT STREET PROPERTIES LLC
01/01/98	170,000	Land & Bldg	Valid Sale	0001547/271		BENOIT, JOSEPH O & PAULA W
				0000583/076		UNK

Inspection Witnessed By _____

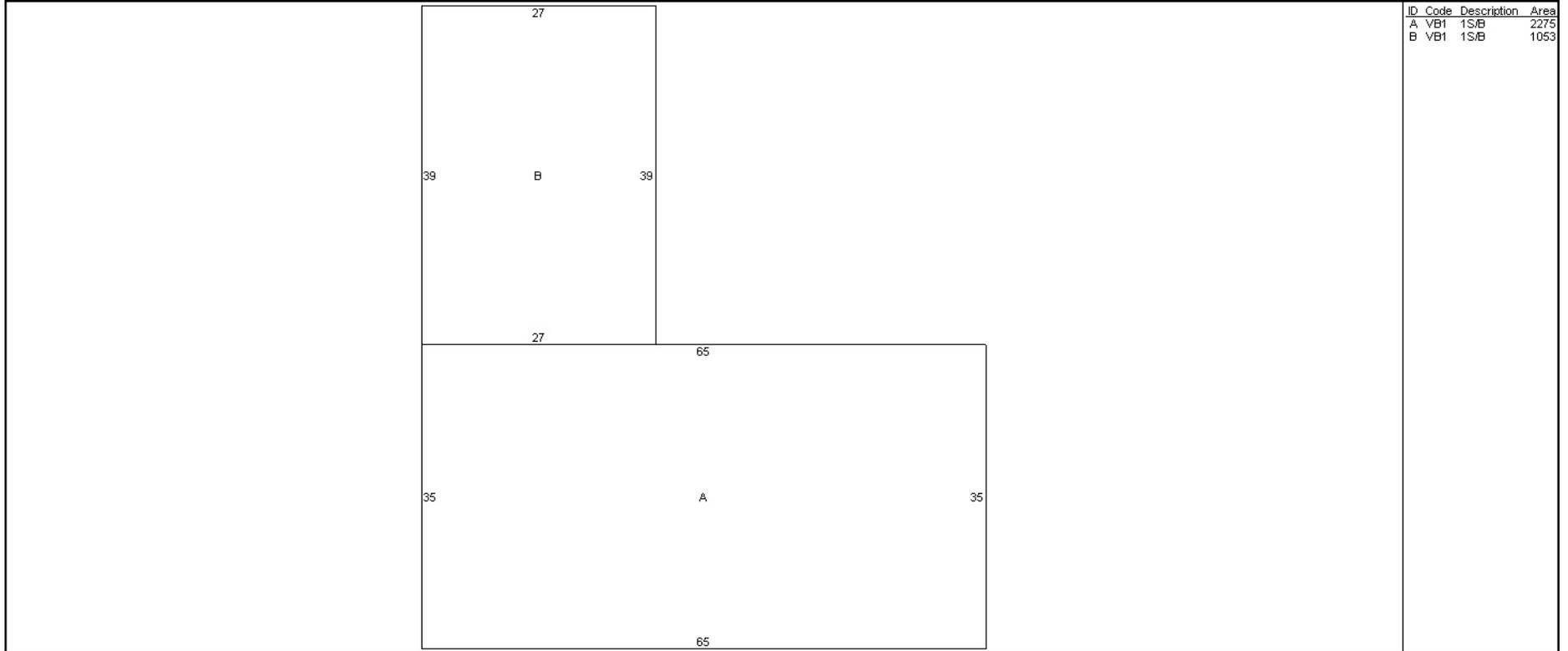
Situs : 129 FRONT ST

Parcel Id: 26-267-000

Class:

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 129 FRONT ST

Parcel Id: 26-267-000

Class:

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	23						0							
03	S	001 General Retail	0	2,275	8.00		18,200	5		0	17,290				3,185	3,185	14,105
07	S	001 Light Manuf/Warehous	0	1,053	6.00		6,318	10		0	5,686				737	737	4,949

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	5,603
Replace, Cost New Less Depr	151,360
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	151,360
Value per SF	27.01

Notes - Building 1 of 1

ADDITION IN REAR NEW IN 2000

Income Summary (Includes all Building on Parcel)

Total Net Income	19,054
Capitalization Rate	0.100000
Sub total	190,540
Residual Land Value	
Final Income Value	190,540
Total Gross Rent Area	5,580
Total Gross Building Area	5,603

Situs : 125 FRONT ST

Map ID: 26-268-000

Class: Banks

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
FIRST FEDERAL SAVINGS & LOAN ASSOC
PO BOX 488
BATH ME 04530 0488

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 0000357/956
District
Zoning C1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.4650			195,780

Total Acres: .465
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	195,800	195,800	195,800	195,800	0
Building	1,786,400	1,786,400	1,718,900	679,400	0
Total	1,982,200	1,982,200	1,914,700	875,200	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	1,982,200	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
11/13/04	SPW	Measured Only	Other
06/06/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/30/00	2654	600	CFX	0
02/18/00	2586	420,000	CAD	0
09/01/94	1763	40,000	CFX	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000357/956		FIRST FEDERAL SAVINGS & LOAN ASSO

Situs : 125 FRONT ST

Parcel Id: 26-268-000

Class: Banks

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1910 / 1980
Building #	1
Structure Type	Bank
Identical Units	1
Total Units	1
Grade	B+C
# Covered Parking	
# Uncovered Parking	
DBA	FIRST FEDERAL SAVINGS

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
3	Bank Vault - No Door		10	8		1							
3	Bank Vault Rec St/Nd		10	8		3							
3	Bank Vault Dr Rect \$		1	1		1							
3	Bank Vault Dr Rec St		1	1		3							
3	Bank Nt Dep Chute		1	1		2							
3	Elevator Electric Pasngr	+	2,000	125	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	2,191	241	Office Building	8	None	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	3	2
2	B1	B1	100	3,004	155	Parking Garage	8	Concrete Lc	Pre-Engineered Stee	Normal	None	None	Normal	3	3
3	01	01	100	5,195	327	Bank/Savings Insti	10	Brick Venue	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	4
4	B1	B1	100	2,020	203	Parking Garage	9	Concrete Lc	Pre-Engineered Stee	Normal	Hot Air	None	Normal	4	4
5	01	01	100	2,020	203	Office Building	12	Brick Venue	Pre-Engineered Stee	Normal	Hot Air	Central	Normal	4	4

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,191	Office Building		55	208,980
2	3,004	Parking Garage		62	87,010
3	5,195	Bank/Savings Institution		71	998,030
4	2,020	Parking Garage		71	67,000
5	2,020	Office Building		71	347,000

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1978			1	8,919	C	3	3	10,840

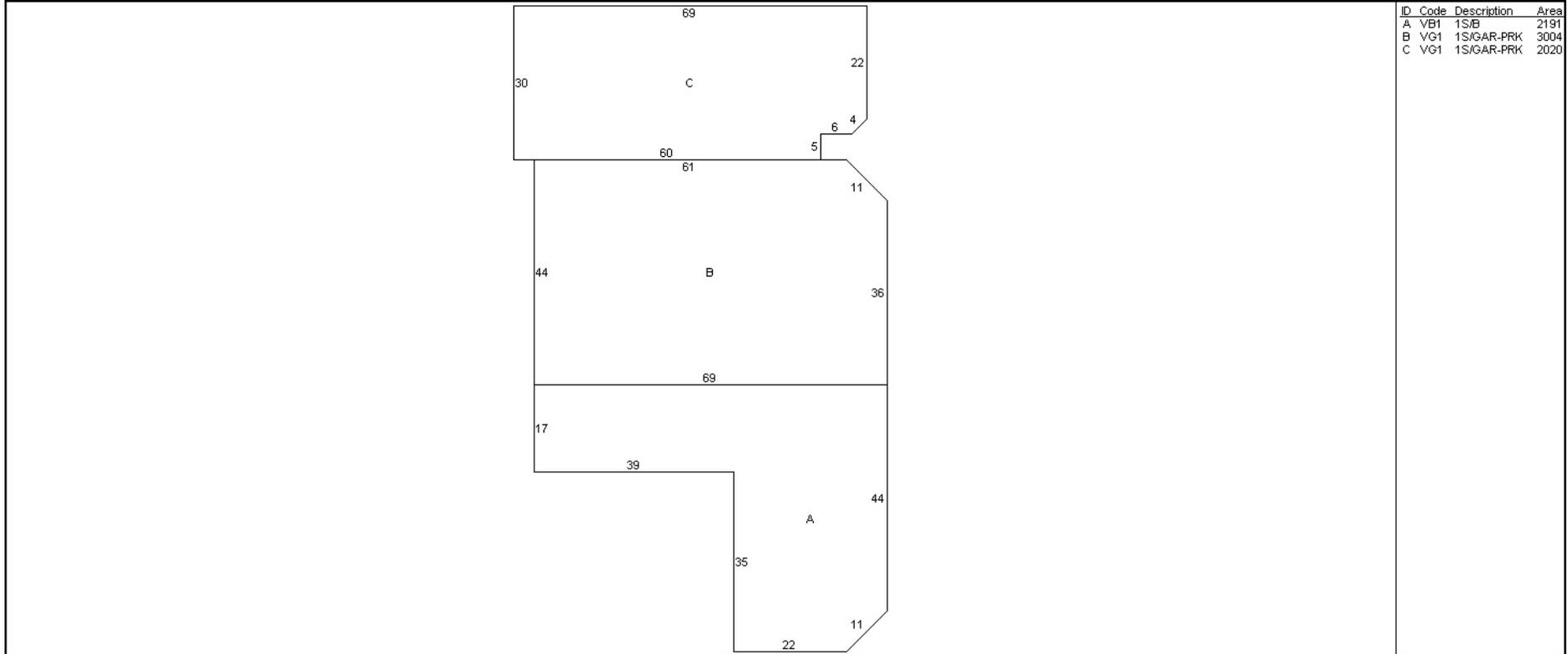
Situs : 125 FRONT ST

Parcel Id: 26-268-000

Class: Banks

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 125 FRONT ST

Parcel Id: 26-268-000

Class: Banks

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	50						0							
04	S	001 General Office	0	4,211	9.00		37,899	10		0	34,109				7,369	7,369	26,740
15	S	001 Banks/Credit Unions	0	5,195	16.00		83,120	5		0	78,964	0			18,183	18,183	60,781

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	14,430
Replace, Cost New Less Depr	1,708,020
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	1,708,020
Value per SF	118.37

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	87,521
Capitalization Rate	0.100000
Sub total	875,210
Residual Land Value	
Final Income Value	875,210
Total Gross Rent Area	14,380
Total Gross Building Area	14,430

Situs : 119 COMMERCIAL ST

Map ID: 26-271-000

Class: Eating & Drinking

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
LONG REACH PROPERTIES LLC
C/O KENNEBEC TAVERN
119 COMMERCIAL ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 203C
Alternate Id
Vol / Pg 0001441/029
District
Zoning C1
Class COMMERCIAL



Property Notes
\$25,000 EXTRA VALUE INCOME FOR - BOATS.

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.7090			312,210

Total Acres: .709
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	312,200	312,200	312,200	312,200	0
Building	568,800	568,800	591,900	310,500	0
Total	881,000	881,000	904,100	622,700	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	881,000	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Boat Slips	150000				

Entrance Information

Date	ID	Entry Code	Source
12/02/04	MS	Entry Gained	Owner
06/06/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/01/96	2078	2,000	CAL	0
10/01/94	1783	0	CHA	0
05/01/94	1714	35,500	CFX	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/01/96	375,000	Land & Bldg	Valid Sale	0001441/029		LONG REACH PROPERTIES LLC
10/21/93			Foreclosure/Repo	0001241/133		C.S.C.
09/30/87	2,960,000		Sale Includes Multiple Parcels	0000845/015		KENNEBEC PARTNERS

Inspection Witnessed By _____

Situs : 119 COMMERCIAL ST

Parcel Id: 26-271-000

Class: Eating & Drinking

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1950 /
Building #	1
Structure Type	Restaurant
Identical Units	1
Total Units	1
Grade	C+C
# Covered Parking	
# Uncovered Parking	
DBA	KENNBEC TAVERN OFFICE V

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Patio, Concrete		56	20			1								
1	Porch, Open		6	10			1								
1	Porch, Open		16	5			2								
1	Porch Covered		26	14			1								
1	Utility Bldg-Frame		35	11			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	2,212	176	Office Building	9	Frame	Wood Frame/Joist/B	Normal	None	Central	Normal	4	3
2	01	01		100	3,724	218	Restaurant	9	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	2,212	Office Building		60	154,760
2	3,724	Restaurant		70	226,590

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Boat Dock	1970			1	4,048	C	3	3	48,170
2	Asph Pav	1982			1	3,000	C	3	3	3,650
3	Frame Shed	1994	15	6	1	90	C	3	3	330
4	Tank Steel	1994			1	6,000	C	4	4	8,430

Situs : 119 COMMERCIAL ST

Parcel Id: 26-271-000

Class: Eating & Drinking

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 119 COMMERCIAL ST	Parcel Id: 26-271-000	Class: Eating & Drinking	Card: 1 of 1	Printed: September 17, 2018
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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
04	S	001 General Office	0	2,212	9.00		19,908	10		0	17,917				3,871	3,871	14,046
16	S	001 General Restaurant	0	3,724	16.00		59,584	5		0	56,605				8,379	8,379	48,226

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	5,936
Replace, Cost New Less Depr	381,350
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	381,350
Value per SF	64.24

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	62,272
Capitalization Rate	0.100000
Sub total	622,720
Residual Land Value	
Final Income Value	622,720
Total Gross Rent Area	5,936
Total Gross Building Area	5,936

Situs : 99 COMMERCIAL ST

Map ID: 26-272-000

Class: General Office

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
BATHPORT LLC
136 MAINE ST SUITE 5
BRUNSWICK ME 04011

GENERAL INFORMATION
Living Units
Neighborhood 203C
Alternate Id
Vol / Pg 2016R/00746
District
Zoning C1
Class COMMERCIAL



Property Notes
APARTMENTS ON SECOND AND THIRD FLRS

Land Information

Type	Size	Influence Factors	Influence %	Value
Waterfront	AC 0.9220			339,870

Total Acres: .922
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	339,900	339,900	339,900	339,900	0
Building	720,200	720,200	720,200	640,700	0
Total	1,060,100	1,060,100	1,060,100	980,600	0

Total Exemptions 0 Manual Override Reason
Net Assessed 1,060,100 Base Date of Value
Value Flag COST APPROACH Effective Date of Value
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
05/05/08	PDM	Entry Gained	Owner
12/02/04	MS	Entry Gained	Other
06/09/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/20/13	4363	1,000	CAL Add Stairway Between 1st & 2nd F	
01/27/10	4059	2,000	CAL Replacing Windows To Bathport	
08/03/09	4004	1,000	CAL Refit Former Hair Salon To Retail /	
04/27/09	3963	75,700	CAL Alter Ramp/Deck/Steps On South :	
04/26/04	3252	3,000	CAD Small Deck, New Window	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/02/16	1,150,000	Land & Bldg	Valid Sale	2016R/00746	Warranty Deed	BATHPORT LLC
10/01/96	415,000	Land & Bldg	Valid Sale	0001454/276		NEW BATHPORT LIMITED LIABILITY COM
10/21/93			Foreclosure/Repo	0001241/133		C.S.C.
09/30/87	2,960,000		Sale Includes Multiple Parcels	0000845/015		KENNEBEC PARTNERS

Inspection Witnessed By _____

Situs : 99 COMMERCIAL ST

Parcel Id: 26-272-000

Class: General Office

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1973 /
Building #	1
Structure Type	Office Building - Low
Identical Units	1
Total Units	1
Grade	C-C
# Covered Parking	
# Uncovered Parking	
DBA	BATHPORT

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Only		12	4		1							
1	Canopy Only		16	4		1							
1	Porch, Open		1	318		1							
1	Porch, Open Upper		1	1,043		1							
1	Wood Deck		1	424		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	4,096	408	Office Building	8	Frame	Wood Frame/Joist/B	Normal	Hot Water	Unit	Normal	3	3
2	02	02	100	3,648	364	Office Building	8	Frame	Wood Frame/Joist/B	Normal	Hot Water	Unit	Normal	3	3
3	03	03	100	2,064	334	Multi-Use Apartme	6	Frame	Wood Frame/Joist/B	Normal	Hot Water	Unit	Normal	3	3
4	A1	A1	100	3,520	364	Multi-Use Apartme	8	Frame	Wood Frame/Joist/B	Normal	Hot Water	Unit	Normal	3	3
5	01	01	100	1,728	224	Office Building	8	Frame	Wood Frame/Joist/B	Normal	Hot Water	Unit	Normal	3	3
6	02	02	100	1,936	248	Office Building	8	Frame	Wood Frame/Joist/B	Normal	Hot Water	Unit	Normal	3	2
7	03	03	100	1,584	224	Multi-Use Apartme	8	Frame	Wood Frame/Joist/B	Normal	Hot Water	Unit	Normal	3	3
8	A1	A1	100	576	96	Multi-Use Apartme	8	Frame	Wood Frame/Joist/B	Normal	Hot Water	Unit	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	4,096	Office Building		56	209,280
2	3,648	Office Building		56	166,470
3	2,064	Multi-Use Apartment		56	70,960
4	3,520	Multi-Use Apartment		56	46,730
5	1,728	Office Building		56	83,870
6	1,936	Office Building		47	77,180
7	1,584	Multi-Use Apartment		56	56,550
8	576	Multi-Use Apartment		56	8,600

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1995	1	500	1	500	C	2	2	600

Situs : 99 COMMERCIAL ST

Parcel Id: 26-272-000

Class: General Office

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 99 COMMERCIAL ST

Parcel Id: 26-272-000

Class: General Office

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
01	A	001 Low Rise Apartment	6	5,286			43,800	10		0	39,420	35			13,797	13,797	25,623
04	S	001 General Office	0	11,408	9.00		102,672	10		0	92,405				19,964	19,964	72,441

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	2	2	\0	2	8,100	16,200

Building Cost Detail - Building 1 of 1

Total Gross Building Area	19,152
Replace, Cost New Less Depr	719,640
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	719,640
Value per SF	37.58

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	98,064
Capitalization Rate	0.100000
Sub total	980,640
Residual Land Value	
Final Income Value	980,640
Total Gross Rent Area	19,152
Total Gross Building Area	19,152

Situs : 61 COMMERCIAL ST

Map ID: 26-273-000

Class: City of Bath

Card: 3 of 1

Printed: September 17, 2018

CURRENT OWNER
CITY OF BATH
55 FRONT ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 203C
Alternate Id
Vol / Pg 0000315/045
District
Zoning C1
Class EXEMPT



Property Notes
1.76

Land Information

Type	Size	Influence Factors	Influence %	Value
Waterfront	AC 1.6000			560,000

Total Acres: 1.6
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	560,000	560,000	560,000	0	0
Building	30,000	30,000	43,700	0	0
Total	590,000	590,000	603,700	0	0

Total Exemptions 0 Manual Override Reason
Net Assessed 590,000 Base Date of Value
Value Flag ORION Effective Date of Value
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
06/30/94	JSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/25/12	4301	10,000	CAL New Pedestrian Bridge For Waterf	
12/16/10	4177	415,000	CAL Waterfront Park Improvements	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/01/60		Land & Bldg		0000315/045	Warranty Deed	BATH PARKING DISTRICT

Inspection Witnessed By _____

Situs : 61 COMMERCIAL ST

Parcel Id: 26-273-000

Class: City of Bath

Card: 3 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Office Building - Low
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	Boat Dock	1972			1	3,400	C	3	3	40,460
2	Canopy	1972	18	3	1	54	C	3	3	190
3	Restroom	1972	198	1	1	198	C	3	3	3,080

Situs : 61 COMMERCIAL ST

Parcel Id: 26-273-000

Class: City of Bath

Card: 3 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 61 COMMERCIAL ST

Parcel Id: 26-273-000

Class: City of Bath

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
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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