

Situs : 666 HIGH ST

Map ID: 28-002-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
FROHMILLER, CHARLES D
42 NORTH BATH RD
BATH ME 04530

GENERAL INFORMATION
Living Units 6
Neighborhood 102C
Alternate Id
Vol / Pg 0003198/325
District
Zoning R1
Class APARTMENT



Property Notes
CONVERTED LAUNDRAMAT

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3200			67,000

Total Acres: .32
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	67,000	67,000	67,000	67,000	0
Building	192,400	192,400	191,800	175,200	0
Total	259,400	259,400	258,800	242,200	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	259,400	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/29/04	MS	Measured Only	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/21/10	97,750	Land & Bldg	Sale Of Undivided Interest	0003198/325 0000597/015	Warranty Deed	FROHMILLER, CHARLES D FROHMILLER, CHARLES D & THERESA L

Inspection Witnessed By _____

Situs : 666 HIGH ST

Parcel Id: 28-002-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1940 /
Building #	1
Structure Type	Apartment - Garden
Identical Units	1
Total Units	6
Grade	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
1	Porch Covered		12	4		1							
1	Porch Covered		6	4		4							

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	4,120	255	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Electric	None	Normal	4	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	4,120	Apartment		70	189,550

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence Stoc	2004	1	444	1	444	C	2	2	1,010
2	Asph Pav	1950	75	18	1	1,350	C	2	2	1,150
3	Frame Shed	1950	18	7	1	126	C	2	2	90

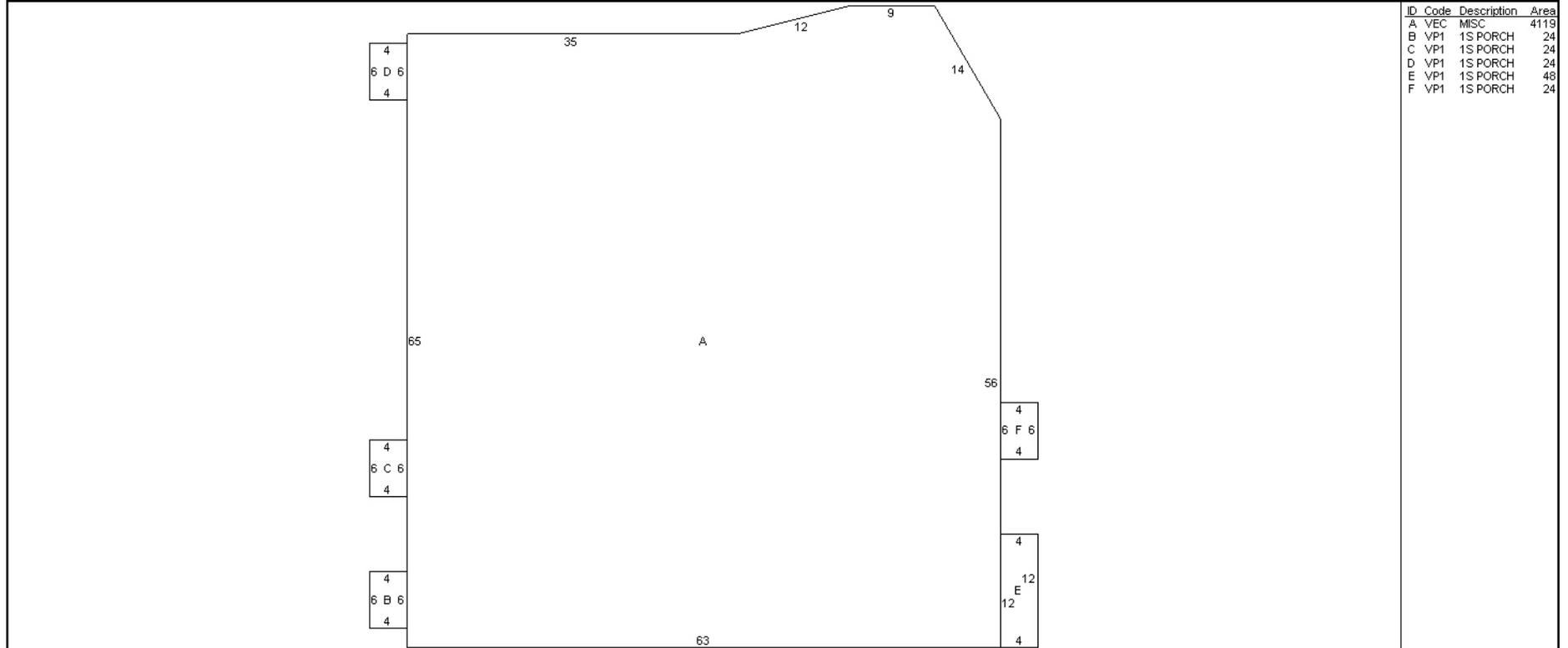
Situs : 666 HIGH ST

Parcel Id: 28-002-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 666 HIGH ST	Parcel Id: 28-002-000	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
01	A	001 Low Rise Apartment	6	4,120			41,400	10		0	37,260	35			13,041	13,041	24,219

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	6	1	\0	6	6,900	41,400

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,120
Replace, Cost New Less Depr	189,550
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	189,550
Value per SF	46.01

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	24,219
Capitalization Rate	0.100000
Sub total	242,190
Residual Land Value	
Final Income Value	242,190
Total Gross Rent Area	4,120
Total Gross Building Area	4,120

Situs : LEEMAN HWY

Map ID: 28-008-000

Class: Vacant Land - Accessory to Comm

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
BR - SS, LLC
PO BOX 309
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0003157/062
District
Zoning R1
Class COMMERCIAL

Property Notes
NARROW STRIP 50x117 - UNPAVED BUS PARKIN
G

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2200	Restr/Nonconfc	-50	83,000
Total Acres: .22 Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	83,000	83,000	83,000	0	0
Building	0	0	0	0	0
Total	83,000	83,000	83,000	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	83,000	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
06/14/94	KJM	Unimproved	

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/31/09	145,572	Land & Bldg	Sale Includes Multiple Parcels	0003157/062	Warranty Deed	BR - SS, LLC
06/29/09		Land Only	Court Order Decree	0003098/290	Deed Of Sale By Pr	REED, MARILYN E
06/17/09		Land Only	Court Order Decree	0003095/266	Certificate Of Abstract (Prot	REED, MARILYN E PR
05/16/88			Court Order Decree	0000887/120		REED, WILLIAM E
				0000819/145		UNK

Inspection Witnessed By _____

Situs : LEEMAN HWY

Parcel Id: 28-008-000

Class: Vacant Land - Accessory to Comm

Card: 2 of 1

Printed: September 17, 2018

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

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

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

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

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

Situs : LEEMAN HWY

Parcel Id: 28-008-000

Class: Vacant Land - Accessory to Comm

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : LEEMAN HWY

Parcel Id: 28-008-000

Class: Vacant Land - Accessory to Comm

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 : LEEMAN HWY

Map ID: 28-009-000

Class: Vacant Land - Accessory to Comm

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
BR - SS, LLC
PO BOX 309
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0003157/062
District
Zoning C2
Class COMMERCIAL



Property Notes
30' FRONTAGE, IRREGULAR SHAPE, SLOPES DO
WN 6' FROM ROAD GRADE

Land Information

Type	Size	Influence Factors	Influence %	Value
Undeveloped	AC 0.5900		-30	20,650

Total Acres: .59
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	20,700	20,700	20,700	0	0
Building	0	0	0	0	0
Total	20,700	20,700	20,700	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	20,700	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

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

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/31/09	145,572	Land & Bldg	Sale Includes Multiple Parcels	0003157/062	Warranty Deed	BR - SS, LLC
06/29/09		Land Only	Court Order Decree	0003098/290	Deed Of Sale By Pr	REED, MARILYN E
06/17/09		Land Only	Court Order Decree	0003095/266	Certificate Of Abstract (Prot	REED, MARILYN E PR
03/22/89	185,000		Valid Sale	0000940/296		REED, WILLIAM E
				0000399/958		UNK

Inspection Witnessed By _____

Situs : LEEMAN HWY

Parcel Id: 28-009-000

Class: Vacant Land - Accessory to Comm

Card: 1 of 1

Printed: September 17, 2018

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

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

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

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

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

Situs : LEEMAN HWY

Parcel Id: 28-009-000

Class: Vacant Land - Accessory to Comm

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : LEEMAN HWY

Parcel Id: 28-009-000

Class: Vacant Land - Accessory to Comm

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 : 82 LEEMAN HWY

Map ID: 28-010-000

Class: Gas, Sales and Service

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
BERT'S OIL SERVICE
PO BOX 309
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0000796/271
District
Zoning C4
Class COMMERCIAL



Property Notes
6 PUMPS AND 2 DIESAL, 4X6 KIOSK UNDER CA
NOPY, 2 BAY REPAIR GARAGE, APPROX 142'FR
ONTAGE

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.5300		25	323,750

Total Acres: .53
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	323,800	323,800	323,800	0	0
Building	105,900	105,900	107,500	0	0
Total	429,700	429,700	431,300	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	429,700	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/24/04	MS	Entry & Sign	Owner
06/01/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/10/86	105,000		Valid Sale	0000796/271		BERT'S OIL SERVICE

Inspection Witnessed By _____

Situs : 82 LEEMAN HWY

Parcel Id: 28-010-000

Class: Gas, Sales and Service

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1964 /
Building #	1
Structure Type	Service Station
Identical Units	1
Total Units	1
Grade	C+C
# Covered Parking	
# Uncovered Parking	
DBA	BERT'S EXXON

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Roof/Slab		2	42		1							
1	Overhead Dr-Wood/Mtl		12	10		2							

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	1,218	142	Service Station W/	12	Concrete Bl	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,218	Service Station W/ Bays		50	51,860

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Canopy Ssa	1991	44	24	1	1,056	C	3	3	18,160
2	Gas Statio	1980	4	6	1	24	C	3	3	2,510
3	Asph Pav	1980			1	5,500	C	3	3	6,690
4	Paving Con	1980	1	1,000	1	1,000	C	3	3	2,330
5	Tank Fiber	1989			1	10,000	C	3	3	10,380
6	Tank Fiber	1989			1	6,000	C	3	3	6,230
7	Tank Fiber	1989			1	4,000	C	3	3	4,150
8	Tank Fiber	1989			1	5,000	C	3	3	5,190

Situs : 82 LEEMAN HWY

Parcel Id: 28-010-000

Class: Gas, Sales and Service

Card: 2 of 1

Printed: September 17, 2018

ID Code	Description	Area
A	VS1 1S	1218

42

29

A

29

42

Additional Property Photos



Situs : 82 LEEMAN HWY

Parcel Id: 28-010-000

Class: Gas, Sales and Service

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	12						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	1,218
Replace, Cost New Less Depr	51,860
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	51,860
Value per SF	42.58

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	1,206
Total Gross Building Area	1,218

Situs : LEEMAN HWY

Map ID: 28-010-001

Class: General Office

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
REED, WILLIAM E PR
C/O BERTS OIL SERVICE
PO BOX 309
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0000819/145
District
Zoning C2
Class COMMERCIAL

Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Total Acres: _____ Spot: _____ Location: _____				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	0	0	0	0
Building	14,600	14,600	14,600	25,700	0
Total	14,600	14,600	14,600	25,700	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	14,600	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
09/29/04	MS	Entry & Sign	Owner
06/01/94	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
				0000819/145		REED, WILLIAM E PR

Situs : LEEMAN HWY

Parcel Id: 28-010-001

Class: General Office

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1958 /
Building #	1
Structure Type	Res-1 Family
Identical Units	1
Total Units	1
Grade	D
# Covered Parking	
# Uncovered Parking	
DBA	BERT'S OIL SERVICE

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

Interior/Exterior Information																
Line	Level	From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01		100	384	80	Converted Office	8	Frame	Wood Frame/Joist/B	Normal	None	None	None	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	384	Converted Office		65	14,640

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

Situs : LEEMAN HWY

Parcel Id: 28-010-001

Class: General Office

Card: 2 of 1

Printed: September 17, 2018

ID	Code	Description	Area
A	VS1	1S	384

Additional Property Photos

Situs : LEEMAN HWY

Parcel Id: 28-010-001

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
22	S	001 Multi Use Office	0	384	9.00		3,456	10		0	3,110	0			538	538	2,572

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	384
Replace, Cost New Less Depr	14,640
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	14,640
Value per SF	38.13

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	2,572
Capitalization Rate	0.100000
Sub total	25,720
Residual Land Value	
Final Income Value	25,720
Total Gross Rent Area	384
Total Gross Building Area	384

Situs : LEEMAN HWY

Map ID: 28-011-000

Class: Parking Lot - Accessory to Comm F

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
BR - SS, LLC
PO BOX 309
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0003157/062
District
Zoning C2
Class COMMERCIAL

Property Notes
16'LF FRONTAGE, SLOPES DOWN APPROX 6' FR
OM ROAD GRADE, 16x100 APPROX SECTION PAV
ED FOR USE BY 28-010

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.7600	Restr/Nonconfc	-40	196,800

Total Acres: .76
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	196,800	196,800	196,800	0	0
Building	0	0	0	0	0
Total	196,800	196,800	196,800	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	196,800	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

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

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/31/09	145,572	Land & Bldg	Sale Includes Multiple Parcels	0003157/062	Warranty Deed	BR - SS, LLC
06/29/09		Land Only	Court Order Decree	0003098/290	Deed Of Sale By Pr	REED, MARILYN E
06/17/09		Land Only	Court Order Decree	0003095/266	Certificate Of Abstract (Prot	REED, MARILYN E PR
03/22/89	185,000		Valid Sale	0000940/296		REED, WILLIAM E

Inspection Witnessed By _____

Situs : LEEMAN HWY

Parcel Id: 28-011-000

Class: Parking Lot - Accessory to Comm F

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Res-1 Family
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 : LEEMAN HWY

Parcel Id: 28-011-000

Class: Parking Lot - Accessory to Comm F

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : LEEMAN HWY

Parcel Id: 28-011-000

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 : 100 LEEMAN HWY

Map ID: 28-012-000

Class:

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
CUMBERLAND FARMS INC
165 FLANDERS RD
WESTBOROUGH MA 01581

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0000394/417
District
Zoning C4
Class COMMERCIAL



Property Notes
6 PUMPS, 230'LF FRONTAGE, NARROW SITE 70
' TO 100' SIDEYARD, CONCRETE BLOCK WITH
BRICK FRONT

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3500	Shape/Size	50	307,500

Total Acres: .35
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	307,500	307,500	307,500	307,500	0
Building	100,200	100,200	101,600	-75,700	0
Total	407,700	407,700	409,100	231,800	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	407,700	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/29/04	MS	Entry & Sign	Other
05/17/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000394/417		CUMBERLAND FARMS INC

Inspection Witnessed By _____

Situs : 100 LEEMAN HWY

Parcel Id: 28-012-000

Class:

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1950 /
Building #	1
Structure Type	Convenience Store
Identical Units	1
Total Units	1
Grade	C+C
# Covered Parking	
# Uncovered Parking	
DBA	CUMBERLAND FARMS

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Cooler-Chiller		20			1							

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	1,680	176	Service Station Re	11	Brick & Con	Wood Frame/Joist/B	Normal	None	Central	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,680	Service Station Retail		50	72,130

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Canopy Ssa	1986	24	24	1	576	C	3	3	8,560
2	Asph Pav	1984			1	3,800	C	3	3	4,620
3	Paving Con	1984	1	3,000	1	3,000	C	3	3	6,990
4	Tank Fiber	1985			2	5,000	C	3	3	9,270

Situs : 100 LEEMAN HWY

Parcel Id: 28-012-000

Class:

Card: 1 of 1

Printed: September 17, 2018

28	60	A	28	<u>ID Code</u>	<u>Description</u>	<u>Area</u>
				A	VEC MISC	1680

Additional Property Photos

Situs : 100 LEEMAN HWY	Parcel Id: 28-012-000	Class:	Card: 1 of 1	Printed: September 17, 2018
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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
14	S	001 Service Station	0	1,680	16.00		26,880	5		0	25,536	0			2,352	2,352	23,184

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	1,680
Replace, Cost New Less Depr	72,130
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	72,130
Value per SF	42.93

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	23,184
Capitalization Rate	0.100000
Sub total	231,840
Residual Land Value	
Final Income Value	231,840
Total Gross Rent Area	1,680
Total Gross Building Area	1,680

Situs : COTTAGE ST

Map ID: 28-013-000

Class: Vacant Land - Accessory to Comm

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
TRUDELL, PAUL M & ELLEN M
12 STATE RD, 6 COASTAL PLAZA
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 2017R/02251
District
Zoning C2
Class COMMERCIAL



Property Notes
FOR SALE CHR REALTY - 725-6996

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.9300		-50	143,180

Total Acres: .93
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	143,200	143,200	143,200	0	0
Building	0	0	0	0	0
Total	143,200	143,200	143,200	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	143,200	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
07/21/94	JSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/05/17		Land & Bldg	Other, See Notes	2017R/02251	Quit Claim	TRUDELL, PAUL M & ELLEN M
05/18/89	70,000		Valid Sale	0000949/192		TRUDELL, PAUL M & ELLEN M
03/22/89	185,000		Valid Sale	0000940/296		WILLIAM E. REED

Inspection Witnessed By _____

Situs : COTTAGE ST

Parcel Id: 28-013-000

Class: Vacant Land - Accessory to Comm

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Convenience Store
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 : COTTAGE ST

Parcel Id: 28-013-000

Class: Vacant Land - Accessory to Comm

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : COTTAGE ST

Parcel Id: 28-013-000

Class: Vacant Land - Accessory to Comm

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

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

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

Building Cost Detail - Building 1 of 1

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

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : 11 ELSINORE AVE

Map ID: 28-032-000

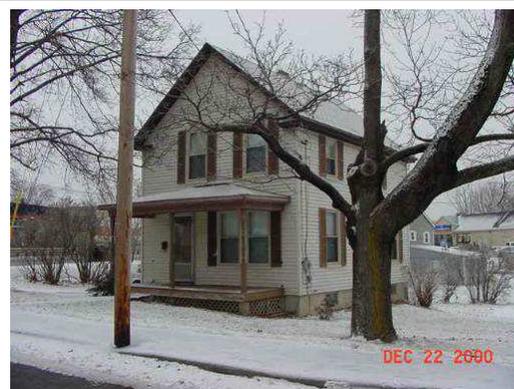
Class: Medical Office

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
FLAMING, GLENN J & SIMONE A
10 BRACKETT RD
DRESDEN ME 04342

GENERAL INFORMATION
Living Units 1
Neighborhood 103C
Alternate Id
Vol / Pg 0002999/179
District
Zoning C4
Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2100			56,000
Total Acres: .21 Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	56,000	56,000	56,000	56,000	0
Building	165,300	165,300	165,300	17,400	0
Total	221,300	221,300	221,300	73,400	0
Total Exemptions	0		Manual Override Reason		
Net Assessed	221,300		Base Date of Value		
Value Flag	COST APPROACH		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
08/04/09	PDM	Left Door Hanger Or Business Card	Other
09/08/04	KAP	Entry & Sign	Owner
07/07/94	KJM		Owner
06/09/94	WAL	Not At Home	

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/16/08	3880	150,000	RAL Authorized Constn On Shell Of Bld	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/07/08	102,500	Land & Bldg	Valid Sale	0002999/179	Warranty Deed	FLAMING, GLENN J & SIMONE A
12/23/88		Land & Bldg		0000926/020		ANDERSON, JULIE-ELLEN
				0000812/200		UNK

Inspection Witnessed By _____

Situs : 11 ELSINORE AVE

Parcel Id: 28-032-000

Class: Medical Office

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	2008 /
Building #	1
Structure Type	Medical Office
Identical Units	
Total Units	1
Grade	C+C
# Covered Parking	
# Uncovered Parking	
DBA	FLAMING PHYSICAL THERAF

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		576	100	Unfinished Res Bs	8	Concrete Lc	Wood Frame/Joist/B	None	None	None	None	3	2
2	01	01		576	100	Converted Office	8	Frame	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3
3	02	02		576	100	Multi-Use Storage	8	Frame	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3
4	B1	B1		520	100	Unfinished Res Bs	8	Concrete Lc	Wood Frame/Joist/B	None	None	None	None	3	2
5	01	01		520	100	Converted Office	8	Frame	Wood Frame/Joist/B	None	Hot Water	None	Below Noi	3	3
6	02	02		150	50	Multi-Use Storage	8	Frame	Wood Frame/Joist/B	None	Hot Water	None	None	3	2

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	576	Unfinished Res Bsmt		40	6,180
2	576	Converted Office		98	52,110
3	576	Multi-Use Storage		98	32,130
4	520	Unfinished Res Bsmt		98	13,670
5	520	Converted Office		98	39,480
6	150	Multi-Use Storage		98	11,260

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
2	Asph Pav	2008			1	4,600	C	3	10,510

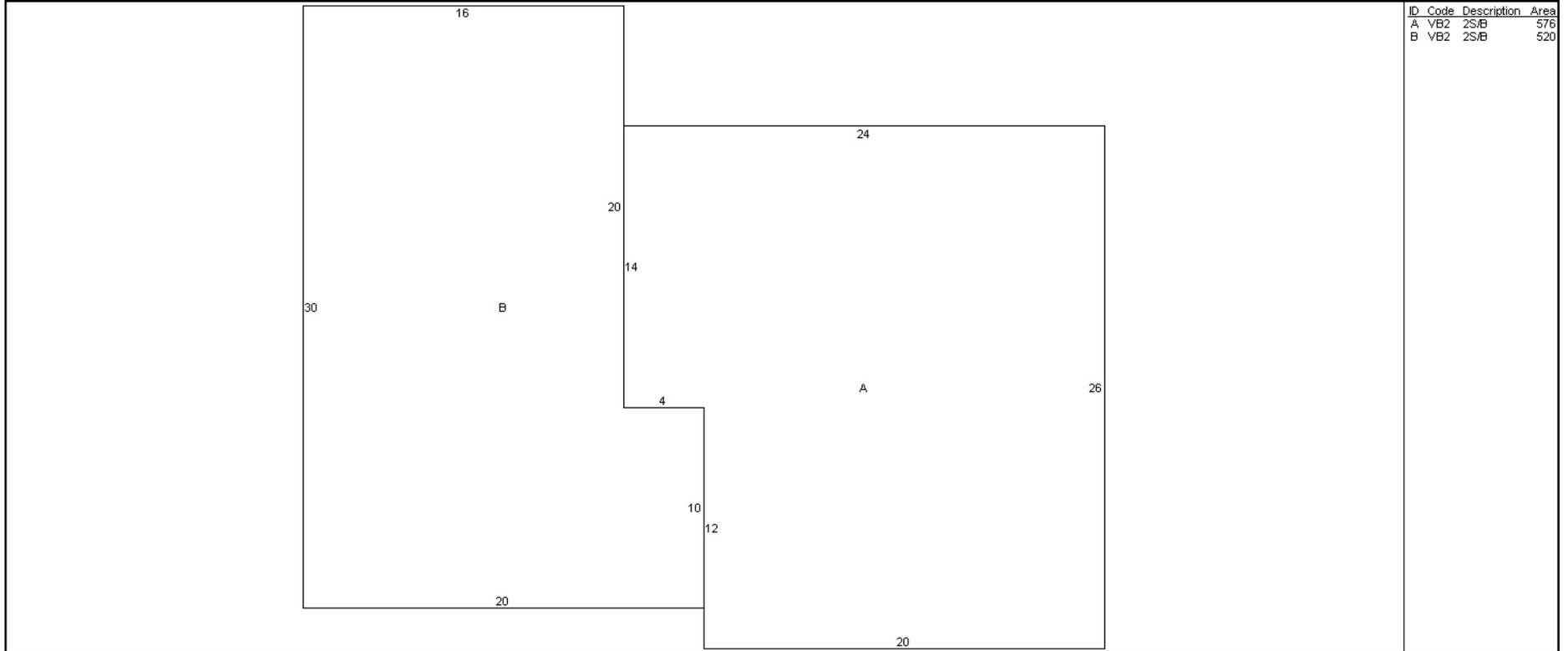
Situs : 11 ELSINORE AVE

Parcel Id: 28-032-000

Class: Medical Office

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 11 ELSINORE AVE	Parcel Id: 28-032-000	Class: Medical 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	1,822						0							
22	S	001 Multi Use Office	0	1,096	9.00		9,864	10		0	8,878	0			1,534	1,534	7,344

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	2,918
Replace, Cost New Less Depr	154,830
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	154,830
Value per SF	53.06

Notes - Building 1 of 1

CONVERTED HOME TO PHYSICAL THERAPY

Income Summary (Includes all Building on Parcel)

Total Net Income	7,344
Capitalization Rate	0.100000
Sub total	73,440
Residual Land Value	
Final Income Value	73,440
Total Gross Rent Area	1,096
Total Gross Building Area	2,918

Situs : QUIMBY ST

Map ID: 28-041-000

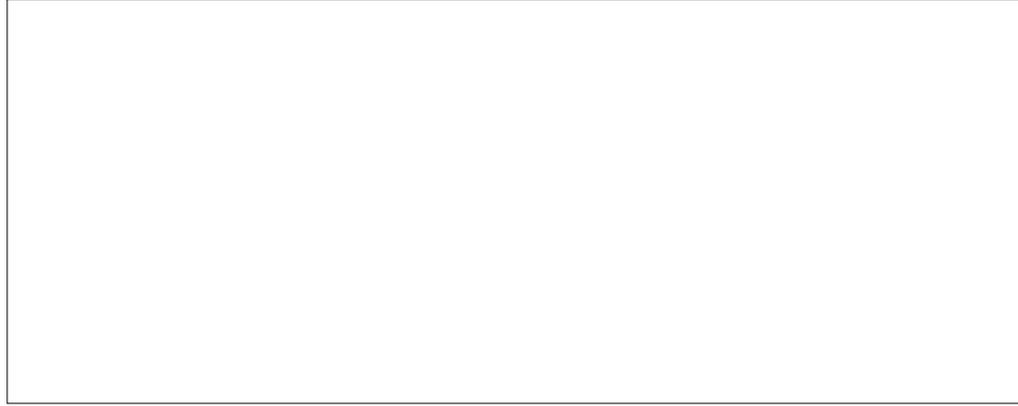
Class: Vacant Land Commercial

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
FROHMILLER, CHARLES D
42 NORTH BATH RD
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0001729/090
District
Zoning C4
Class COMMERCIAL



Property Notes
.30

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3100	Location	-30	46,200
Total Acres: .31 Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	46,200	46,200	46,200	0	0
Building	0	0	0	0	0
Total	46,200	46,200	46,200	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	46,200	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
06/09/94	WAL	Unimproved	

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/19/99	310,000	Land Only	Sale Includes Multiple Parcels	0001729/090		FROHMILLER, CHARLES D & THERESA L
05/29/48		Land Only		0000254/413		COLBY, GRANVILLE M

Inspection Witnessed By _____

Situs : QUIMBY ST

Parcel Id: 28-041-000

Class: Vacant Land Commercial

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Medical Office
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 : QUIMBY ST

Parcel Id: 28-041-000

Class: Vacant Land Commercial

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : QUIMBY ST

Parcel Id: 28-041-000

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
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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 : 1 QUIMBY ST

Map ID: 28-042-000

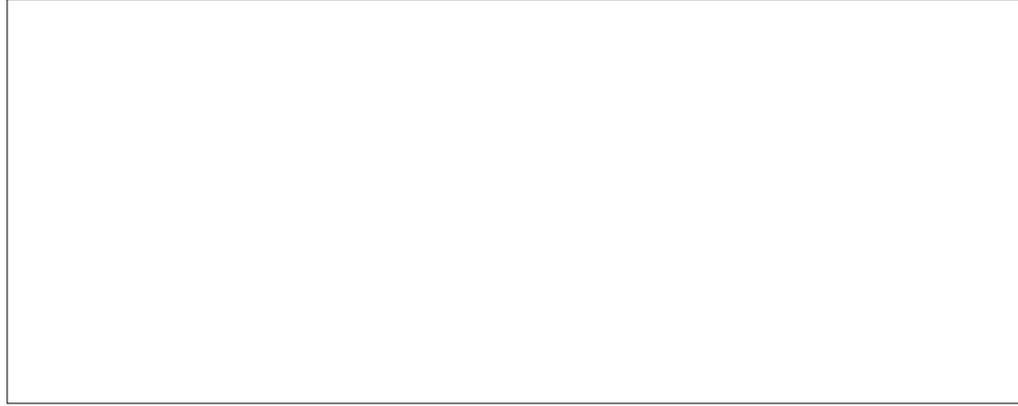
Class: Vacant Land Commercial

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
FROHMILLER, CHARLES D
42 NORTH BATH RD
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0001729/090
District
Zoning C4
Class COMMERCIAL



Property Notes
.16

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1700	Shape/Size	-30	36,400
Total Acres: .17 Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	36,400	36,400	36,400	0	0
Building	0	0	0	0	0
Total	36,400	36,400	36,400	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	36,400	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
06/09/94	WAL	Unimproved	

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/19/99	310,000	Land Only	Sale Includes Multiple Parcels	0001729/090 0000708/192 0000908/041		FROHMILLER, CHARLES D & THERESA L UNK

Inspection Witnessed By _____

Situs : 1 QUIMBY ST

Parcel Id: 28-042-000

Class: Vacant Land Commercial

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Medical Office
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 : 1 QUIMBY ST

Parcel Id: 28-042-000

Class: Vacant Land Commercial

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 1 QUIMBY ST

Parcel Id: 28-042-000

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 Gross Rent Area
Total Gross Building Area

Situs : LEONARD CT

Map ID: 28-046-000

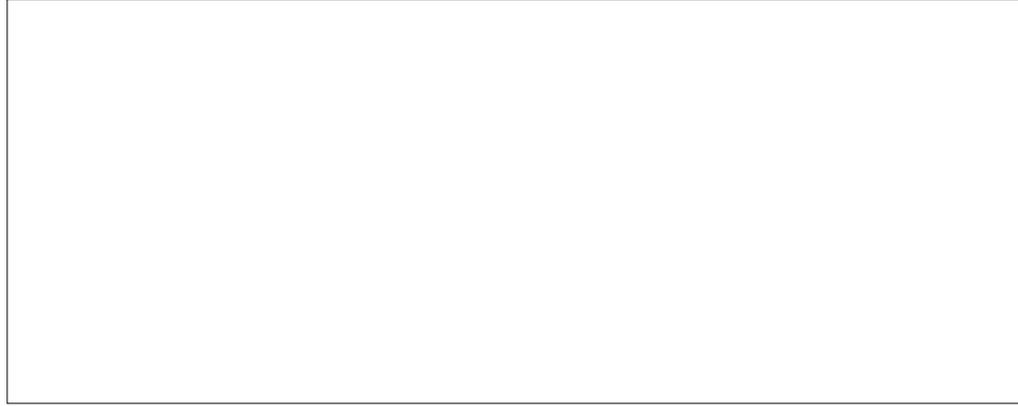
Class: Vacant Land Commercial

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
FROHMILLER, CHARLES D
42 NORTH BATH RD
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0001729/090
District
Zoning C4
Class COMMERCIAL



Property Notes
.50

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.5100	Shape/Size	-30	60,200
Total Acres: .51				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	60,200	60,200	60,200	0	0
Building	0	0	0	0	0
Total	60,200	60,200	60,200	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	60,200	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
06/09/94	WAL	Unimproved	

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/19/99	310,000	Land Only	Sale Includes Multiple Parcels	0001729/090 0000276/176		FROHMILLER, CHARLES D & THERESA L

Inspection Witnessed By _____

Situs : LEONARD CT

Parcel Id: 28-046-000

Class: Vacant Land Commercial

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Medical Office
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 : LEONARD CT

Parcel Id: 28-046-000

Class: Vacant Land Commercial

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : LEONARD CT

Parcel Id: 28-046-000

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
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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 : 132 LEEMAN HWY

Map ID: 28-048-000

Class: Eating & Drinking

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
C N BROWN CO
PO BOX 200
S PARIS ME 04281 0200

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0001428/245
District
Zoning C4
Class COMMERCIAL



Property Notes
4 PUMPS - MOBIL

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2300		70	287,300

Total Acres: .23
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	287,300	287,300	287,300	0	0
Building	84,400	84,400	84,400	0	0
Total	371,700	371,700	371,700	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	371,700	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/29/04	MS	Entry & Sign	Other
05/18/94	JS		Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/01/95	1953	0	CAD	0
06/01/94	1727	5,000	CAL	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/01/96	300,000	Land & Bldg	Valid Sale	0001428/245		C N BROWN CO
11/01/95	101,733	Land & Bldg	Court Order Decree	0001380/186		UNK
04/14/51		Land Only		0000266/220	Warranty Deed	COLBY, GRANVILLE M

Inspection Witnessed By _____

Situs : 132 LEEMAN HWY

Parcel Id: 28-048-000

Class: Eating & Drinking

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1951 / 2005
Building #	1
Structure Type	Fast Food
Identical Units	1
Total Units	1
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	CHINESE TAKE OUT

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Only		3	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	01	01	100	1,232	144	Restaurant	14	Concrete Bl	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	5	5

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,232	Restaurant		95	46,570

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Canopy Ssg	1980	24	27	1	648	C	3	3	11,430
2	Asph Pav	1980			1	8,000	C	3	3	9,730
3	Tank Fiber	1980			3	6,000	C	3	3	16,680

Situs : 132 LEEMAN HWY

Parcel Id: 28-048-000

Class: Eating & Drinking

Card: 1 of 1

Printed: September 17, 2018

ID Code	Description	Area
A VS1	1S	1232

Additional Property Photos



Situs : 132 LEEMAN HWY

Parcel Id: 28-048-000

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
-------------	----------	-------------------	-------	----------	-------------	-------------	------------------------	-----------	---------	-------------------	------------------------	-----------------	---------------	-------------	----------------	----------------	----------------------

16	S	General Restaurant	0	1,232						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	1,232
Replace, Cost New Less Depr	46,570
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	46,570
Value per SF	37.80

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	
Capitalization Rate	0.000000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	1,232
Total Gross Building Area	1,232

Situs : 150 LEEMAN HWY

Map ID: 28-049-000

Class: Gas, Sales and Service

Card: 1 of 2

Printed: September 17, 2018

CURRENT OWNER
C N BROWN COMPANY
PO BOX 200
SOUTH PARIS ME 04281

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0002211/336
District
Zoning C4
Class COMMERCIAL



Property Notes
2.03

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 2.0000			800,000

Total Acres: 2
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	800,000	800,000	800,000	0	0
Building	771,900	771,900	771,900	0	0
Total	1,571,900	1,571,900	1,571,900	0	0

Total Exemptions 0 Manual Override Reason
Net Assessed 1,571,900 Base Date of Value
Value Flag COST APPROACH Effective Date of Value
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
05/18/94	JS	Entry Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/05/05	3479	20,000	CNG Remodel For Restaurant Use. Wro	
01/06/05	3370	1,500,000	CNB	
03/19/04	3231	30,000	CDM	0
06/27/01	2824	0	CDM	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/19/03	800,000	Land & Bldg	Valid Sale, But Changed After	0002211/336		C N BROWN CO
11/01/98	329,000	Land & Bldg	Valid Sale	0001639/175		DODGE, WILLIAM S
10/03/93			Transfer Of Convenience	0001259/206		WILLIAM E. BODWELL TRUST
				0000406/257		UNK

Inspection Witnessed By _____

Situs : 150 LEEMAN HWY

Parcel Id: 28-049-000

Class: Gas, Sales and Service

Card: 1 of 2

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	2005 /
Building #	1
Structure Type	Convenience Store
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

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	5,000	300	Convenience Stor	12	Brick Venee	Fire Resistant	Normal	Steam	Central	Normal	4	4

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	5,000	Convenience Store	98		523,740

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Tank Fiber	2005			2	20,000	C	4	4	70,410
2	Asph Pav	2005			1	50,000	C	3	3	114,260
3	Tank Undgd	2005			2	1,000	C	4	4	1,870

Situs : 150 LEEMAN HWY

Parcel Id: 28-049-000

Class: Gas, Sales and Service

Card: 1 of 2

Printed: September 17, 2018

Additional Property Photos

Situs : 150 LEEMAN HWY

Parcel Id: 28-049-000

Class: Gas, Sales and Service

Card: 1 of 2

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

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

00	S	Support Or Municipal Pi	0	13						0							
14	S	Service Station	0	5,000		150				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	5,000
Replace, Cost New Less Depr	523,740
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	523,740
Value per SF	104.75

Notes - Building 1 of 2

--

Income Summary (Includes all Building on Parcel)

Total Net Income	
Capitalization Rate	0.000000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	6,315
Total Gross Building Area	6,328

Situs : 150 LEEMAN HWY

Map ID: 28-049-000

Class: Gas, Sales and Service

Card: 4 of 2

Printed: September 17, 2018

CURRENT OWNER
C N BROWN COMPANY
PO BOX 200
SOUTH PARIS ME 04281

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0002211/336
District
Zoning C4
Class COMMERCIAL



Property Notes
2.03

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 2.0000			800,000

Total Acres: 2
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	800,000	800,000	800,000	0	0
Building	771,900	771,900	771,900	0	0
Total	1,571,900	1,571,900	1,571,900	0	0

Total Exemptions 0 Manual Override Reason
Net Assessed 1,571,900 Base Date of Value
Value Flag COST APPROACH Effective Date of Value
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
05/18/94	JS	Entry Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/05/05	3479	20,000	CNG Remodel For Restaurant Use. Wro	
01/06/05	3370	1,500,000	CNB	
03/19/04	3231	30,000	CDM	0
06/27/01	2824	0	CDM	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/19/03	800,000	Land & Bldg	Valid Sale, But Changed After	0002211/336		C N BROWN CO
11/01/98	329,000	Land & Bldg	Valid Sale	0001639/175		DODGE, WILLIAM S
10/03/93			Transfer Of Convenience	0001259/206		WILLIAM E. BODWELL TRUST
				0000406/257		UNK

Inspection Witnessed By _____

Situs : 150 LEEMAN HWY

Parcel Id: 28-049-000

Class: Gas, Sales and Service

Card: 4 of 2

Printed: September 17, 2018

Building Information

Year Built/Eff Year 2005 /
 Building # 2
 Structure Type Car Wash Automatic
 Identical Units
 Total Units
 Grade C
 # Covered Parking
 # Uncovered Parking
 DBA CAR WASH

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	1	1		1,328	164	Car Wash - Autom	10	Concrete Bl	Fire Resistant	None	Hot Air	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,328	Car Wash - Automatic	97		61,610

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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Situs : 150 LEEMAN HWY

Parcel Id: 28-049-000

Class: Gas, Sales and Service

Card: 4 of 2

Printed: September 17, 2018

Additional Property Photos

Situs : 150 LEEMAN HWY

Parcel Id: 28-049-000

Class: Gas, Sales and Service

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	Support Or Municipal Pi	0	13						0							
14	S	Service Station	0	5,000		150				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	1,328
Replace, Cost New Less Depr	61,610
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	61,610
Value per SF	46.39

Notes - Building 2 of 2

--

Income Summary (Includes all Building on Parcel)

Total Net Income	
Capitalization Rate	0.000000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	6,315
Total Gross Building Area	6,328

Situs : 2 CHANDLER DR

Map ID: 28-050-000

Class: Eating & Drinking

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
MCDONALD'S CORP, THE
C/O TMM, INC.
536 LINCOLN ST
LEWISTON ME 04240

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0000463/207
District
Zoning C4
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0700			428,000

Total Acres: 1.07
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	428,000	428,000	428,000	428,000	0
Building	1,080,300	1,080,300	1,081,500	1,309,000	0
Total	1,508,300	1,508,300	1,509,500	1,737,000	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	1,508,300	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/23/04	MS	Entry & Sign	Owner
05/18/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/13/08	3932A	60,000	CAL Mcdonalds Renovation	
03/01/95	1864	200,000	CAD	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000463/207		MCDONALD'S CORP, THE

Inspection Witnessed By _____

Situs : 2 CHANDLER DR

Parcel Id: 28-050-000

Class: Eating & Drinking

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1977 /
Building #	1
Structure Type	Fast Food
Identical Units	1
Total Units	1
Grade	BC
# Covered Parking	
# Uncovered Parking	
DBA	MACDONALDS

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Cooler-Chiller		30				1								
1	Cooler-Chiller		22				1								
1	Cooler-Chiller		8	23			1								
1	Canopy Only		1	658			1								
1	Canopy Rf-Average		1	432			1								
1	Enclosed Entry		6	11			1								
1	Enclosed Entry		13	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	01	01	100	4,236	293	Mcdonalds	10	Concrete Nc	Wood Frame/Joist/B	Normal	None	Central	Normal	4	4
2	01	01	100	1,235	98	Mcdonalds	17	Glass & Ma	Wood Frame/Joist/B	Normal	None	Central	Normal	4	4

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	4,236	Mcdonalds	70		816,320
2	1,235	Mcdonalds	70		232,340

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Light - In	1978	1	1	7	1	C	3	3	3,720
2	Asph Pav	1978			1	21,000	C	2	2	17,870
3	Paving Con	1978	1	432	1	432	C	2	2	700
4	Paving Con	1978	10	20	1	200	C	2	2	490
5	Gar Fin At	1978	20	20	1	400	C	3	3	10,010

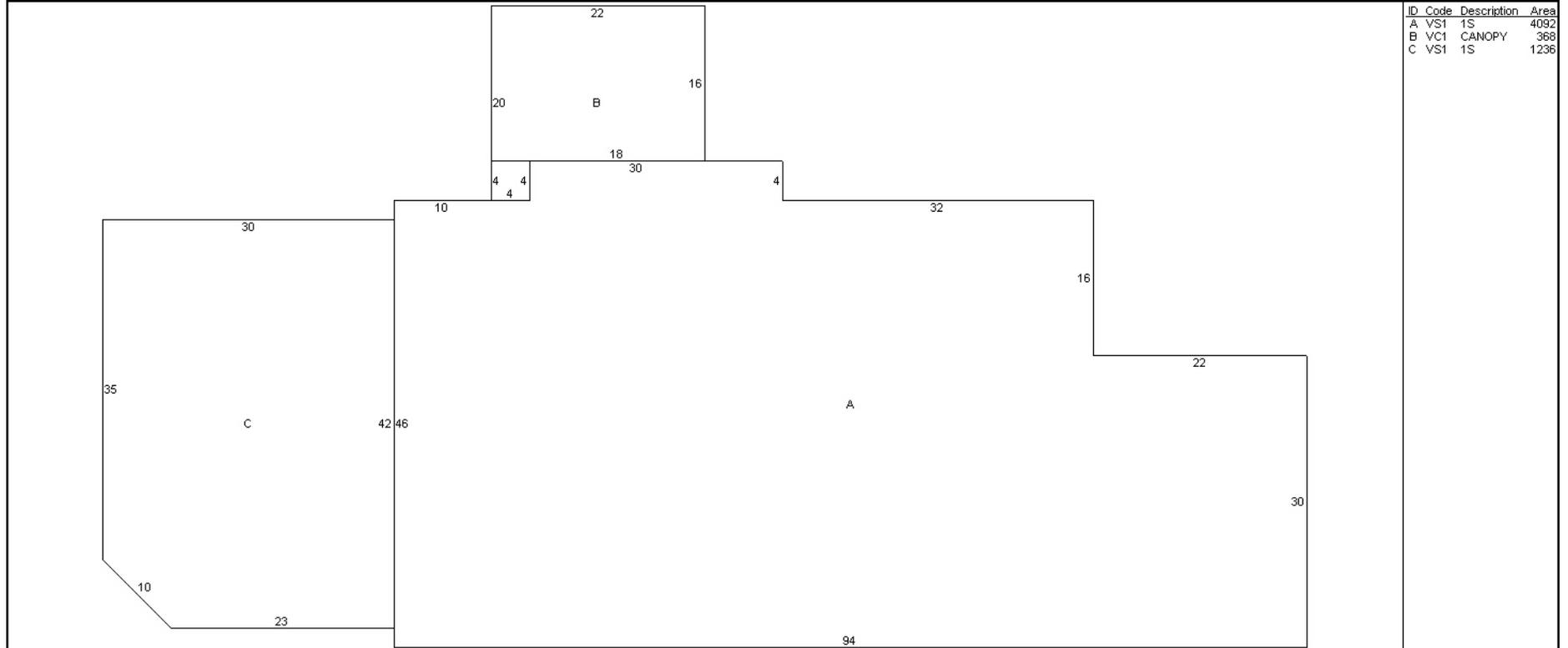
Situs : 2 CHANDLER DR

Parcel Id: 28-050-000

Class: Eating & Drinking

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 2 CHANDLER DR	Parcel Id: 28-050-000	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
20	S	001 Franchises	0	5,471	35.00		191,485	5		0	181,911	0			8,207	8,207	173,704

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	5,471
Replace, Cost New Less Depr	1,048,660
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	1,048,660
Value per SF	191.68

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	173,704
Capitalization Rate	0.100000
Sub total	1,737,040
Residual Land Value	
Final Income Value	1,737,040
Total Gross Rent Area	5,471
Total Gross Building Area	5,471

Situs : 1 CHANDLER DR

Map ID: 28-052-000

Class: Shopping Centers

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
BATH INLINE IMPROVEMENTS LLC
580 WHITE PLAINS RD 3RD FLOOR
TARRYTOWN NY 10591

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0001703/155
District
Zoning C4
Class COMMERCIAL

Property Notes
MASTER CARD FOR - SHOPPING CENTER CONDOM
INIUM LAND AND COMMON AREA DEV
COSTS TO BE ALLOCATED TO CONDO
UNITS

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 15.1100		-25	4,533,000

Total Acres: 15.11
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	0	4,533,000	0	0
Building	0	0	1,561,800	0	0
Total	0	0	6,094,800	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	0	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
IISC SITE&PERMIT	680000				

Entrance Information

Date	ID	Entry Code	Source
05/18/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/28/16	4698	2,000	CAL Fit Out Space For Fitness Center -	
04/10/15	4524		CAL Fit Out Space For Restaurant	
07/21/14	4474	7,000	CAL Convert To Nail Salon.	
04/03/14	4441	20,000	CAL Glass & Aluminum Storefront Insta	
06/20/03	3129	200,000	CAL	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/16/99	5,800,000	Land & Bldg	Valid Sale	0001703/155 0000590/333		BATH INLINE IMPROVEMENTS LLC

Situs : 1 CHANDLER DR

Parcel Id: 28-052-000

Class: Shopping Centers

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Fast Food
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 Pave	2003			1	146,983	C	4	4	318,010
2		2003			1	106,283	A	4	G	485,040
3	Light - In	2003			7	1	B	3	3	3,250
4	Light - Fl	2003			1	1	B	3	3	880
5	Light - In	2003			10	1	B	3	3	9,670
6	Light - Me	2003			14	1	A	4	4	64,970

Situs : 1 CHANDLER DR

Parcel Id: 28-052-000

Class: Shopping Centers

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 1 CHANDLER DR

Parcel Id: 28-052-000

Class: Shopping Centers

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 : 7 CHANDLER DR

Map ID: 28-052-001

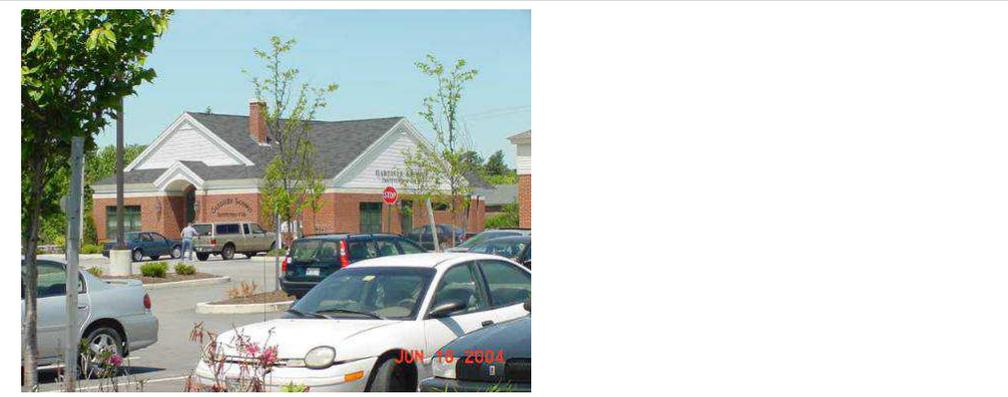
Class: Banks

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
SAVINGS BANK OF MAINE
PO BOX 190
GARDINER ME 04345

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0001899/102
District
Zoning C4
Class COMMERCIAL



Property Notes
CONDO BANK UNIT - 2.46% COMMON ELEMENT I
NT

Land Information

Type	Size	Influence Factors	Influence %	Value
Condominium Lanc	G			110,700

Total Acres: _____
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	110,700	110,700	110,700	110,700	0
Building	480,100	480,100	487,800	187,100	0
Total	590,800	590,800	598,500	297,800	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	590,800	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/24/04	MS	Entry & Sign	Other
04/01/02	PMM	Entry Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/19/01	2908	447,000	CNB	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/09/01		Bldg Only	Only Part Of Parcel	0001899/102 0001899/045		SAVINGS BANK OF MAINE UNK

Inspection Witnessed By _____

Situs : 7 CHANDLER DR

Parcel Id: 28-052-001

Class: Banks

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	2002 /
Building #	1
Structure Type	Bank
Identical Units	1
Total Units	1
Grade	BC
# Covered Parking	
# Uncovered Parking	
DBA	GARDINER BANK

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Bank Canopy-Drive In		488	1		1							
1	Canopy Only		5	7		1							
1	Sprinkler Sys Wet		2,573	1		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	2,545	222	Bank/Savings Insti	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	2,545	Bank/Savings Institution	93		475,670

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	2002			1	6,000	B	3	3	12,110

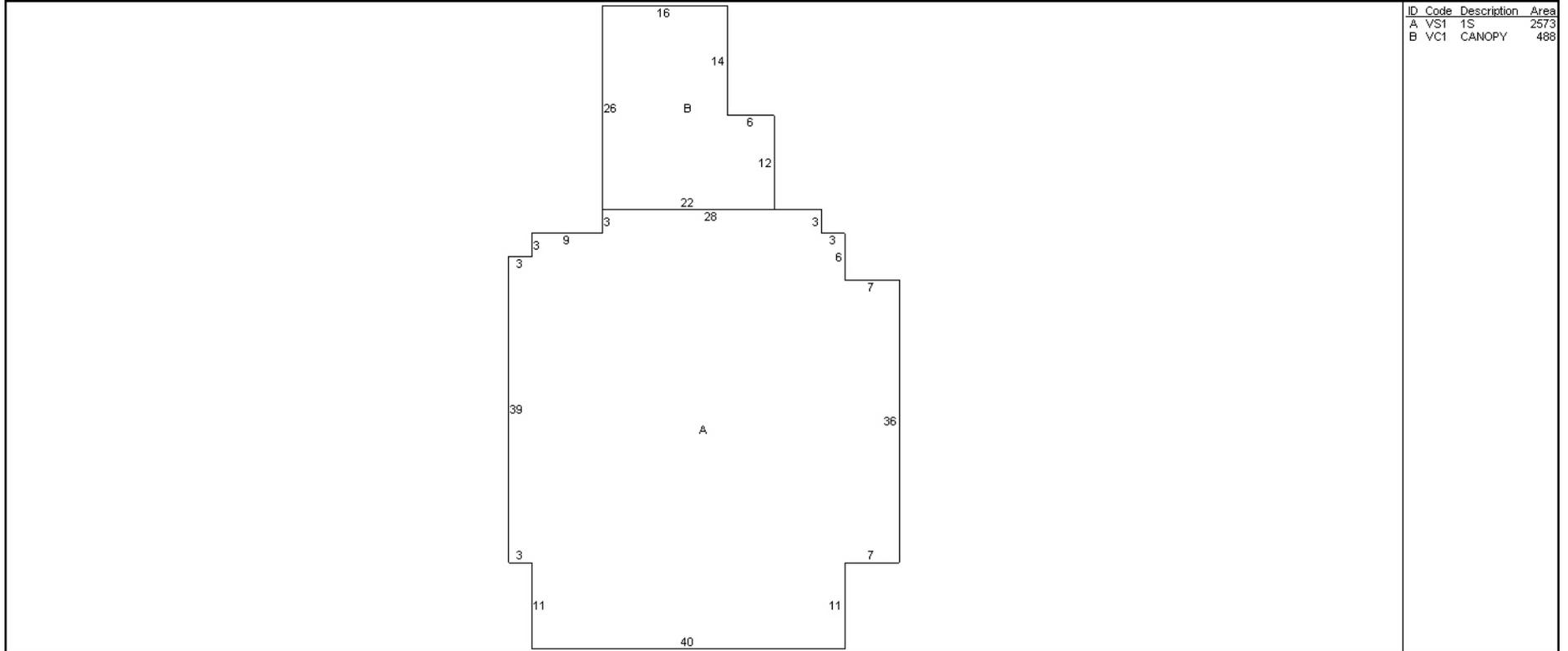
Situs : 7 CHANDLER DR

Parcel Id: 28-052-001

Class: Banks

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 7 CHANDLER DR

Parcel Id: 28-052-001

Class: Banks

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
15	S	001 Banks/Credit Unions	0	2,545	16.00		40,720	5		0	38,684	0			8,908	8,908	29,776

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	2,545
Replace, Cost New Less Depr	475,670
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	475,670
Value per SF	186.90

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	29,776
Capitalization Rate	0.100000
Sub total	297,760
Residual Land Value	
Final Income Value	297,760
Total Gross Rent Area	2,545
Total Gross Building Area	2,545

Situs : 5 CHANDLER DR

Map ID: 28-052-002

Class: Shopping Centers

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
BATH INLINE IMPROVEMENTS LLC
580 WHITE PLAINS RD 3RD FL
TARRYTOWN NY 10591

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0002851/195
District
Zoning C4
Class COMMERCIAL



Property Notes
PAD UNIT - 9.79% COMMON ELEMENT INT

Land Information

Type	Size	Influence Factors	Influence %	Value
Condominium Lanc	G			443,800

Total Acres: _____
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	443,800	443,800	443,800	443,800	0
Building	979,100	979,100	1,313,800	979,100	0
Total	1,422,900	1,422,900	1,757,600	1,422,900	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	1,422,900	Base Date of Value			
Value Flag	INCOME APPROACH	Effective Date of Value			
COMMON AREA IM	152900				

Entrance Information

Date	ID	Entry Code	Source
09/24/04	MS	Entry & Sign	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/31/03	3198	305,645	CAL	0
06/18/03	3128	100,000	CAL	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/11/07	8,900,000	Land & Bldg	Sale Includes Multiple Parcels	0002851/195		BATH INLINE IMPROVEMENTS LLC
08/29/06	9,400,000	Land & Bldg	Sale Includes Multiple Parcels	0002768/128	Warranty Deed	FRIT LEASING & DEVELOPMENT SVCS IN

Inspection Witnessed By _____

Situs : 5 CHANDLER DR

Parcel Id: 28-052-002

Class: Shopping Centers

Card: 2 of 1

Printed: September 17, 2018

ID	Code	Description	Area
A	VS1	1S	10336

Additional Property Photos

Situs : 5 CHANDLER DR	Parcel Id: 28-052-002	Class: Shopping Centers	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
32	S	001 Retail Class A	0	10,200	15.50		158,100	10		0	142,290	5			7,115	7,115	135,175

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	10,200
Replace, Cost New Less Depr	1,160,880
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	1,160,880
Value per SF	113.81

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	135,175
Capitalization Rate	0.095000
Sub total	1,422,900
Residual Land Value	
Final Income Value	1,422,900
Total Gross Rent Area	10,200
Total Gross Building Area	10,200

Situs : 1 CHANDLER DR

Map ID: 28-052-003

Class: Supermarkets > 10,000SF

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
BATH SUPERMARKET IMPROVEMENTS LLC
580 WHITE PLAINS RD 3RD FL
TARRYTOWN NY 10591

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0002851/174
District
Zoning C4
Class COMMERCIAL



Property Notes
SUPERMARKET UNIT - UNDER CONSTRUCTION 4-1-2003 - 54.72% COMMON ELEMENT INTEREST

Land Information

Type	Size	Influence Factors	Influence %	Value
Condominium Lanc	G			2,480,500

Total Acres: _____
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,462,400	2,462,400	2,480,500	2,480,500	0
Building	8,077,900	8,077,900	8,204,100	8,212,700	0
Total	10,540,300	10,540,300	10,684,600	10,693,200	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	10,540,300	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
COMMON AREA IM	854600				

Entrance Information

Date	ID	Entry Code	Source
09/28/04	MS	Entry & Sign	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/11/07	12,850,000	Land & Bldg	Valid Sale	0002851/174		BATH SUPERMARKET IMPROVEMENTS L
08/29/06	12,350,000	Land & Bldg	Valid Sale	0002768/101	Warranty Deed	FEDERAL REALTY MANAGEMENT SVCS I
10/15/02		Bldg Only	Related Corporations	0002069/257		SUPER BATH ROUTE 1 LLC

Inspection Witnessed By _____

Situs : 1 CHANDLER DR

Parcel Id: 28-052-003

Class: Supermarkets > 10,000SF

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 1 CHANDLER DR

Parcel Id: 28-052-003

Class: Supermarkets > 10,000SF

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
31	S	001 Supermarket Class A	0	57,447	16.50		947,876	5		0	900,482	5			45,024	45,024	855,458

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	57,447
Replace, Cost New Less Depr	7,349,450
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	7,349,450
Value per SF	127.93

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	855,458
Capitalization Rate	0.080000
Sub total	10,693,230
Residual Land Value	
Final Income Value	10,693,230
Total Gross Rent Area	57,447
Total Gross Building Area	57,447

Situs : 1 CHANDLER DR

Map ID: 28-052-004

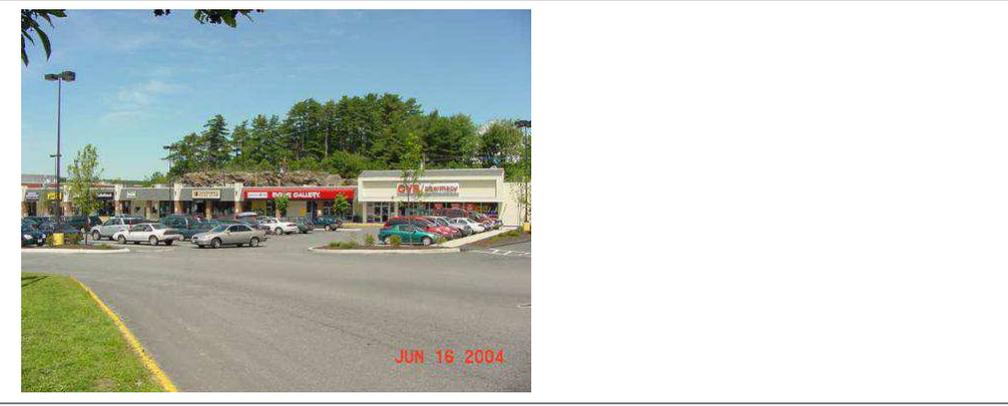
Class: Shopping Centers

Card: 3 of 1

Printed: September 17, 2018

CURRENT OWNER
BATH INLINE IMPROVEMENTS LLC
580 WHITE PLAINS RD 3RD FL
TARRYTOWN NY 10591

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0002851/195
District
Zoning C4
Class COMMERCIAL



Property Notes
SHOPPING CENTER UNIT - 33.03% COMMON ELEMENT INTEREST

Land Information

Type	Size	Influence Factors	Influence %	Value
Condominium Land	G			1,497,200

Total Acres: _____
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,497,200	1,497,200	1,497,200	1,497,200	0
Building	3,226,100	3,226,100	4,330,900	3,226,100	0
Total	4,723,300	4,723,300	5,828,100	4,723,300	0

Total Exemptions 0 Manual Override Reason
Net Assessed 4,723,300 Base Date of Value
Value Flag INCOME APPROACH Effective Date of Value
COMMON AREA IM 515900

Entrance Information

Date	ID	Entry Code	Source
09/24/04	MS	Entry & Sign	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/21/14	4474	7,000	CAL Convert To Nail Salon.	
04/03/14	4441	20,000	CAL Retail Refit New Store Front	
11/10/11	4254	32,000	CAL Little Ceasars Buildout	
02/05/08	3828	49,000	CAL Add Bathroom To Rear Of Games	
01/01/08	3825	5,000	CAL Tenant Fit Out	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/11/07	8,900,000	Land & Bldg	Sale Includes Multiple Parcels	0002851/195		BATH INLINE IMPROVEMENTS LLC
08/29/06	9,400,000	Land & Bldg	Sale Includes Multiple Parcels	0002768/128	Warranty Deed	FRIT LEASING & DEVELOPMENT SVCS IN

Inspection Witnessed By _____

Situs : 1 CHANDLER DR

Parcel Id: 28-052-004

Class: Shopping Centers

Card: 3 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1978 /
Building #	1
Structure Type	Retail - Class A
Identical Units	1
Total Units	1
Grade	B+C
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Roof/Slab		1	3,042		1							
1	Sprinkler Sys Wet		1	34,188		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	24,509	600	Retail Class A	14	Concrete Bl	Fire Resistant	Normal	None	Central	Normal	3	3
2	1	1		9,350	280	Retail Class A	14	Brick & Con	Fire Resistant	Normal	Hot Air	Central	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	24,509	Retail Class A		90	2,920,790
2	9,350	Retail Class A		60	712,040

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence Chai	2003	1	3,150	1	3,150	C	3	3	9,750
2	Asph Pav	2003			1	80,600	B	3	3	172,430

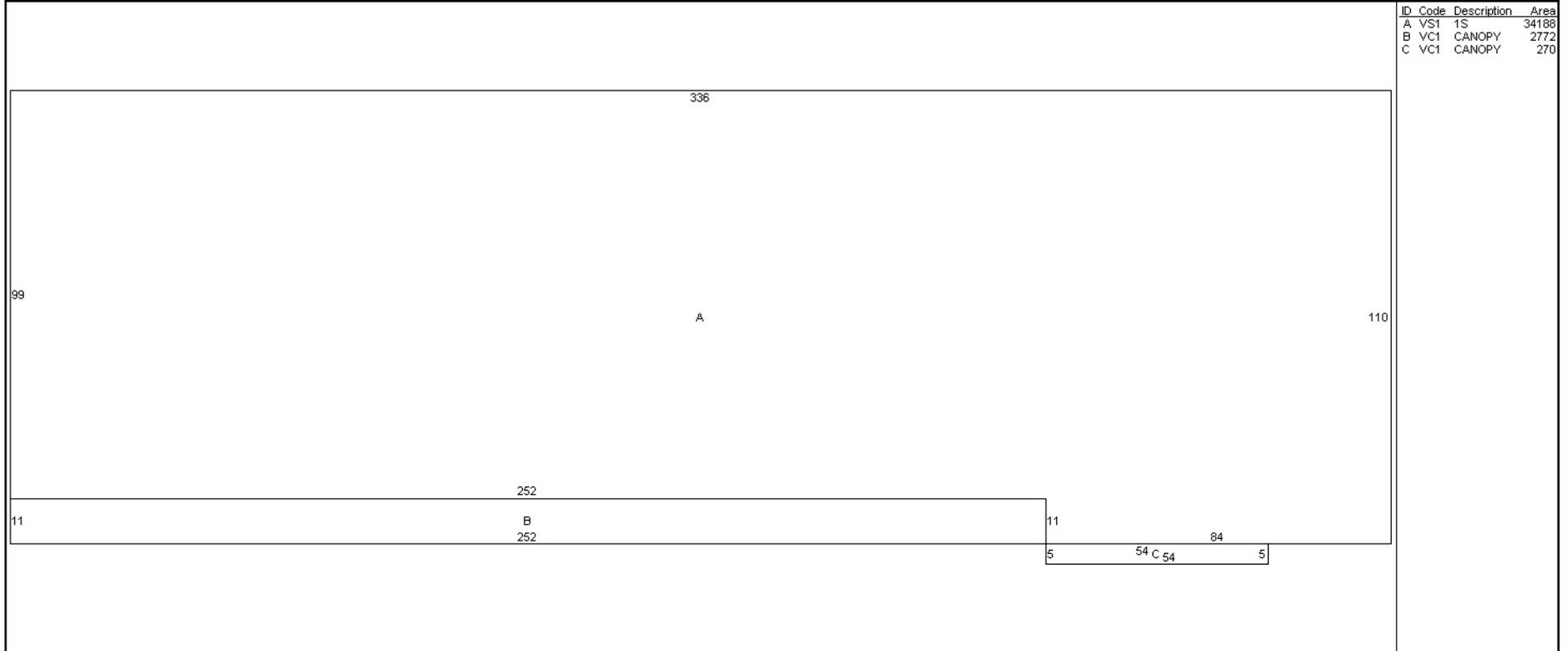
Situs : 1 CHANDLER DR

Parcel Id: 28-052-004

Class: Shopping Centers

Card: 3 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 1 CHANDLER DR	Parcel Id: 28-052-004	Class: Shopping Centers	Card: 3 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
32	S	001 Retail Class A	0	33,859	15.50		524,815	10		0	472,334	5			23,617	23,617	448,717

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	33,859
Replace, Cost New Less Depr	3,632,830
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	3,632,830
Value per SF	107.29

Notes - Building 1 of 1

REMODELED IN 2003

Income Summary (Includes all Building on Parcel)

Total Net Income	448,717
Capitalization Rate	0.095000
Sub total	4,723,340
Residual Land Value	
Final Income Value	4,723,340
Total Gross Rent Area	33,859
Total Gross Building Area	33,859

Situs : 141 LEEMAN HWY

Map ID: 28-053-000

Class: General Office

Card: 1 of 2

Printed: September 17, 2018

CURRENT OWNER
B & R PROPERTY VENTURES LLC
298 BEECHWOOD ST
THOMASTON ME 04861

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0003544/261
District
Zoning C4
Class COMMERCIAL



Property Notes
REPAIR GARAGE CONVERTED TO OFFICE
DUNKIN/QUICK MART, 4 PUMPS, DUAL ROAD FRONTAGES

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.4500	Restr/Nonconfc	-25	176,250

Total Acres: .45
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	176,300	176,300	176,300	0	0
Building	181,700	181,700	181,700	0	0
Total	358,000	358,000	358,000	0	0

Total Exemptions 0 Manual Override Reason
Net Assessed 358,000 Base Date of Value
Value Flag COST APPROACH Effective Date of Value
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
02/03/14	PDM	Entry Gained	Owner
09/23/04	MS	Entry & Sign	Other
05/17/94	JS		Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/17/14	4435	3,000	CDM Demo Gas Pump Canopy.	
02/01/06	3533	50,000	CAL Rehab Building For Use As Office.	
05/01/93	1578	80,000	CNB	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/24/13	325,000	Land & Bldg	Valid Sale	0003544/261	Quit Claim	B & R PROPERTY VENTURES LLC
01/14/87	1		Related Corporations	0000798/099		LATIUM MANAGEMENT CORPORATION
				0000818/243		LATIUM MANAGEMENT CORP

Inspection Witnessed By _____

Situs : 141 LEEMAN HWY

Parcel Id: 28-053-000

Class: General Office

Card: 1 of 2

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	2005 /
Building #	1
Structure Type	Office Building - Low
Identical Units	1
Total Units	1
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	

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

Interior/Exterior Information															
Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	1,176	140	Multi-Use Office	12	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	1,176	Multi-Use Office	98		107,080

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
2	Asph Pav	1989			1	15,000	C	2	2	12,760
3	Paving Con	1993	10	30	1	300	C	2	2	600
4	Paving Con	1993	10	30	1	300	C	2	2	20
8	Wood Deck	2005			1	68	C	A		780

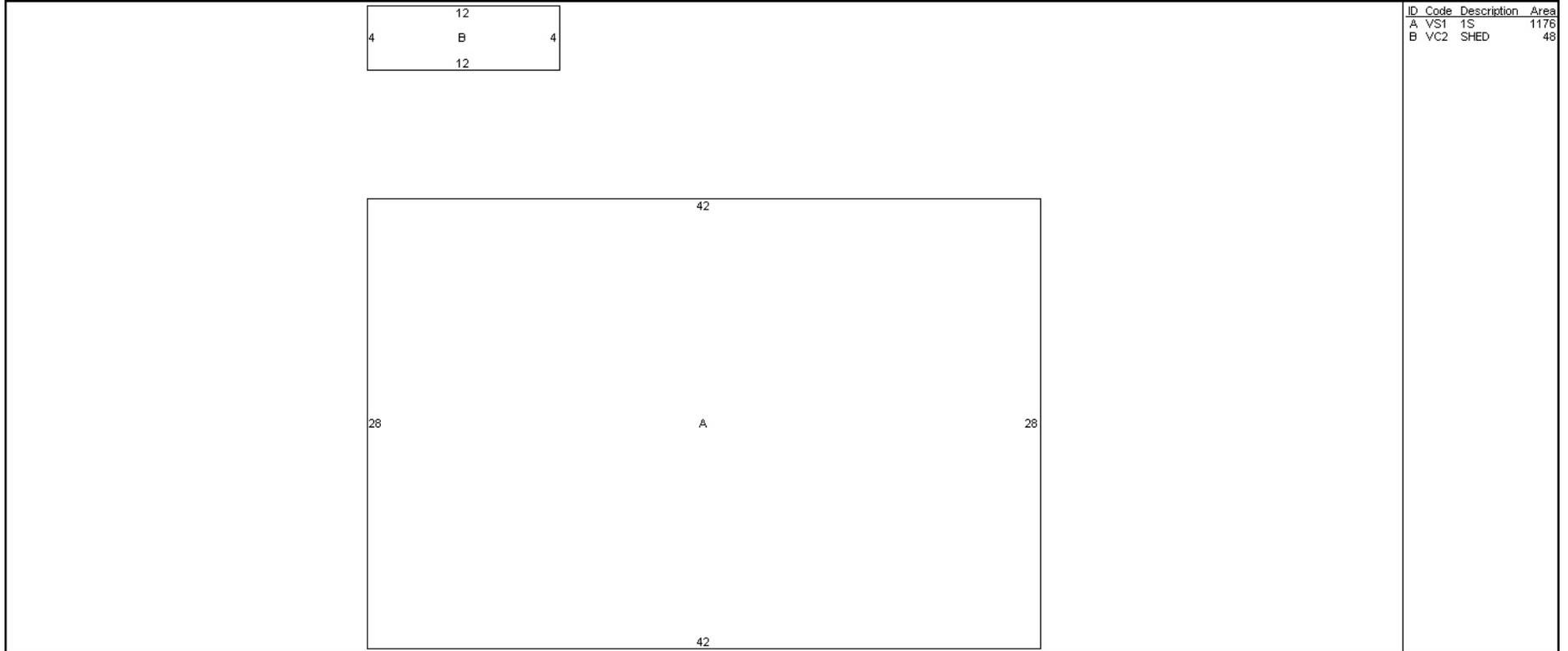
Situs : 141 LEEMAN HWY

Parcel Id: 28-053-000

Class: General Office

Card: 1 of 2

Printed: September 17, 2018



Additional Property Photos

Situs : 141 LEEMAN HWY

Parcel Id: 28-053-000

Class: General Office

Card: 1 of 2

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	Support Or Municipal Pi	0	4						0							
14	S	Service Station	0	1,400						0							
22	S	Multi Use Office	0	1,320						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	1,176
Replace, Cost New Less Depr	107,080
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	107,080
Value per SF	91.05

Notes - Building 1 of 2

Income Summary (Includes all Building on Parcel)

Total Net Income	
Capitalization Rate	0.000000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	3,076
Total Gross Building Area	3,080

Situs : 141 LEEMAN HWY

Map ID: 28-053-000

Class: General Office

Card: 4 of 2

Printed: September 17, 2018

CURRENT OWNER
B & R PROPERTY VENTURES LLC
298 BEECHWOOD ST
THOMASTON ME 04861

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0003544/261
District
Zoning C4
Class COMMERCIAL



Property Notes
REPAIR GARAGE CONVERTED TO OFFICE
DUNKIN/QUICK MART, 4 PUMPS, DUAL ROAD FRONTAGES

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.4500	Restr/Nonconfc	-25	176,250

Total Acres: .45
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	176,300	176,300	176,300	0	0
Building	181,700	181,700	181,700	0	0
Total	358,000	358,000	358,000	0	0

Total Exemptions 0 Manual Override Reason
Net Assessed 358,000 Base Date of Value
Value Flag COST APPROACH Effective Date of Value
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
02/03/14	PDM	Entry Gained	Owner
09/23/04	MS	Entry & Sign	Other
05/17/94	JS		Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/17/14	4435	3,000	CDM Demo Gas Pump Canopy.	
02/01/06	3533	50,000	CAL Rehab Building For Use As Office.	
05/01/93	1578	80,000	CNB	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/24/13	325,000	Land & Bldg	Valid Sale	0003544/261	Quit Claim	B & R PROPERTY VENTURES LLC
01/14/87	1		Related Corporations	0000798/099 0000818/243		LATIUM MANAGEMENT CORPORATION LATIUM MANAGEMENT CORP

Inspection Witnessed By _____

Situs : 141 LEEMAN HWY

Parcel Id: 28-053-000

Class: General Office

Card: 4 of 2

Printed: September 17, 2018

ID	Code	Description	Area
A	VS1	1S	896
B	VEC	MISC	504

Additional Property Photos

Situs : 141 LEEMAN HWY

Parcel Id: 28-053-000

Class: General Office

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	Support Or Municipal Pi	0	4						0							
14	S	Service Station	0	1,400						0							
22	S	Multi Use Office	0	1,320						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	1,904
Replace, Cost New Less Depr	60,460
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	60,460
Value per SF	31.75

Notes - Building 2 of 2

Income Summary (Includes all Building on Parcel)

Total Net Income	
Capitalization Rate	0.000000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	3,076
Total Gross Building Area	3,080

Situs : 137 LEEMAN HWY

Map ID: 28-054-001

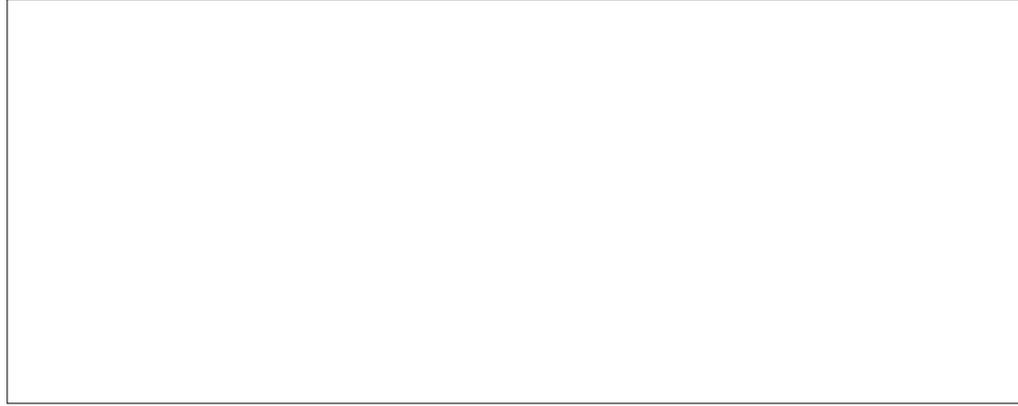
Class: Vacant Land Commercial

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
TRADEMARK PROPERTIES CORP
68 BERRYS MILL RD
WEST BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 2016R/04529
District
Zoning C4
Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.3500 Unimproved		205,000
Total Acres: .35 Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	205,000	205,000	205,000	0	0
Building	0	0	0	0	0
Total	205,000	205,000	205,000	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	205,000	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/07/16		Land Only	Transfer Of Convenience	2016R/04529	Warranty Deed	TRADEMARK PROPERTIES CORP
01/14/02	21,760	Land Only	Only Part Of Parcel	0001957/087		SEWALL, MARK

Situs : 137 LEEMAN HWY

Parcel Id: 28-054-001

Class: Vacant Land Commercial

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Convenience Store
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 : 137 LEEMAN HWY

Parcel Id: 28-054-001

Class: Vacant Land Commercial

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 137 LEEMAN HWY

Parcel Id: 28-054-001

Class: Vacant Land 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

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 : 125 LEEMAN HWY

Map ID: 28-055-000

Class: Auto Supply Store

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
ELWELL, ALAN R TR
ALAN R ELWELL RT 5/7/2008
810 HENSEL HILL WEST
DAYTONA BEACH FL 32127

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0002996/249
District
Zoning C4
Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3000			190,000
Total Acres: .3 Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	190,000	190,000	190,000	190,000	0
Building	92,900	92,900	92,900	144,000	0
Total	282,900	282,900	282,900	334,000	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	282,900	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
05/18/94	JS		Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/02/99	2514	1,400	CAL	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/25/08		Land & Bldg	Transfer Of Convenience	0002996/249	Warranty Deed	ELWELL, ALAN R TR
07/12/01		Land & Bldg	Related Corporations	0001887/115 0000598/322		ELWELL, ALAN R & MARY ANN

Inspection Witnessed By _____

Situs : 125 LEEMAN HWY

Parcel Id: 28-055-000

Class: Auto Supply Store

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1949 /
Building #	1
Structure Type	Retail - Single Occu
Identical Units	1
Total Units	1
Grade	C-
# Covered Parking	
# Uncovered Parking	
DBA	CARQUEST AUTOPARTS

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Ovrhd Dr-Mtr-Op-Wd-Mt		12	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	01	01	100	1,380	108	Warehouse/ Lt Mfg	13	Frame	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3
2	01	01	100	2,990	176	Auto Parts/Servic	12	Frame	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,380	Warehouse/ Lt Mfg	50		27,780
2	2,990	Auto Parts/Service	50		60,260

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1979			1	4,000	C	3	3	4,860

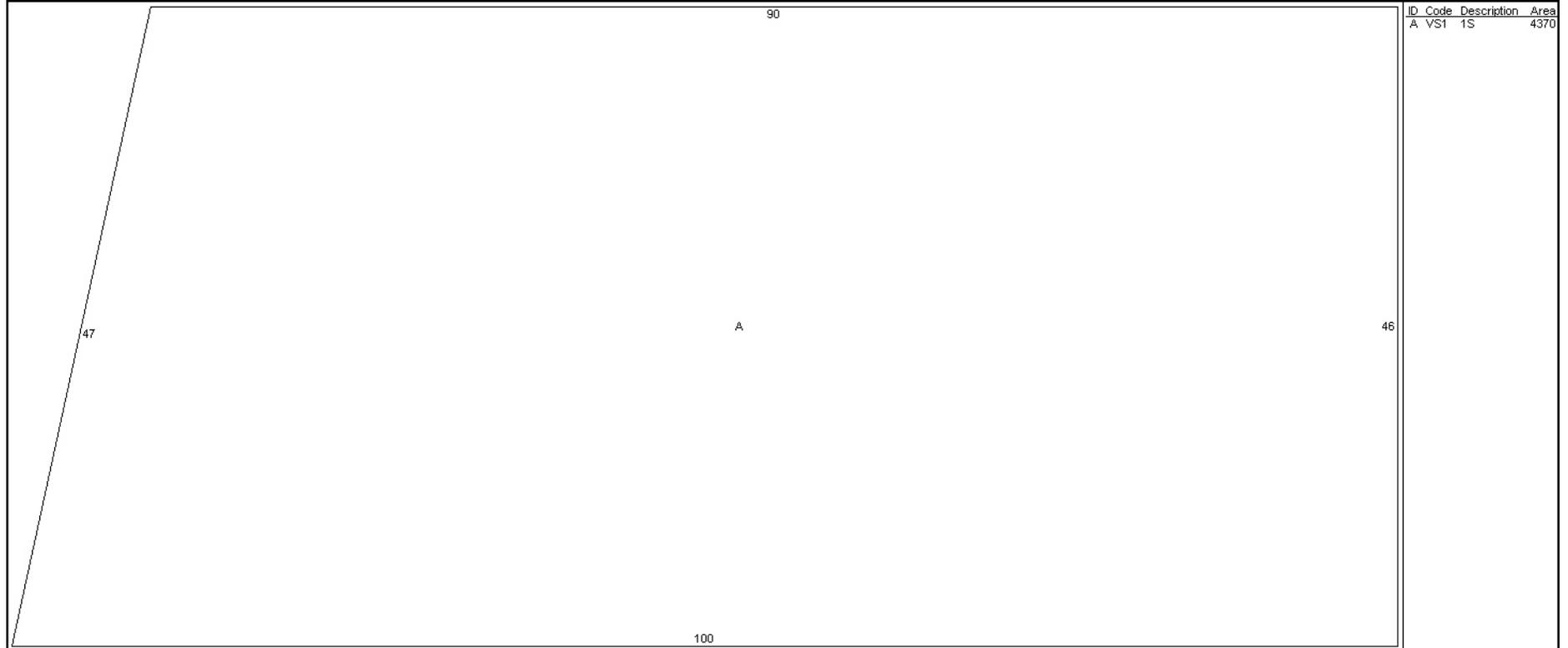
Situs : 125 LEEMAN HWY

Parcel Id: 28-055-000

Class: Auto Supply Store

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 125 LEEMAN HWY	Parcel Id: 28-055-000	Class: Auto Supply Store	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
07	S	001 Light Manuf/Warehous	0	1,380	6.00		8,280	10		0	7,452				966	966	6,486
11	S	001 Auto Service	0	2,990	11.00		32,890	10		0	29,601	0			2,691	2,691	26,910

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	4,370
Replace, Cost New Less Depr	88,040
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	88,040
Value per SF	20.15

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	33,396
Capitalization Rate	0.100000
Sub total	333,960
Residual Land Value	
Final Income Value	333,960
Total Gross Rent Area	4,370
Total Gross Building Area	4,370

Situs : 115 LEEMAN HWY

Map ID: 28-056-000

Class: Gas, Sales and Service

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
ENI LEEMAN HWY LLC
ENERGY NORTH INCORPORATED
2 INTERNATIONAL WY
LAWRENCE MA 01843

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0003193/145
District
Zoning C4
Class COMMERCIAL



Property Notes
4 PUMPS AND CAR WASH

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3500		50	307,500

Total Acres: .35
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	307,500	307,500	307,500	307,500	0
Building	172,400	172,400	172,400	-36,100	0
Total	479,900	479,900	479,900	271,400	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	479,900	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/27/04	MS	Entry & Sign	Other
05/17/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/01/10	4066	5,000	CDM Demo Of 20'X75' Steel Frame	
03/01/96	2005	8,000	CAL	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/28/10	835,000	Land & Bldg	Sale Includes Multiple Parcels	0003193/145		ENI LEEMAN HWY LLC
12/06/88			Valid Sale	0000922/264		SEWALL, M W & CO
				0000341/446		UNK

Inspection Witnessed By _____

Situs : 115 LEEMAN HWY

Parcel Id: 28-056-000

Class: Gas, Sales and Service

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1988 /
Building #	1
Structure Type	Full Service
Identical Units	1
Total Units	1
Grade	C+C
# Covered Parking	
# Uncovered Parking	
DBA	TEXACO CLIPPER MART

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Cooler-Chiller		28			1							
1	Utility Bldg-Frame		7	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	1,967	198	Service Station Re	12	Concrete Bl	Wood Frame/Joist/B	Normal	None	Central	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,967	Service Station Retail		54	112,690

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Canopy Ssg	1988	38	27	1	1,026	C	3	3	19,540
2	Asph Pav	1988			1	10,000	C	3	3	12,160
3	Paving Con	1988	36	48	1	1,728	C	3	3	4,030
4	Tank Fiber	1988			2	6,000	C	3	3	12,010
5	Tank Fiber	1988			1	12,000	C	3	3	12,010

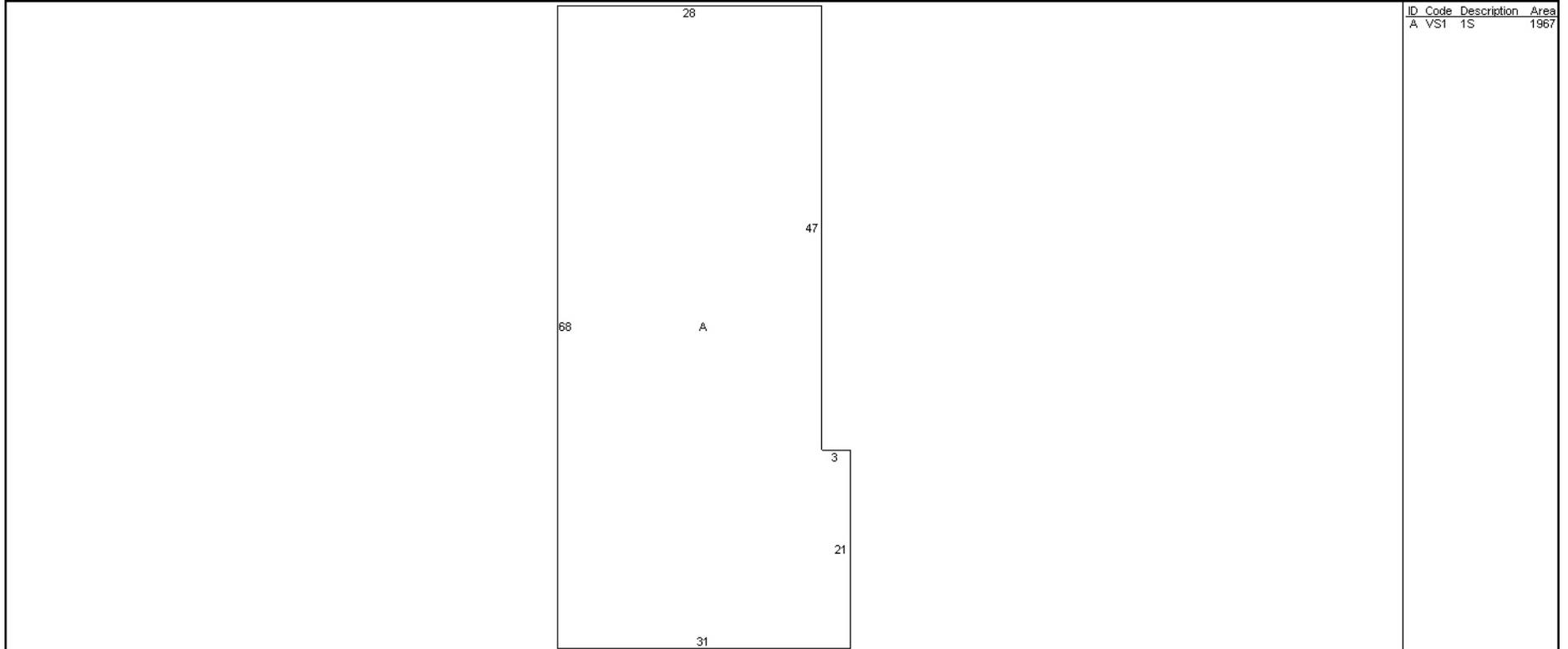
Situs : 115 LEEMAN HWY

Parcel Id: 28-056-000

Class: Gas, Sales and Service

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 115 LEEMAN HWY	Parcel Id: 28-056-000	Class: Gas, Sales and Service	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
14	S	001 Service Station	0	1,967	16.00		31,472	5		0	29,898	0			2,754	2,754	27,144

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	1,967
Replace, Cost New Less Depr	112,690
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	112,690
Value per SF	57.29

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	27,144
Capitalization Rate	0.100000
Sub total	271,440
Residual Land Value	
Final Income Value	271,440
Total Gross Rent Area	1,967
Total Gross Building Area	1,967

Situs : COURT ST

Map ID: 28-057-000

Class: Vacant Land - Accessory to Comm

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
 ENI LEEMAN HWY LLC
 ENERGY NORTH INCORPORATED
 2 INTERNATIONAL WY
 LAWRENCE ME 01843

GENERAL INFORMATION
 Living Units
 Neighborhood 202C
 Alternate Id
 Vol / Pg 0003193/145
 District
 Zoning C4
 Class COMMERCIAL



Property Notes
 TRIANGLE SHAPE - NO FRONTAGE - ACCESS VI
 A 28-026

Land Information

Type	Size	Influence Factors	Influence %	Value
Secondary	AC 0.1800			27,000

Total Acres: .18
 Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	27,000	27,000	27,000	0	0
Building	0	0	0	0	0
Total	27,000	27,000	27,000	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	27,000	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
06/20/94	JS	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/01/10	4066	5,000	CDM Demo	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/28/10	835,000	Land & Bldg	Sale Includes Multiple Parcels	0003193/145 0000344/231		ENI LEEMAN HWY LLC SEWALL, M W & CO

Inspection Witnessed By _____

Situs : COURT ST

Parcel Id: 28-057-000

Class: Vacant Land - Accessory to Comm

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Full Service
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 : COURT ST

Parcel Id: 28-057-000

Class: Vacant Land - Accessory to Comm

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : COURT ST

Parcel Id: 28-057-000

Class: Vacant Land - Accessory to Comm

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 : 101 LEEMAN HWY

Map ID: 28-058-000

Class:

Card: 3 of 1

Printed: September 17, 2018

CURRENT OWNER
PELLEGRINI & PELLEGRINI LLC
C/O FERNANDO & ROSA PELLEGRINI
70 COURT ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0003477/138
District
Zoning C4
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.3600		208,000

Total Acres: .36
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	208,000	208,000	208,000	208,000	0
Building	111,000	111,000	111,100	187,800	0
Total	319,000	319,000	319,100	395,800	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	319,000	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/22/04	MS	Unoccupied	Other
05/17/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/15/13	4365	0	CAL Refit For Stone Surface Business.	
08/18/10	4135	10,000	CNG Fit Out Space For Curves And Tan	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/27/13		Land & Bldg	Related Corporations	0003477/138	Warranty Deed	PELLEGRINI & PELLEGRINI LLC
09/16/04		Land & Bldg	Transfer Of Convenience	0002459/159		PELLEGRINI, ROBERT F TRUSTEE
				0000595/250		PELLEGRINI, FERNANDO M & ROBERT F
				0000595/250		PELLEGRINI, FERNANDO M & ROBERT F

Inspection Witnessed By _____

Situs : 101 LEEMAN HWY

Parcel Id: 28-058-000

Class:

Card: 3 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1956 /
Building #	1
Structure Type	Retail - Single Occu
Identical Units	1
Total Units	1
Grade	C-
# Covered Parking	
# Uncovered Parking	
DBA	WINDOW AND DOOR TREATMEN

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
3	Canopy Only		1	270		1							
3	Store Front/Av Met F		1	45		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	1,352	103	Support Area	10	None	Wood Frame/Joist/B	Normal	None	None	None	1	1
2	B1	B1	100	2,160	163	Multi-Use Office	10	None	Wood Frame/Joist/B	Normal	None	None	Normal	2	2
3	01	01	100	3,512	266	Multi-Use Sales	10	Frame	Wood Frame/Joist/B	Normal	None	Unit	Normal	2	2

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,352	Support Area		10	3,490
2	2,160	Multi-Use Office		35	46,490
3	3,512	Multi-Use Sales		35	57,700

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1982			1	3,500	C	2 3	3,400

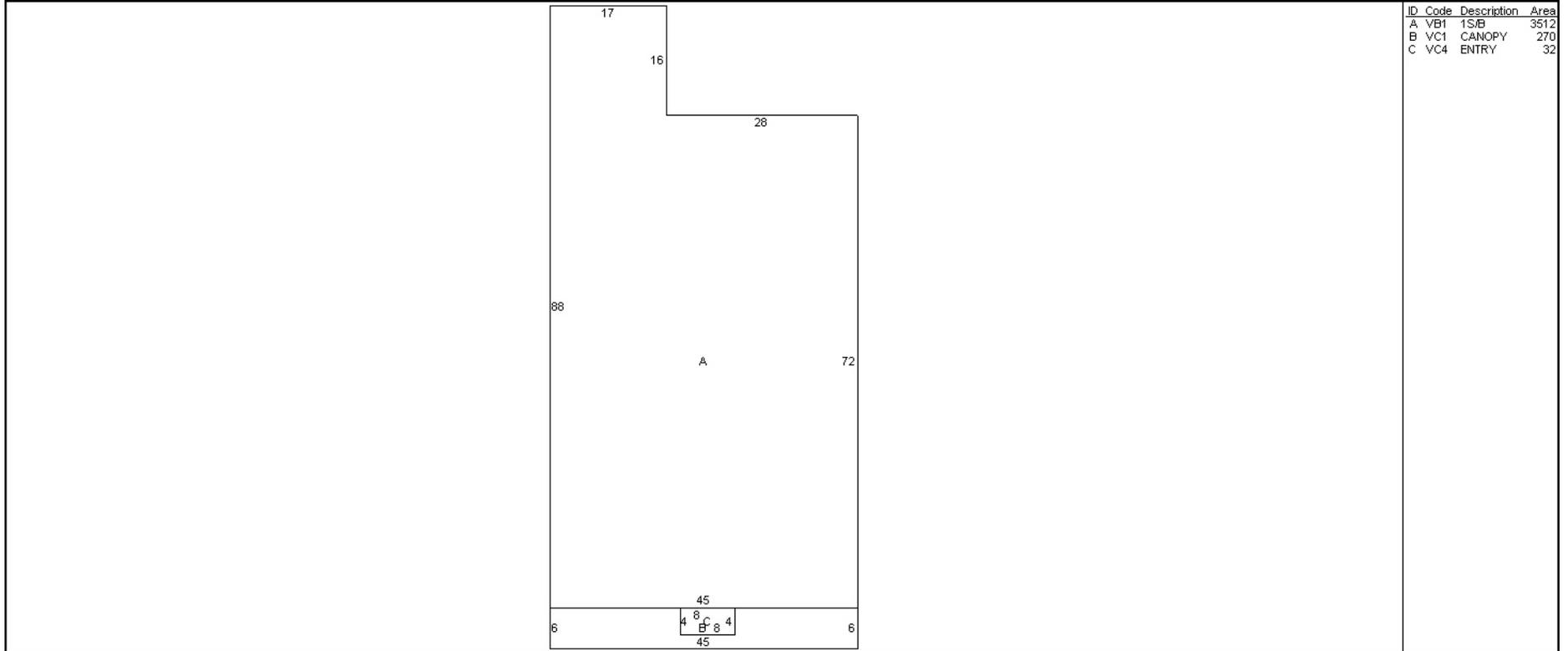
Situs : 101 LEEMAN HWY

Parcel Id: 28-058-000

Class:

Card: 3 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 101 LEEMAN HWY	Parcel Id: 28-058-000	Class:	Card: 3 of 1	Printed: September 17, 2018
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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	001 Support Or Municipal Pi	0	14						0							
21	S	001 Office High Rise 4+ Sto	0	3,512	9.00		31,608	5		0	30,028	0			4,917	4,917	25,111
22	S	001 Multi Use Office	0	2,160	9.00		19,440	10		0	17,496	0			3,024	3,024	14,472

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	7,024
Replace, Cost New Less Depr	107,680
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	107,680
Value per SF	15.33

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	39,583
Capitalization Rate	0.100000
Sub total	395,830
Residual Land Value	
Final Income Value	395,830
Total Gross Rent Area	7,010
Total Gross Building Area	7,024

Situs : 75 LEEMAN HWY

Map ID: 28-059-000

Class: Eating & Drinking

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
 REALTY INCOME PROPERTIES 28, LLC
 ATTN: CARROLS - LEASING - BK#1073
 PO BOX 6969
 SYRACUSE NY 13217 6969

GENERAL INFORMATION
 Living Units
 Neighborhood 202C
 Alternate Id
 Vol / Pg 2016R/09302
 District
 Zoning C4
 Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.8500			355,000
Total Acres: .85				
Spot: _____ Location: _____				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	355,000	355,000	355,000	355,000	0
Building	549,200	549,200	549,300	732,100	0
Total	904,200	904,200	904,300	1,087,100	0
Total Exemptions	0		Manual Override Reason		
Net Assessed	904,200		Base Date of Value		
Value Flag	ORION		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
09/22/04	MS	Entry Gained	Other
05/23/94	JS		Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/15/16	872,897	Land & Bldg	Valid Sale	2016R/09302	Warranty Deed	REALTY INCOME PROPERTIES 28, LLC
09/13/16	680,000	Land & Bldg	Outlier	2016R/06699	Warranty Deed	CARROLS, LLC
10/21/86	47,500		Valid Sale	0000781/321 0001005/170		WOLD, JUST L. AND JEANNE L. NOR-PAR

Inspection Witnessed By _____

Situs : 75 LEEMAN HWY

Parcel Id: 28-059-000

Class: Eating & Drinking

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1990 /
Building #	1
Structure Type	Fast Food
Identical Units	1
Total Units	1
Grade	BC
# Covered Parking	
# Uncovered Parking	
DBA	BURGER KING

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Canopy Only		4	12			1								
1	Canopy Only		1	240			1								
1	Sprinkler Sys Wet		1	3,424			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	3,424	256	Burker King	10	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	3,424	Burker King		57	507,920

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence Stoc	1990	300	6	1	1,800	C	3	3	2,440
2	Light - In	1990	1	1	2	1	C	3	3	1,210
3	Asph Pav	1990			1	31,000	C	3	3	37,680

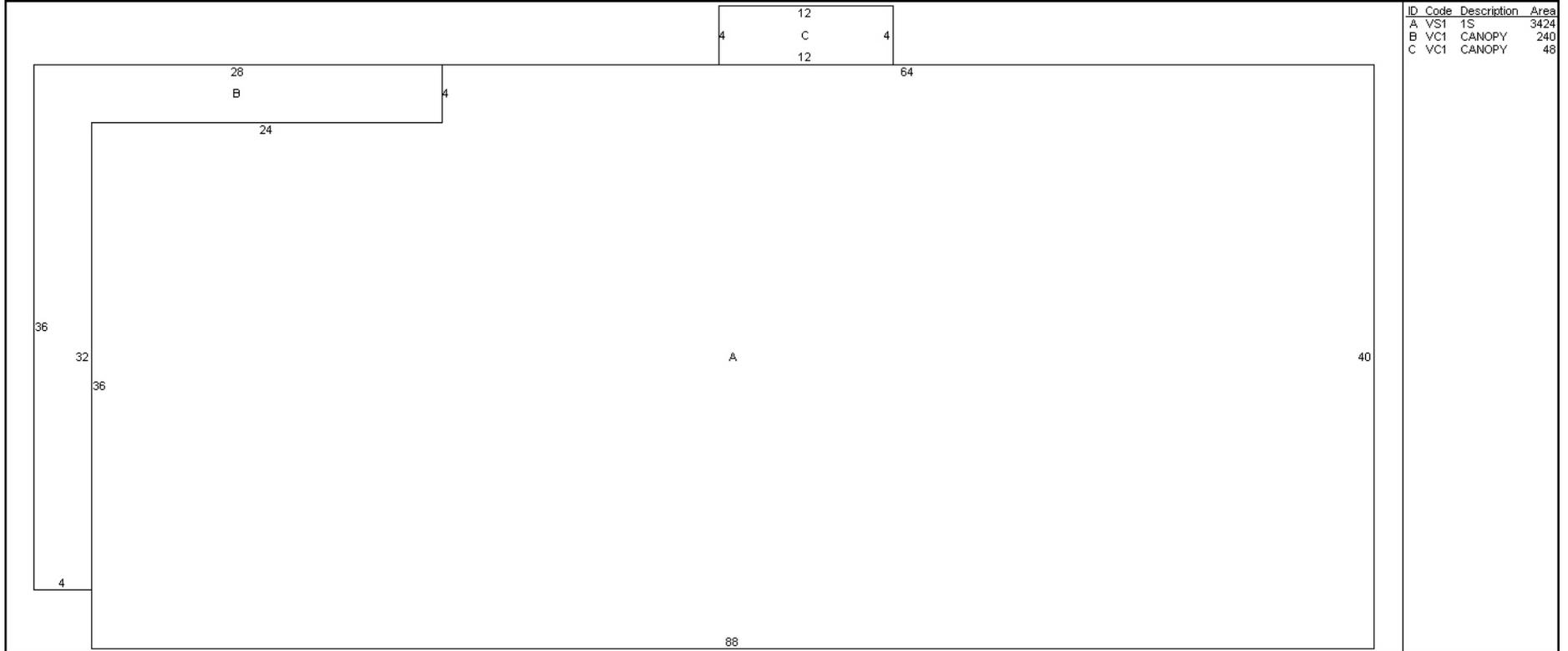
Situs : 75 LEEMAN HWY

Parcel Id: 28-059-000

Class: Eating & Drinking

Card: 2 of 1

Printed: September 17, 2018



ID Code	Description	Area
A VS1	1S	3424
B VC1	CANOPY	240
C VC1	CANOPY	48

Additional Property Photos

Situs : 75 LEEMAN HWY

Parcel Id: 28-059-000

Class: Eating & Drinking

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model 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
20	S	001 Franchises	0	3,424	35.00		119,840	5		0	113,848	0			5,136	5,136	108,712

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	3,424
Replace, Cost New Less Depr	507,920
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	507,920
Value per SF	148.34

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	108,712
Capitalization Rate	0.100000
Sub total	1,087,120
Residual Land Value	
Final Income Value	1,087,120
Total Gross Rent Area	3,424
Total Gross Building Area	3,424

Situs : 12 COURT ST

Map ID: 28-060-000

Class: General Office

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
HIGH COURT PROPERTIES LLC
C/O HOPKINSON & ABBONDANZA, P.A.
6 CITY CENTER SUITE 400
PORTLAND ME 04101

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 0002118/350
District
Zoning C2
Class COMMERCIAL



Property Notes
BEING REMODELED DIVORCE JUDGEMENT B1750
P021

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	182,500	182,500	188,200	42,500	0
Total	295,000	295,000	300,700	155,000	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	295,000	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/28/04	MS	Entry & Sign	Other
06/18/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/14/03	360,000	Land & Bldg	Sale Includes Multiple Parcels	0002118/350		HIGH COURT PROPERTIES LLC
05/01/97	80,000	Land & Bldg	Valid Sale	0001495/044		
02/01/97		Land & Bldg	Bankruptcy Proceedings	0001478/254		UNK
07/01/96		Land & Bldg	Court Order Decree	0001426/124		UNK
06/04/90	212,500		Valid Sale	0001011/286		STEWART MCGEORGE
				0001061/197		UNK

Inspection Witnessed By _____

Situs : 12 COURT ST

Parcel Id: 28-060-000

Class: General Office

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	B+C
# Covered Parking	
# Uncovered Parking	
DBA	LINDA WOOD ATTY FRED hAHN I

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Porch, Open		17	5			1								
2	Porch Covered		7	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	1,137	166	Support Area	7	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	1,177	176	Converted Office	8	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	4	4
3	02	02	100	1,137	166	Converted Office	8	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	4	4
4	A1	A1	100	672	104	Support Area	4	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	1,137	Support Area		50	12,610
2	1,177	Converted Office		70	89,100
3	1,137	Converted Office		70	80,830
4	672	Support Area		35	3,860

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1982			1	1,500	C	3	3	1,830

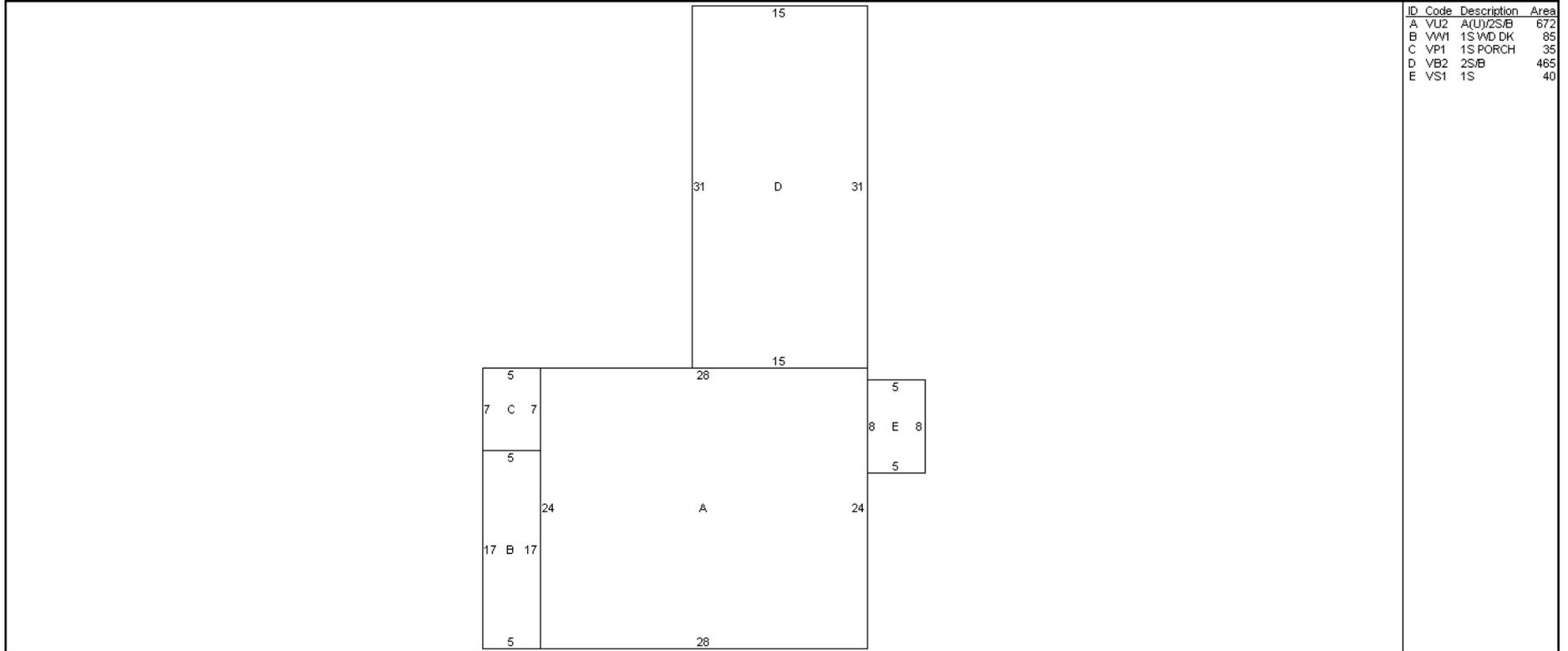
Situs : 12 COURT ST

Parcel Id: 28-060-000

Class: General Office

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 12 COURT ST

Parcel Id: 28-060-000

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	14						0							
22	S	001 Multi Use Office	0	2,314	9.00		20,826	10		0	18,743	0			3,240	3,240	15,503

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	4,123
Replace, Cost New Less Depr	186,400
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	186,400
Value per SF	45.21

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	15,503
Capitalization Rate	0.100000
Sub total	155,030
Residual Land Value	
Final Income Value	155,030
Total Gross Rent Area	4,109
Total Gross Building Area	4,123

Situs : 36 COURT ST

Map ID: 28-066-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
COURT ST APARTMENTS LLC
PO BOX 275
AUGUSTA ME 04330

GENERAL INFORMATION
Living Units 6
Neighborhood 103C
Alternate Id
Vol / Pg 0002299/306
District
Zoning C2
Class APARTMENT



Property Notes
GLEN J GUERRETTE = LLC

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2500			60,000

Total Acres: .25
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	60,000	60,000	60,000	60,000	0
Building	177,400	177,400	177,500	183,900	0
Total	237,400	237,400	237,500	243,900	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	237,400	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/22/04	MS	Entry & Sign	Tenant
05/23/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/03/11	4228	700	CAL Add Fire Escape/Ext Stairs	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/21/03		Land & Bldg	Sale Includes Multiple Parcels	0002299/306		COURT ST APARTMENTS LLC
10/01/96	483,750	Land & Bldg	Sale Includes Multiple Parcels	0001454/006		GUERRETTE, GLEN J
08/16/89			Transfer Of Convenience	0000966/241		COURT STREET ASSOCIATES
				0001038/117		UNK

Inspection Witnessed By _____

Situs : 36 COURT ST

Parcel Id: 28-066-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 36 COURT ST

Parcel Id: 28-066-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	001 Support Or Municipal Pi	0	12						0							
01	A	001 Low Rise Apartment	6	5,866			41,700	10		0	37,530	35			13,136	13,136	24,394

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	1	\0	4	6,900	27,600
3	011 Apartment	1	2	\0	1	8,100	8,100

Building Cost Detail - Building 1 of 1

Total Gross Building Area	7,064
Replace, Cost New Less Depr	177,540
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	177,540
Value per SF	25.13

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	24,394
Capitalization Rate	0.100000
Sub total	243,940
Residual Land Value	
Final Income Value	243,940
Total Gross Rent Area	7,052
Total Gross Building Area	7,064

Situs : 40 COURT ST

Map ID: 28-067-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
COURT ST APARTMENTS LLC
PO BOX 275
AUGUSTA ME 04330

GENERAL INFORMATION
Living Units 8
Neighborhood 103C
Alternate Id
Vol / Pg 0002299/306
District
Zoning C2
Class APARTMENT



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3000			65,000

Total Acres: .3
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	65,000	65,000	65,000	65,000	0
Building	239,600	239,600	244,000	279,000	0
Total	304,600	304,600	309,000	344,000	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	304,600	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/22/04	MS	Entry & Sign	Tenant
05/23/94	JS		Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/14/06	3638	2,500	CFX Ramp For Apartments	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/21/03		Land & Bldg	Sale Includes Multiple Parcels	0002299/306		COURT ST APARTMENTS LLC
10/01/96		Land & Bldg	Sale Includes Multiple Parcels	0001454/069		GUERRETTE, GLEN J
08/16/89			Transfer Of Convenience	0000966/241		COURT STREET ASSOCIATES
				0001038/117		UNK

Inspection Witnessed By _____

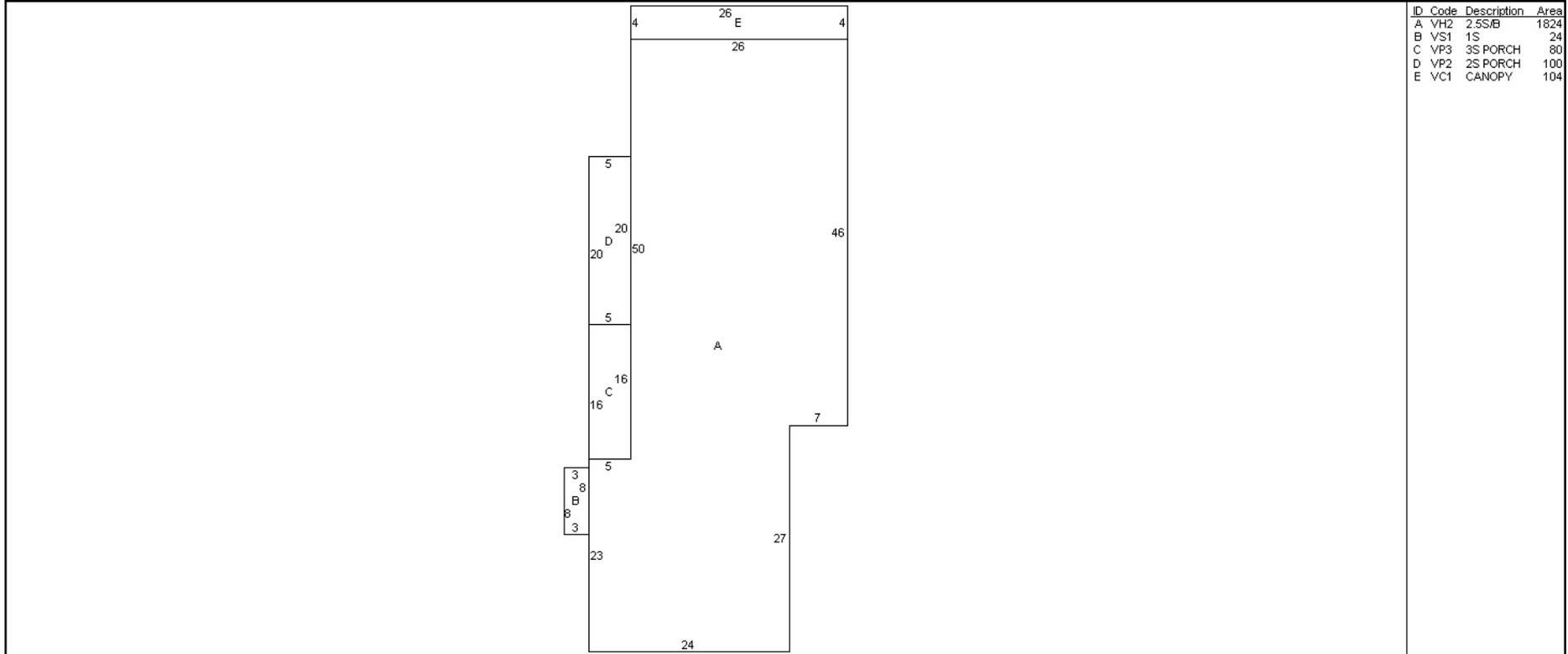
Situs : 40 COURT ST

Parcel Id: 28-067-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 40 COURT ST	Parcel Id: 28-067-000	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	8	5,664			58,800	10		0	52,920	35			18,522	18,522	34,398

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	3	2	\0	3	8,100	24,300

Building Cost Detail - Building 1 of 1

Total Gross Building Area	6,864
Replace, Cost New Less Depr	244,020
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	244,020
Value per SF	35.55

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	34,398
Capitalization Rate	0.100000
Sub total	343,980
Residual Land Value	
Final Income Value	343,980
Total Gross Rent Area	6,852
Total Gross Building Area	6,864

Situs : 94 COURT ST

Map ID: 28-076-000

Class: Vacant Land - Accessory to Comm

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
ENI LEEMAN HWY LLC
ENERGY NORTH INCORPORATED
2 INTERNATIONAL WY
LAWRENCE MA 01843

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0003193/145
District
Zoning C2
Class COMMERCIAL



Property Notes
.09

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.0800	Shape/Size Restr/Nonconfc	-60	49,600

Total Acres: .08
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	49,600	49,600	49,600	0	0
Building	0	0	0	0	0
Total	49,600	49,600	49,600	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	49,600	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/28/94	JSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/28/10	835,000	Land & Bldg	Sale Includes Multiple Parcels	0003193/145		ENI LEEMAN HWY LLC
08/08/85			Transfer Of Convenience	0000776/204		SEWALL, M W & CO

Inspection Witnessed By _____

Situs : 94 COURT ST

Parcel Id: 28-076-000

Class: Vacant Land - Accessory to Comm

Card: 1 of 1

Printed: September 17, 2018

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

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

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

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

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

Situs : 94 COURT ST

Parcel Id: 28-076-000

Class: Vacant Land - Accessory to Comm

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 94 COURT ST

Parcel Id: 28-076-000

Class: Vacant Land - Accessory to Comm

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 : 131 COURT ST

Map ID: 28-081-000

Class: Supermarkets > 10,000SF

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
CVS STATE CAPITAL, LLC
ONE CVS DRIVE
WOONSOCKET RI 02895

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 2015R/05172
District
Zoning C2
Class COMMERCIAL



Property Notes
NEW CVS BUILDING

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.7900	Location	25	895,000

Total Acres: 1.79
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	895,000	895,000	895,000	895,000	0
Building	1,378,700	1,378,700	1,378,700	753,400	0
Total	2,273,700	2,273,700	2,273,700	1,648,400	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	2,273,700	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
08/27/18	BEC	Measured Only	Other
09/24/04	MS	Entry & Sign	Other
05/17/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/26/15	4621	900,000	CNB New Construction Of Pharmacy/Re	
09/17/15	4570	50,000	CDM Demo Structures For New Cvs - In	
05/03/03	3102	30,000	CAD	0
06/01/98	2351	100	CNB	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/27/15	170,000	Land & Bldg	Valid Sale	2015R/05171	Warranty Deed	CVS STATE CAPITAL, LLC
07/27/15	350,000	Land & Bldg	Valid Sale	2015R/05170	Warranty Deed	CVS STATE CAPITAL, LLC
07/27/15	935,000	Land & Bldg	Sale Includes Multiple Parcels	2015R/05172	Warranty Deed	CVS STATE CAPITAL, LLC
12/17/84	50,000		Valid Sale	0000688/278		GILMORE, KEVIN R & BENSON P

Inspection Witnessed By _____

Situs : 131 COURT ST

Parcel Id: 28-081-000

Class: Supermarkets > 10,000SF

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	2017 /
Building #	1
Structure Type	Retail - Single Occu
Identical Units	
Total Units	1
Grade	B
# Covered Parking	
# Uncovered Parking	
DBA	CVS

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Bank Dr In Window	1				1							
1	Cooler-Freezer		4	3		2							
1	Cooler-Freezer		3	10		1							
1	Cooler-Freezer		19			1							
1	Cooler-Freezer		3	3		1							
1	Canopy Roof/Slab		6	10		1							
1	Canopy Only		4	9		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		11,945	434	Convenience Stor	23	Brick & Con	Fire Resistant	Normal	Hot Air	Central	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	11,945	Convenience Store	98	100	1,250,260

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	2017			1	50,000	C	3	3	114,260
2	Light - In	2017			14	1	B	3	3	14,140
3	Fence Stoc	2017			1	12	C	3	3	30

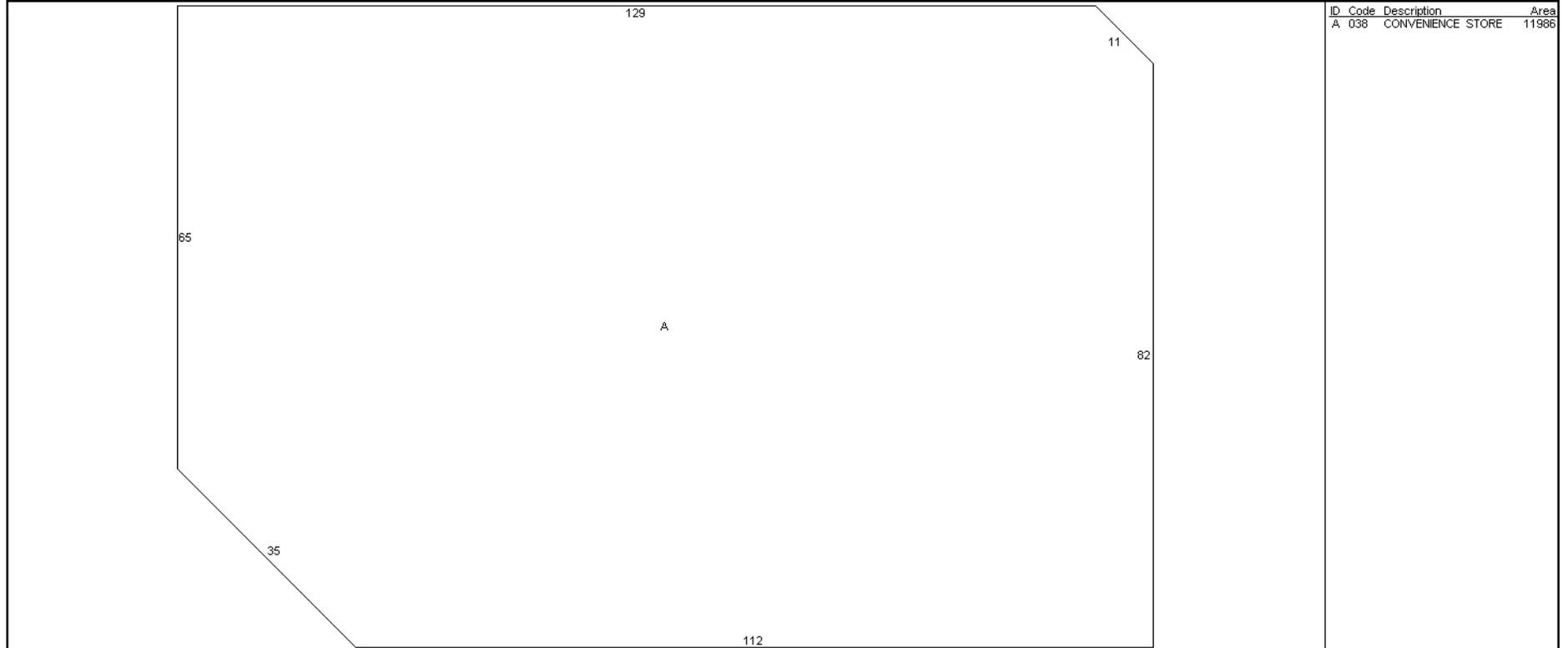
Situs : 131 COURT ST

Parcel Id: 28-081-000

Class: Supermarkets > 10,000SF

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 131 COURT ST

Parcel Id: 28-081-000

Class: Supermarkets > 10,000SF

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
14	S	001 Service Station	0	11,945	16.00		191,120	5		0	181,564	0			16,723	16,723	164,841

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	11,945
Replace, Cost New Less Depr	1,250,260
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	1,250,260
Value per SF	104.67

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	164,841
Capitalization Rate	0.100000
Sub total	1,648,410
Residual Land Value	
Final Income Value	1,648,410
Total Gross Rent Area	11,945
Total Gross Building Area	11,945

Situs : 95 COURT ST

Map ID: 28-089-000

Class: Multiple House on one lot

Card: 1 of 2

Printed: September 17, 2018

CURRENT OWNER
HOLTAVISION LLC
507 QUAKER MEETINGHOUSE RD
DURHAM ME 04222

GENERAL INFORMATION
Living Units 5
Neighborhood 103C
Alternate Id
Vol / Pg 2015R/02013
District
Zoning C2
Class COMMERCIAL



Property Notes
2 OF 2 IS NEW BLDG ON OLD - FOUNDATION

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3900	Shape/Size	-40	44,400

Total Acres: .39
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	44,400	44,400	44,400	44,400	0
Building	225,700	225,700	226,500	226,700	0
Total	270,100	270,100	270,900	271,100	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	270,100	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/24/04	MS	Entry & Sign	Tenant
03/05/01	PM	Entry Gained	Owner
09/28/94	KJM	Info At Door	Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/19/04	3225	80,000	RNH	0
01/05/04	3221	5,000	RDM	0
08/01/95	1930	390	COB	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/23/15		Land & Bldg	Transfer Of Convenience	2015R/02013	Warranty Deed	HOLTAVISION LLC
08/29/14	300,000	Land & Bldg	Court Order Decree	0003623/258	Deed Of Sale By Pr	HOLT, DAVID C II & CORINNE L
12/23/13		Land & Bldg	Court Order Decree	0003565/285	Certificate Of Abstract (Prot	HOLT, COLBY L PR
12/06/05	383,000	Land & Bldg	Valid Sale	0002656/287	Quit Claim	HOLT, DAVID C
05/20/04	299,000	Land & Bldg	Valid Sale	0002399/225		G & B CORP INC
12/31/03		Land & Bldg	Related Corporations	0002335/038		LITTLE BROTHERS LLC
05/17/01	155,000	Land & Bldg	Valid Sale	0001862/306		SEWALL, MARK
01/07/00		Land & Bldg	Foreclosure/Repo	0001746/095		
02/01/97		Land & Bldg	Court Order Decree	0001478/140		
05/17/84			Transfer Of Convenience	0000664/218		JOHNSON, CHARLES C.

Inspection Witnessed By _____

Situs : 95 COURT ST

Parcel Id: 28-089-000

Class: Multiple House on one lot

Card: 1 of 2

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1989 /
Building #	1
Structure Type	Apartment - Garden
Identical Units	1
Total Units	1
Grade	C-
# Covered Parking	
# Uncovered Parking	
DBA	APARTMENTS 1 SINGLE UNIT IN F

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Utility Bldg-Frame		10	4		1							

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	2,160	204	Apartment	8	Frame	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	02	02	100	2,160	204	Apartment	8	Frame	Wood Frame/Joist/B	Normal	None	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,160	Apartment	71		77,520
2	2,160	Apartment	71		75,710

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence Stoc	1995	684	1	1	684	C	2	2	950

Situs : 95 COURT ST

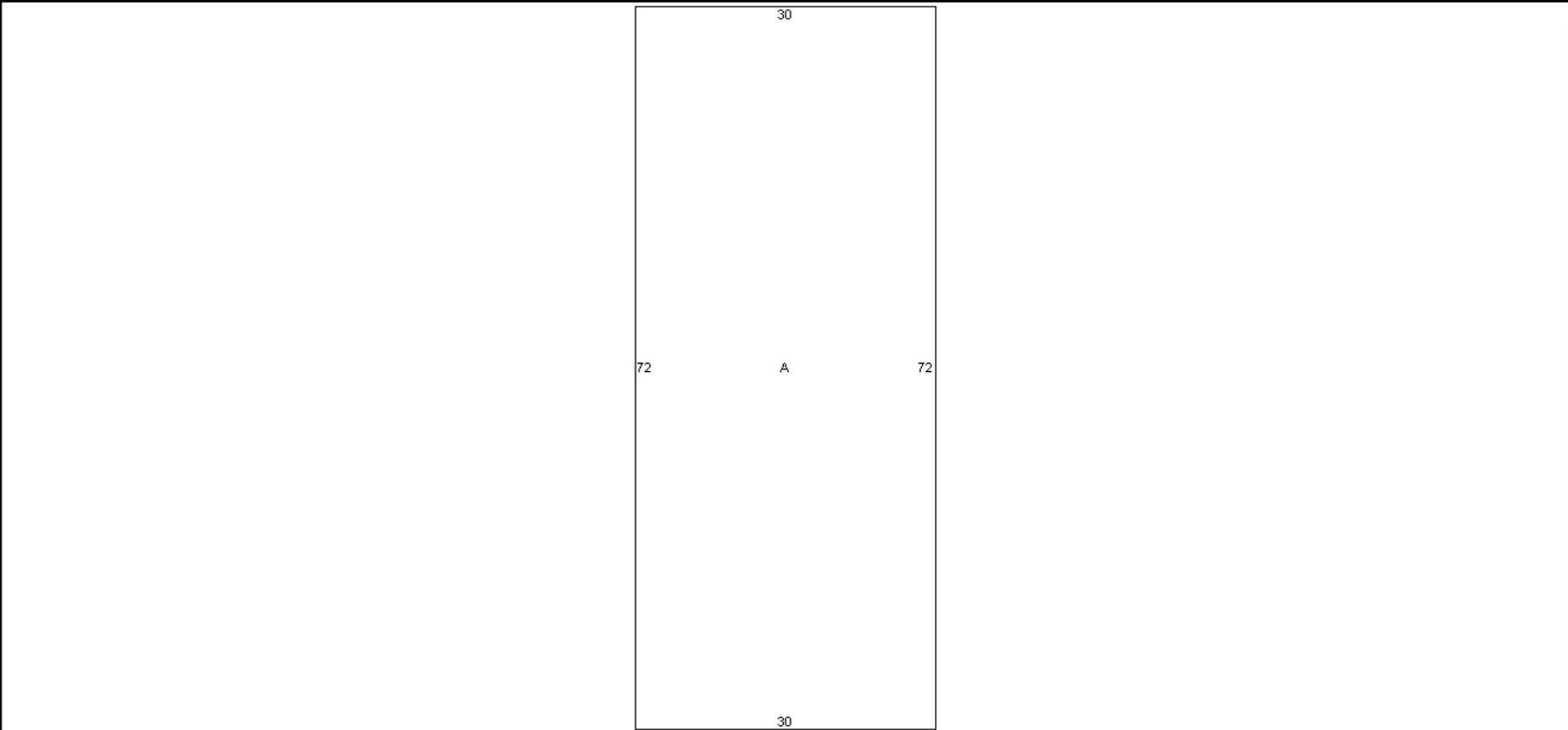
Parcel Id: 28-089-000

Class: Multiple House on one lot

Card: 1 of 2

Printed: September 17, 2018

ID	Code	Description	Area
A	VS2	2S	2160



30

72

A

72

30

Additional Property Photos

Situs : 95 COURT ST	Parcel Id: 28-089-000	Class: Multiple House on one lot	Card: 1 of 2	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	7						0							
01	A	001 Low Rise Apartment	5	5,064		79	33,654	10		0	30,289	35	30		3,180	3,180	27,109

Apartment Detail - Building 1 of 2

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

Building Cost Detail - Building 1 of 2

Total Gross Building Area	4,320
Replace, Cost New Less Depr	153,230
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	153,230
Value per SF	35.47

Notes - Building 1 of 2

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Income Summary (Includes all Building on Parcel)

Total Net Income	27,109
Capitalization Rate	0.100000
Sub total	271,090
Residual Land Value	
Final Income Value	271,090
Total Gross Rent Area	5,801
Total Gross Building Area	5,808

Situs : 95 COURT ST

Map ID: 28-089-000

Class: Multiple House on one lot

Card: 4 of 2

Printed: September 17, 2018

CURRENT OWNER
HOLTAVISION LLC
507 QUAKER MEETINGHOUSE RD
DURHAM ME 04222

GENERAL INFORMATION
Living Units 5
Neighborhood 103C
Alternate Id
Vol / Pg 2015R/02013
District
Zoning C2
Class COMMERCIAL

Property Notes
2 OF 2 IS NEW BLDG ON OLD - FOUNDATION

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3900	Shape/Size	-40	44,400

Total Acres: .39
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	44,400	44,400	44,400	44,400	0
Building	225,700	225,700	226,500	226,700	0
Total	270,100	270,100	270,900	271,100	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	270,100	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/24/04	MS	Entry & Sign	Tenant
03/05/01	PM	Entry Gained	Owner
09/28/94	KJM	Info At Door	Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/19/04	3225	80,000	RNH	0
01/05/04	3221	5,000	RDM	0
08/01/95	1930	390	COB	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/23/15		Land & Bldg	Transfer Of Convenience	2015R/02013	Warranty Deed	HOLTAVISION LLC
08/29/14	300,000	Land & Bldg	Court Order Decree	0003623/258	Deed Of Sale By Pr	HOLT, DAVID C II & CORINNE L
12/23/13		Land & Bldg	Court Order Decree	0003565/285	Certificate Of Abstract (Prot	HOLT, COLBY L PR
12/06/05	383,000	Land & Bldg	Valid Sale	0002656/287	Quit Claim	HOLT, DAVID C
05/20/04	299,000	Land & Bldg	Valid Sale	0002399/225		G & B CORP INC
12/31/03		Land & Bldg	Related Corporations	0002335/038		LITTLE BROTHERS LLC
05/17/01	155,000	Land & Bldg	Valid Sale	0001862/306		SEWALL, MARK
01/07/00		Land & Bldg	Foreclosure/Repo	0001746/095		
02/01/97		Land & Bldg	Court Order Decree	0001478/140		
05/17/84			Transfer Of Convenience	0000664/218		JOHNSON, CHARLES C.

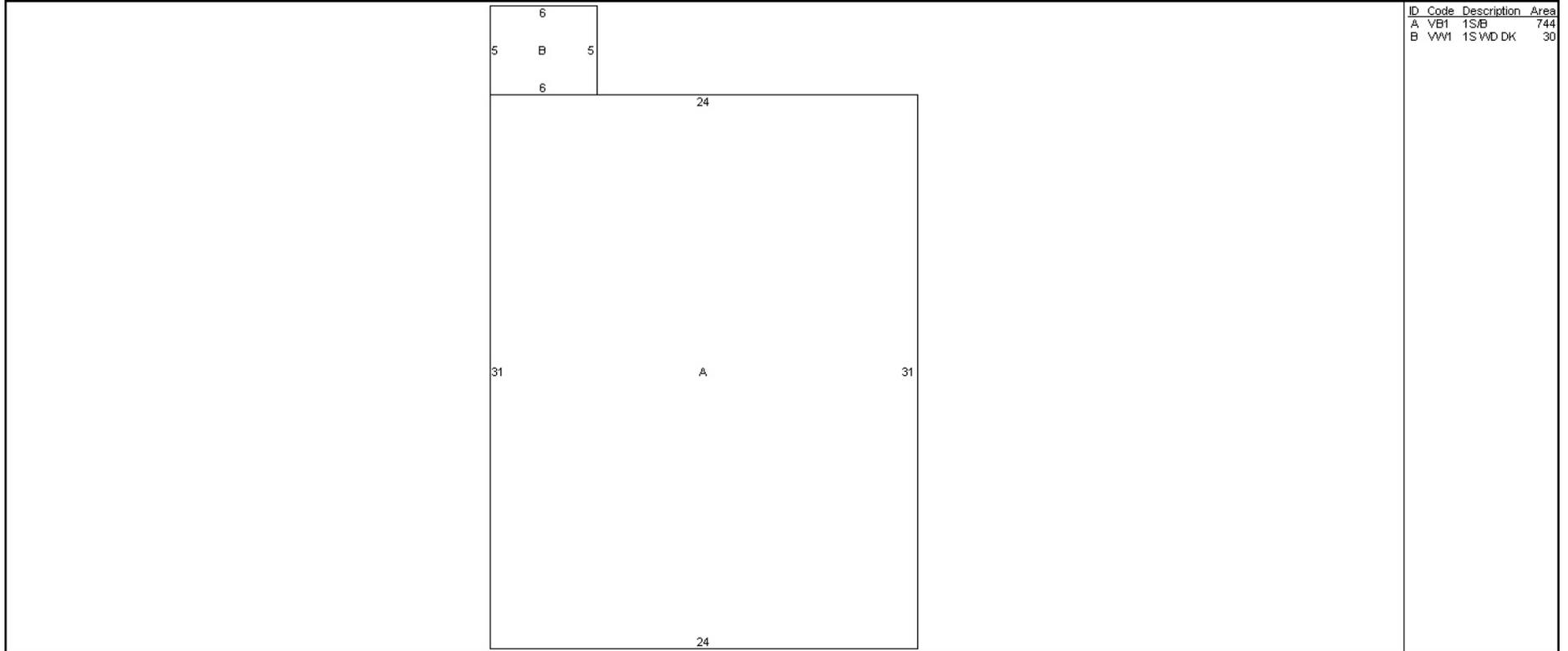
Situs : 95 COURT ST

Parcel Id: 28-089-000

Class: Multiple House on one lot

Card: 4 of 2

Printed: September 17, 2018



Additional Property Photos

Situs : 95 COURT ST	Parcel Id: 28-089-000	Class: Multiple House on one lot	Card: 4 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	7						0							
01	A	001 Low Rise Apartment	5	5,064		79	33,654	10		0	30,289	35	30		3,180	3,180	27,109

Apartment Detail - Building 2 of 2

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 2 of 2

Total Gross Building Area	1,488
Replace, Cost New Less Depr	72,360
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	72,360
Value per SF	48.63

Notes - Building 2 of 2

new house onstructed before 2004 sale

Income Summary (Includes all Building on Parcel)

Total Net Income	27,109
Capitalization Rate	0.100000
Sub total	271,090
Residual Land Value	
Final Income Value	271,090
Total Gross Rent Area	5,801
Total Gross Building Area	5,808

Situs : WINSLOW CT

Map ID: 28-106-000

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
.10

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1300	Location Shape/Size	-50	24,000
Total Acres: .13 Spot: Location:				

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

Entrance Information			
Date	ID	Entry Code	Source
07/27/94	JSW	Unimproved	

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

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

Situs : WINSLOW CT

Parcel Id: 28-106-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Res-1 Family
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 : WINSLOW CT

Parcel Id: 28-106-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : WINSLOW CT

Parcel Id: 28-106-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

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

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

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

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : 47 COURT ST

Map ID: 28-110-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
COURT ST APARTMENTS LLC
PO BOX 275
AUGUSTA ME 04330

GENERAL INFORMATION
Living Units 5
Neighborhood 103C
Alternate Id
Vol / Pg 0002299/306
District
Zoning C2
Class APARTMENT



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2300			58,000

Total Acres: .23
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	58,000	58,000	58,000	58,000	0
Building	136,600	136,600	130,900	143,800	0
Total	194,600	194,600	188,900	201,800	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	194,600	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/27/04	MS	Info At Door	Tenant
05/23/94	JS	Total Refusal	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/21/03		Land & Bldg	Sale Includes Multiple Parcels	0002299/306		COURT ST APARTMENTS LLC
10/01/96		Land & Bldg	Sale Includes Multiple Parcels	0001454/069		GUERRETTE, GLEN J
08/16/89			Transfer Of Convenience	0000966/241		COURT STREET ASSOCIATES
				0001038/117		UNK

Inspection Witnessed By _____

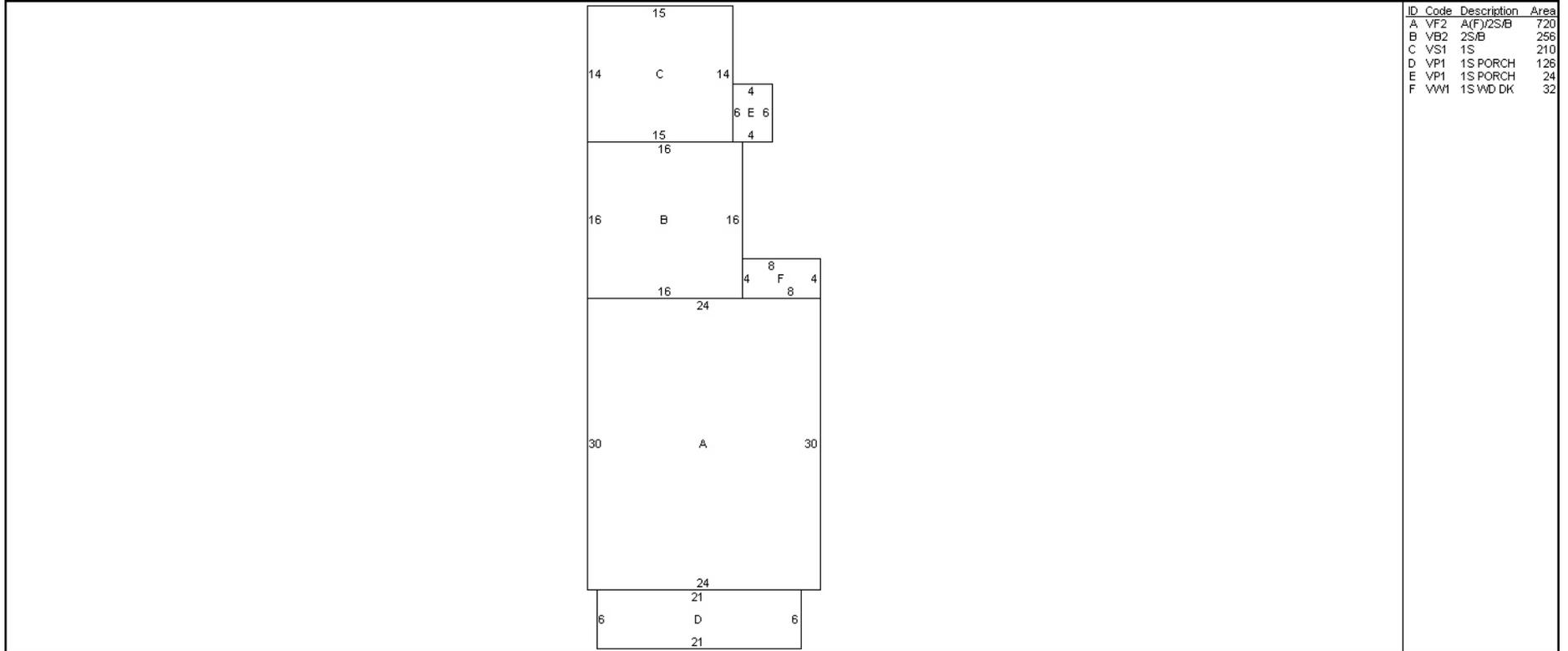
Situs : 47 COURT ST

Parcel Id: 28-110-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 47 COURT ST	Parcel Id: 28-110-000	Class: Apartments - 4 To 8 Units	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	10						0							
01	A	001 Low Rise Apartment	5	2,450			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	3,858
Replace, Cost New Less Depr	130,890
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	130,890
Value per SF	33.93

Notes - Building 1 of 1

ELECTRIC HEAT

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	3,848
Total Gross Building Area	3,858

Situs : 41 COURT ST

Map ID: 28-111-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
COURT ST APARTMENTS LLC
PO BOX 275
AUGUSTA ME 04332

GENERAL INFORMATION
Living Units 4
Neighborhood 103C
Alternate Id
Vol / Pg 0001454/069
District
Zoning C2
Class APARTMENT



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2300			58,000

Total Acres: .23
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	58,000	58,000	58,000	58,000	0
Building	187,000	187,000	186,300	212,300	0
Total	245,000	245,000	244,300	270,300	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	245,000	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/27/04	MS	Entry & Sign	Tenant
05/23/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/01/94	1689	0	RAL	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/21/03		Bldg Only	Related Corporations	0002299/306	Warranty Deed	COURT ST APARTMENTS LLC
10/01/96		Land & Bldg	Sale Includes Multiple Parcels	0001454/069		GUERRETTE, GLEN J
08/16/89			Transfer Of Convenience	0000966/241		COURT STREET ASSOCIATES
				0001038/117		UNK

Inspection Witnessed By _____

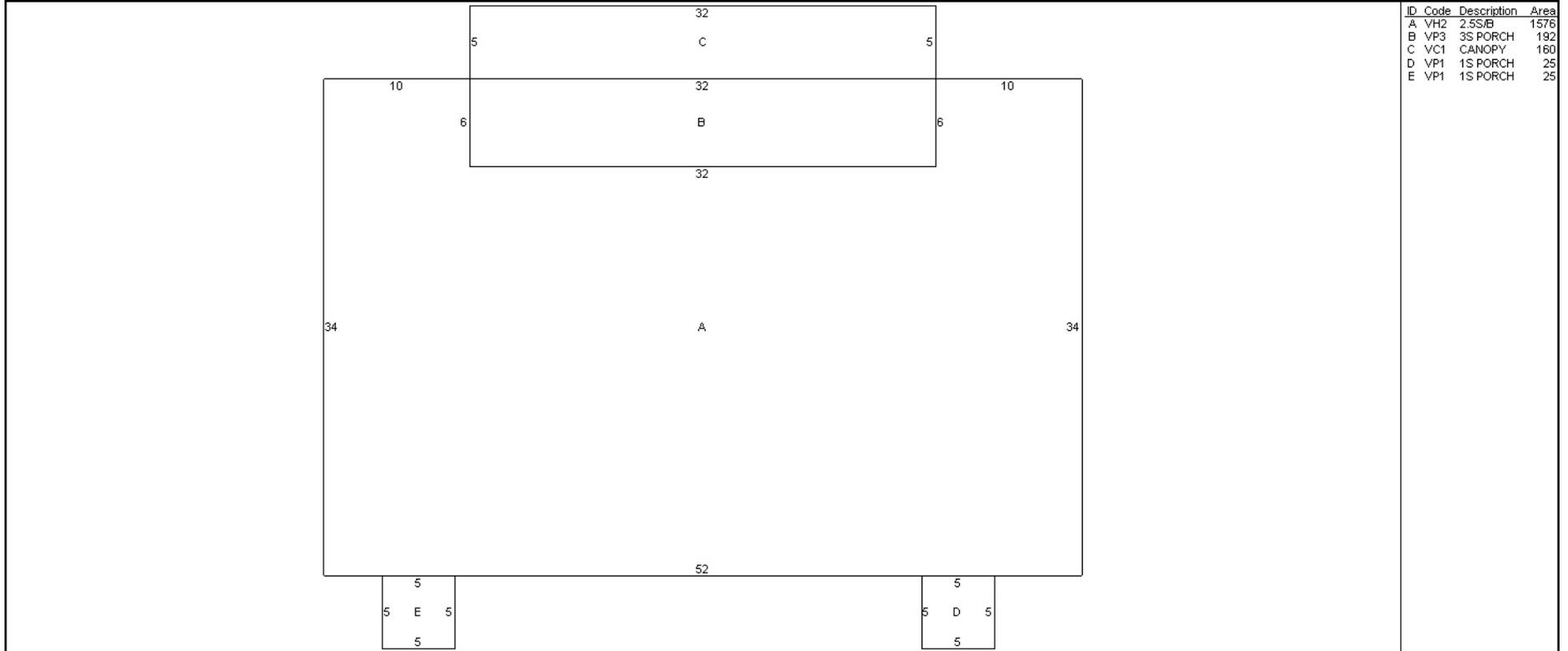
Situs : 41 COURT ST

Parcel Id: 28-111-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 41 COURT ST

Parcel Id: 28-111-000

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	16						0							
01	A	001 Low Rise Apartment	6	4,334			46,200	10		0	41,580	35			14,553	14,553	27,027

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	4	2	\0	4	8,100	32,400

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,910
Replace, Cost New Less Depr	186,280
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	186,280
Value per SF	31.52

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	27,027
Capitalization Rate	0.100000
Sub total	270,270
Residual Land Value	
Final Income Value	270,270
Total Gross Rent Area	5,894
Total Gross Building Area	5,910

Situs : 37 COURT ST

Map ID: 28-112-000

Class: Multiple Use - Primarily Commercial

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
HALL BAY LLC
318 WEBBER RD
GEORGETOWN ME 04548

GENERAL INFORMATION
Living Units 2
Neighborhood 103C
Alternate Id
Vol / Pg 0002730/220
District
Zoning C2
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3100			66,000

Total Acres: .31
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	66,000	66,000	66,000	66,000	0
Building	178,600	178,600	185,300	131,700	0
Total	244,600	244,600	251,300	197,700	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	244,600	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/27/04	MS	Entry & Sign	Other
05/23/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/02/06	342,000	Land & Bldg	Valid Sale	0002730/220	Warranty Deed	HALL BAY LLC
09/01/94		Land & Bldg	Transfer In Lieu Of Debt Payment	0001312/104		JENRAH INC
08/16/89			Transfer Of Convenience	0000966/241		COURT STREET ASSOCIATES
				0001038/117		UNK

Inspection Witnessed By _____

Situs : 37 COURT ST

Parcel Id: 28-112-000

Class: Multiple Use - Primarily Commercial

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1930 /
Building #	1
Structure Type	Mixed Res/Comm
Identical Units	1
Total Units	1
Grade	B+C
# Covered Parking	
# Uncovered Parking	5
DBA	HART AND REGAN LAW OFFICE

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Open		7	3		1							
2	Porch, Open		7	4		1							
2	Porch Covered		1	176		1							
2	Porch Cov-Upper		20	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	B1	B1	100	1,440	164	Unfinished Res Bs	7	None	Wood Frame/Joist/B	Normal	None	None	Normal	2	2
2	01	01	100	1,536	180	Converted Office	8	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	02	02	100	1,440	164	Multi-Use Apartme	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	1,440	Unfinished Res Bsmt		35	20,910
2	1,536	Converted Office		50	87,060
3	1,440	Multi-Use Apartment		50	63,410

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence Stoc	1995	6	100	1	600	C	3	3	960
2	Asph Pav	1985			1	6,000	C	3	3	7,300
3	Gar Fin At	1950	38	16	1	608	C	2	2	5,630

Situs : 37 COURT ST

Parcel Id: 28-112-000

Class: Multiple Use - Primarily Commercial

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 37 COURT ST

Parcel Id: 28-112-000

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 Pi	0	14						0							
01	A	001 Low Rise Apartment	2	1,440			16,200	10		0	14,580	35			5,103	5,103	9,477
22	S	001 Multi Use Office	0	1,536	9.00		13,824	10		0	12,442	0			2,150	2,150	10,292

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	2	10	2	8,100	16,200

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,416
Replace, Cost New Less Depr	171,380
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	171,380
Value per SF	38.81

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	19,769
Capitalization Rate	0.100000
Sub total	197,690
Residual Land Value	
Final Income Value	197,690
Total Gross Rent Area	4,402
Total Gross Building Area	4,416

Situs : 33 COURT ST

Map ID: 28-113-000

Class: Sagadahoc Country

Card: 3 of 1

Printed: September 17, 2018

CURRENT OWNER
SAGADAHOC COUNTY
752 HIGH ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0003050/313
District
Zoning C2
Class EXEMPT



Property Notes
THEO KOCH - LAWYER

Land Information

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

Total Acres: .18
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	53,000	53,000	53,000	53,000	0
Building	124,300	124,300	121,100	70,400	0
Total	177,300	177,300	174,100	123,400	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	177,300	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/27/04	MS	Entry & Sign	Other
06/29/94	JS		Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/21/10	4179	3,500	CAL Doors, Steps, And Roof	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/06/09	260,000	Land & Bldg	To/From Government	0003050/313	Warranty Deed	SAGADAHOC COUNTY
08/17/90	130,000		Valid Sale	0001024/209		HOCH, THEODORE K & LINDA S
05/05/87			Court Order Decree	0000817/069		FLAHERTY, LANI K.

Inspection Witnessed By _____

Situs : 33 COURT ST

Parcel Id: 28-113-000

Class: Sagadahoc Country

Card: 3 of 1

Printed: September 17, 2018

Building Information

Year Built/Eff Year 1890 /
 Building # 1
 Structure Type Res-1 Family
 Identical Units 1
 Total Units 1
 Grade C
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Fireplace 1 Opening					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	450	86	Unfinished Res Bs	6	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	01	01	100	1,146	156	Converted Office	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	4	3
3	02	02	100	696	156	Converted Office	9	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	4	3
4	A1	A1	100	1,146	156	Support Area	4	Frame	Wood Frame/Joist/B	Normal	None	None	None	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	450	Unfinished Res Bsmt		50	3,920
2	1,146	Converted Office		70	69,220
3	696	Converted Office		60	38,660
4	1,146	Support Area		50	7,120

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Fence Stoc	1990	60	6	1	360	C	3	3	490
2	Asph Pav	1990			1	1,400	C	3	3	1,700

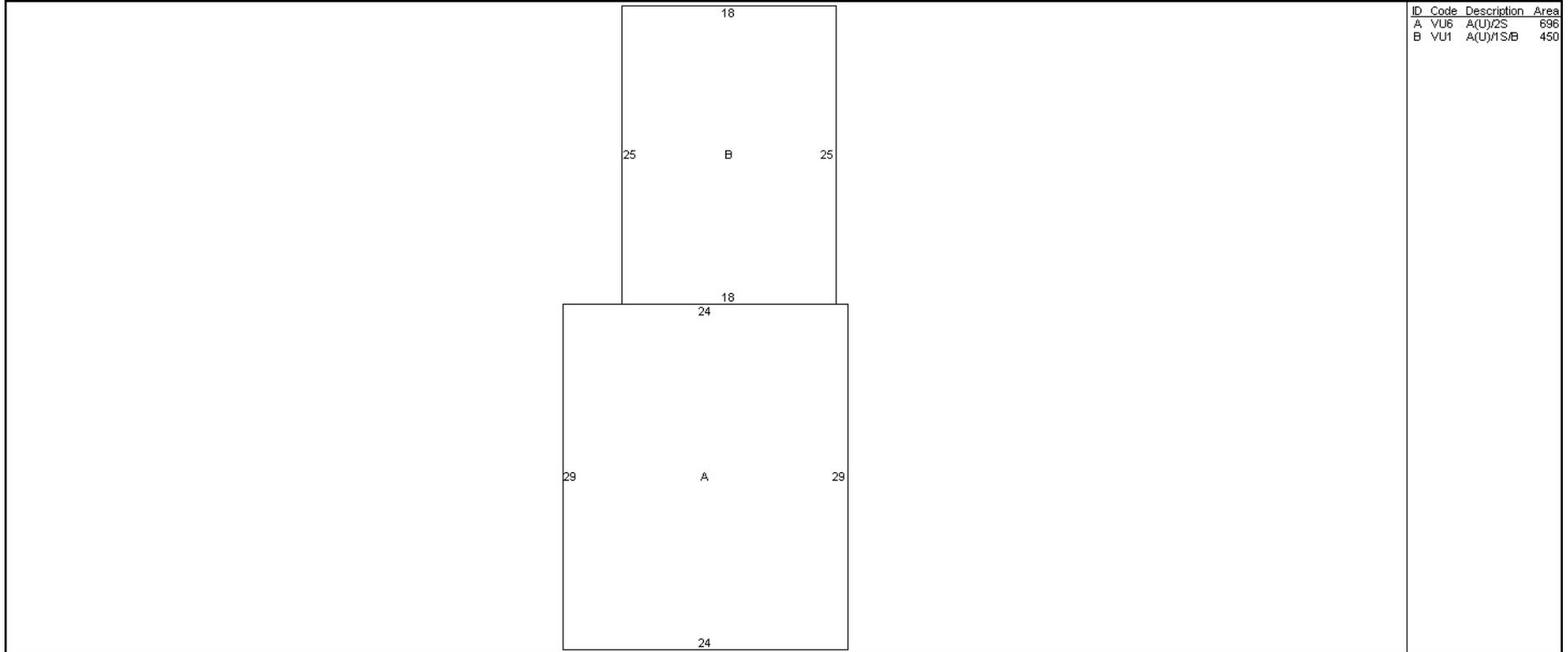
Situs : 33 COURT ST

Parcel Id: 28-113-000

Class: Sagadahoc Country

Card: 3 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 33 COURT ST

Parcel Id: 28-113-000

Class: Sagadahoc Country

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	10						0							
22	S	001 Multi Use Office	0	1,842	9.00		16,578	10		0	14,920	0			2,579	2,579	12,341

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	3,438
Replace, Cost New Less Depr	118,920
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	118,920
Value per SF	34.59

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	12,341
Capitalization Rate	0.100000
Sub total	123,410
Residual Land Value	
Final Income Value	123,410
Total Gross Rent Area	3,428
Total Gross Building Area	3,438

Situs : 21 COURT ST

Map ID: 28-114-000

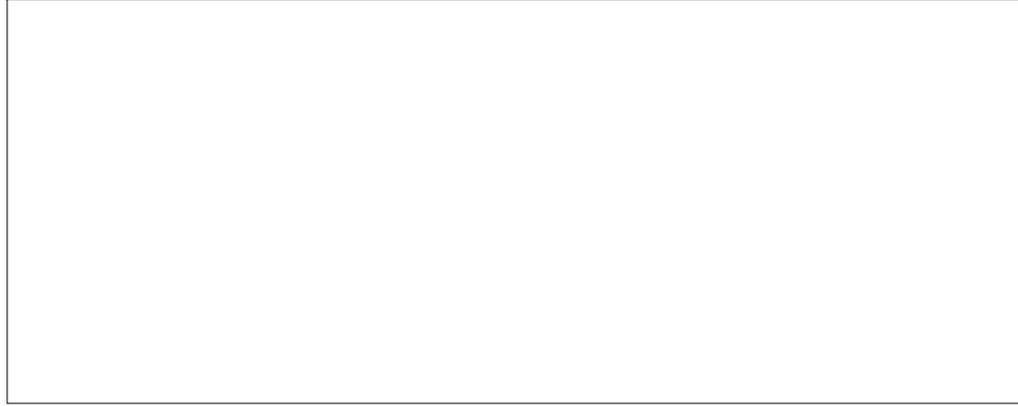
Class: Sagadahoc Country

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
COUNTY OF SAGADAHOC INHABITANTS OF THE
752 HIGH ST
BATH ME 04530 2436

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 0000397/574
District
Zoning C1
Class EXEMPT



Property Notes
.33

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3100			165,580

Total Acres: .31
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	165,600	165,600	165,600	0	0
Building	9,700	9,700	9,700	0	0
Total	175,300	175,300	175,300	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	175,300	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/24/94	JSW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000397/574		COUNTY OF SAGADAHOC INHABITANTS

Inspection Witnessed By _____

Situs : 21 COURT ST

Parcel Id: 28-114-000

Class: Sagadahoc Country

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Res-1 Family
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	1987			1	8,000	C	3	3	9,730

Situs : 21 COURT ST

Parcel Id: 28-114-000

Class: Sagadahoc Country

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 21 COURT ST

Parcel Id: 28-114-000

Class: Sagadahoc Country

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 : 752 HIGH ST

Map ID: 28-115-000

Class: Sagadahoc Country

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
SAGADAHOC COUNTY COURT HOUSE
752 HIGH ST
BATH ME 04530 2436

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



Property Notes
.57

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	220,100	0
Building	2,577,400	2,577,400	2,513,100	1,514,100	0
Total	2,797,500	2,797,500	2,733,200	1,734,200	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	2,797,500	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/27/04	MS	Entry & Sign	Other
07/05/94	JS	Entry Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/20/07	3704	24,866	CAL Interior Renovations.	
05/19/05	3416	99,000	CAL Renovations County Courthouse	
12/03/03	3215	10,852	CAL	0
02/02/01	2753	40,000	CAL	0
02/01/96	3033	6,000	CAL	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee

Inspection Witnessed By _____

Situs : 752 HIGH ST

Parcel Id: 28-115-000

Class: Sagadahoc Country

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1890 /
Building #	1
Structure Type	Courthouse
Identical Units	1
Total Units	1
Grade	A-
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Elevator Electric Pasngr	+	3,000	125	6	1							
2	Porch Covered		21	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	4,507	280	Office Building	8	None	Wood Frame/Joist/B	Normal	None	Central	Normal	3	2
2	01	01	100	7,601	463	Office Building	9	Brick Venue	Wood Frame/Joist/B	Normal	None	Central	Normal	4	4
3	02	02	100	7,601	463	Office Building	9	Brick Venue	Wood Frame/Joist/B	Normal	None	Central	Normal	4	4
4	03	03	100	7,601	463	Office Building	9	Brick Venue	Wood Frame/Joist/B	Normal	None	Central	Normal	4	3
5	04	04	100	3,380	280	Support Area	6	Brick Venue	Wood Frame/Joist/B	Normal	None	Central	Normal	3	2

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	4,507	Office Building		40	215,870
2	7,601	Office Building		70	778,240
3	7,601	Office Building		70	754,680
4	7,601	Office Building		60	646,870
5	3,380	Support Area		40	94,980

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1987			1	7,100	C	3	3	8,630
2	Frame Shed	1990	11	8	1	88	C	3	3	240
3	Tower Radi	1987	40	1	1	40	C	3	3	7,430
4	Tower Radi	1987	30	1	1	30	C	3	3	6,130

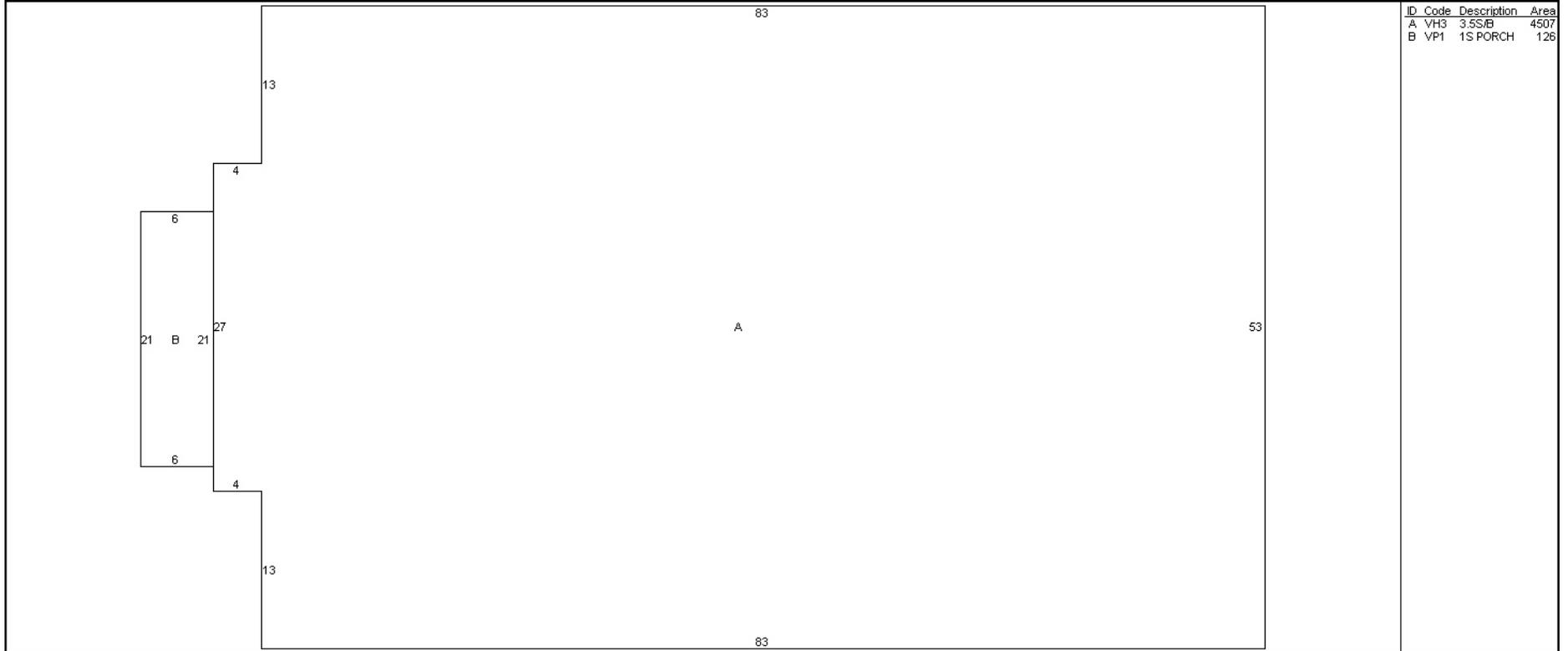
Situs : 752 HIGH ST

Parcel Id: 28-115-000

Class: Sagadahoc Country

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 752 HIGH ST

Parcel Id: 28-115-000

Class: Sagadahoc Country

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	34						0							
04	S	001 General Office	0	27,310	9.00		245,790	10		0	221,211				47,793	47,793	173,418

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	30,690
Replace, Cost New Less Depr	2,490,640
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	2,490,640
Value per SF	81.15

Notes - Building 1 of 1

ADDITION IN 1987

Income Summary (Includes all Building on Parcel)

Total Net Income	173,418
Capitalization Rate	0.100000
Sub total	1,734,180
Residual Land Value	
Final Income Value	1,734,180
Total Gross Rent Area	30,656
Total Gross Building Area	30,690

Situs : 188 CENTRE ST

Map ID: 28-116-000

Class: Sagadahoc Country

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
COUNTY OF SAGADAHOC INHABITANTS OF THE
752 HIGH ST
BATH ME 04530 2436

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 0000455/068
District
Zoning C1
Class EXEMPT



Property Notes
.18

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1600			128,130
Total Acres: .16				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	128,100	128,100	128,100	0	0
Building	7,300	7,300	7,300	0	0
Total	135,400	135,400	135,400	0	0
Total Exemptions	0		Manual Override Reason		
Net Assessed	135,400		Base Date of Value		
Value Flag	ORION		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
09/24/94	JSW	Unimproved	

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000455/068		COUNTY OF SAGADAHOC INHABITANTS

Inspection Witnessed By _____

Situs : 188 CENTRE ST

Parcel Id: 28-116-000

Class: Sagadahoc Country

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Courthouse
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	1987			1	6,000	C	3	3	7,300

Situs : 188 CENTRE ST

Parcel Id: 28-116-000

Class: Sagadahoc Country

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 188 CENTRE ST

Parcel Id: 28-116-000

Class: Sagadahoc Country

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 : CHARLES ST

Map ID: 28-137-000

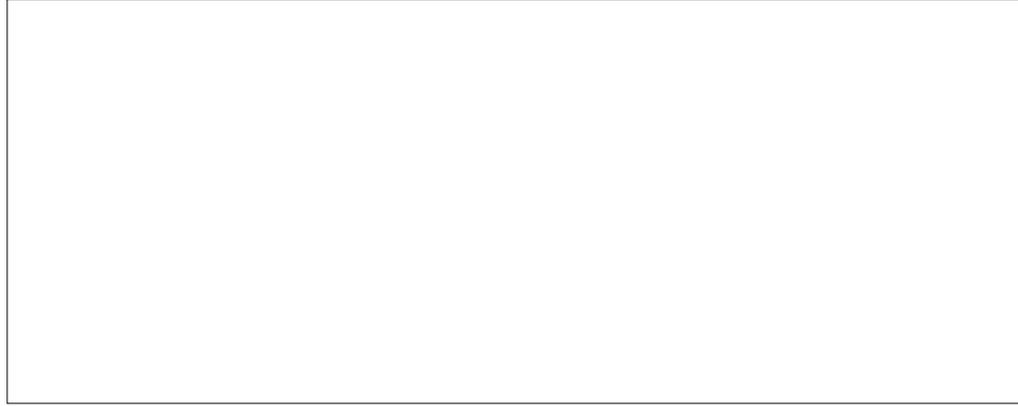
Class: City of Bath

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
.68

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.8200		117,000

Total Acres: .82
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	117,000	117,000	117,000	0	0
Building	0	0	0	0	0
Total	117,000	117,000	117,000	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	117,000	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
07/27/94	JW	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee

Situs : CHARLES ST

Parcel Id: 28-137-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Courthouse
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 : CHARLES ST

Parcel Id: 28-137-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : CHARLES ST

Parcel Id: 28-137-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

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

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

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

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Situs : 47 FLORAL ST

Map ID: 28-157-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
BATH HOUSING DEVELOPMENT CORPORATION
80 CONGRESS AVE
BATH ME 04530 1513

GENERAL INFORMATION
Living Units 40
Neighborhood 202C
Alternate Id
Vol / Pg 0003451/135
District
Zoning C2
Class EXEMPT



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 2.2000			880,000
Undeveloped	AC 2.0000			100,000

Total Acres: 4.2
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	980,000	980,000	980,000	980,000	0
Building	1,375,300	1,375,300	1,337,500	762,700	0
Total	2,355,300	2,355,300	2,317,500	1,742,700	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	2,355,300	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/20/04	MS	Entry & Sign	Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/01/95	1877	0	COB	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/30/12	250,000	Land & Bldg	To/From Government	0003451/135 0000615/024	Quit Claim	BATH HOUSING DEVELOPMENT CORP/ BATH HOUSING AUTHORITY

Inspection Witnessed By _____

Situs : 47 FLORAL ST

Parcel Id: 28-157-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1982 /
Building #	1
Structure Type	Apartment - Garden
Identical Units	1
Total Units	40
Grade	C
# Covered Parking	
# Uncovered Parking	25
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Roof/Slab			1	136	1							
1	Elevator Electric Pasngr	+	2,500	115	3	1							
1	Sprinkler Sys Wet			1	32,293	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	11,095	551	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Electric	None	Normal	3	3
2	02	02	100	10,635	543	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Electric	None	Normal	3	3
3	03	03	100	10,419	510	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Electric	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	11,095	Apartment		63	491,780
2	10,635	Apartment		63	422,370
3	10,419	Apartment		63	411,960

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1982			1	7,800	C	3	3	9,480
2	Paving Con	1982	272	1	1	272	C	3	3	950
3	Mach Shed	1982	20	6	1	120	C	3	3	940

Situs : 47 FLORAL ST

Parcel Id: 28-157-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : 47 FLORAL ST	Parcel Id: 28-157-000	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 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	40	32,149			280,800	10		0	252,720	35			88,452	88,452	164,268

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	36	1	\0	36	6,900	248,400
2	011 Apartment	4	2	\0	4	8,100	32,400

Building Cost Detail - Building 1 of 1

Total Gross Building Area	32,149
Replace, Cost New Less Depr	1,326,110
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	1,326,110
Value per SF	41.25

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	164,268
Capitalization Rate	0.100000
Sub total	1,642,680
Residual Land Value	100,000
Final Income Value	1,742,680
Total Gross Rent Area	32,149
Total Gross Building Area	32,149

Situs : 45 FLORAL ST

Map ID: 28-177-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
BATH AREA SENIOR ACTIVITY CENTER INC
45 FLORAL ST
BATH ME 04530 2012

GENERAL INFORMATION
Living Units
Neighborhood 202C
Alternate Id
Vol / Pg 0003135/112
District
Zoning C2
Class EXEMPT



Property Notes
1.40

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 2.2600	Location	-35	587,600

Total Acres: 2.26
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	587,600	587,600	587,600	587,600	0
Building	477,700	477,700	477,700	-9,400	0
Total	1,065,300	1,065,300	1,065,300	578,200	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	1,065,300	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
07/15/94	DR		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/28/16	4642	4,500	COB 12x20 Shed & Stoop & Stairs On V	
11/04/09	4040		COB 26x30 Shed	
03/31/99	2460	0	CAL	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/19/09		Land & Bldg	Transfer Of Convenience	0003135/112 0000658/219	Quit Claim	BATH AREA SENIOR ACTIVITY CENTER II BATH AREA SENIOR CITIZENS INC

Inspection Witnessed By _____

Situs : 45 FLORAL ST

Parcel Id: 28-177-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1988 /
Building #	1
Structure Type	Social/Fraternal Hall
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		8	36		1							

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	8,000	360	Social/Frat Hall	9	Frame	Wood Frame/Joist/B	Normal	None	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	8,000	Social/Frat Hall		64	454,870

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Light - In	1988	1	1	5	1	C	3	3	2,870
2	Asph Pav	1988			1	15,000	C	3	3	18,240
3	Mach Shed	1988	16	12	1	192	C	3	3	1,690

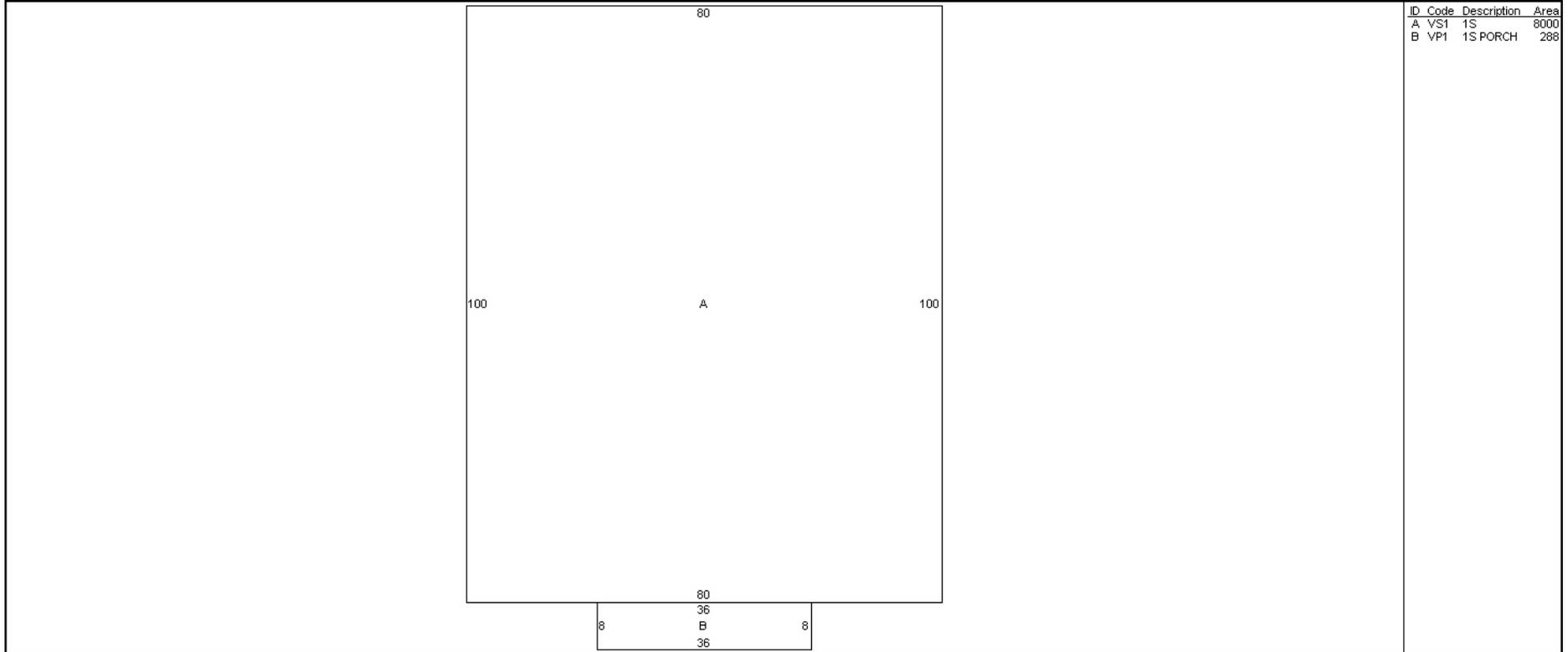
Situs : 45 FLORAL ST

Parcel Id: 28-177-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 45 FLORAL ST	Parcel Id: 28-177-000	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 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
16	S	002 General Restaurant	0	8,000	11.00		88,000	5		0	83,600	5			25,780	25,780	57,820

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	8,000
Replace, Cost New Less Depr	454,870
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	454,870
Value per SF	56.86

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	57,820
Capitalization Rate	0.100000
Sub total	578,200
Residual Land Value	
Final Income Value	578,200
Total Gross Rent Area	8,000
Total Gross Building Area	8,000

Situs : 400 CENTRE ST

Map ID: 28-190-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
ELMHURST INC F/K/A ELMHURST ASSOC
FOR RETARDED CITIZENS INC
400 CENTRE ST
BATH ME 04530 2436

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0002707/209
District
Zoning R1
Class EXEMPT



Property Notes
.00

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000			135,000
Undeveloped	AC 0.1700			4,250

Total Acres: 1.17
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	139,300	139,300	139,300	139,300	0
Building	797,000	797,000	797,000	282,000	0
Total	936,300	936,300	936,300	421,300	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	936,300	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
05/19/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/28/06	3552	1,080,000	CNB Elmhurst New Building & Parking L	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/07/06		Land & Bldg	To/From Government	0002707/209 0000775/231		ELMHURST INC F/K/A ELMHURST ASSOC ELMHURST ASSOC FOR RETARDED CITI

Situs : 400 CENTRE ST

Parcel Id: 28-190-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	2007 /
Building #	1
Structure Type	Office Building - Low
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	Sprinkler Sys Wet		1	6,565		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		6,567		Office Building	12	Frame	Wood Frame/Joist/B	Above Norm	Hot Water	Central	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	6,567	Office Building	98		764,050

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
2	Asph Pav	2007	120	120	1	14,400	C	3	3	32,910

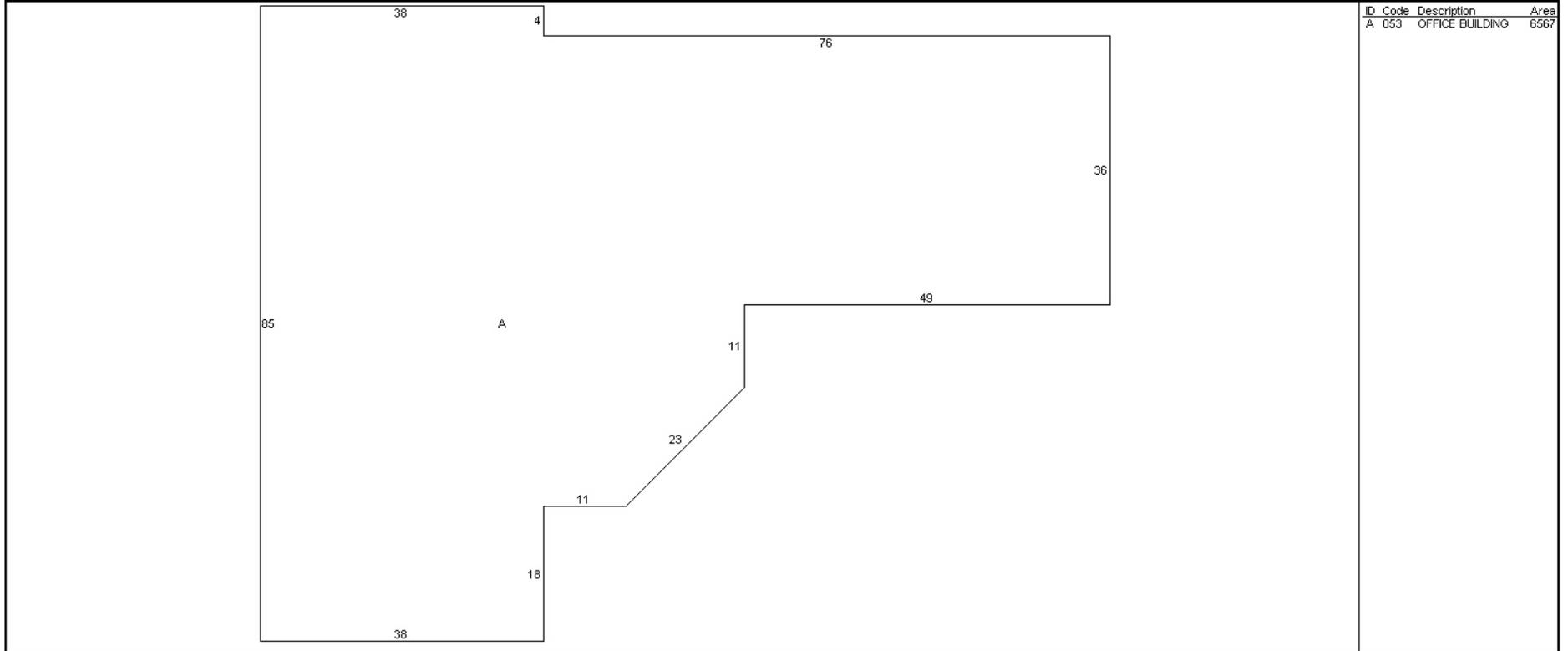
Situs : 400 CENTRE ST

Parcel Id: 28-190-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 400 CENTRE ST

Parcel Id: 28-190-000

Class: Benevolent and Charitable Organiz

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model 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	6,567	9.00		59,103	10		0	53,193				11,492	11,492	41,701

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	6,567
Replace, Cost New Less Depr	764,050
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	764,050
Value per SF	116.35

Notes - Building 2 of 2

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Income Summary (Includes all Building on Parcel)

Total Net Income	41,701
Capitalization Rate	0.100000
Sub total	417,010
Residual Land Value	4,250
Final Income Value	421,260
Total Gross Rent Area	6,567
Total Gross Building Area	6,567

Situs : 73 BLUFF RD

Map ID: 28-196-000

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 4330

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001824/281
District
Zoning R1
Class COMMERCIAL



Property Notes
.58 - CONFIRMATORY DEED 1662-303 - CONFIRMATORY DEED 1824-277

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.5900	Topography		59,960

Total Acres: .59
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	60,000	60,000	60,000	60,000	0
Building	190,100	190,100	190,100	208,500	0
Total	250,100	250,100	250,100	268,500	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	250,100	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
05/19/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/10/01	175,000	Land & Bldg	Valid Sale	0001824/281		FLAHERTY, PETER D & LINDA B
04/04/00	120,000	Land & Bldg	Valid Sale	0001762/066		
02/10/92			Foreclosure/Repo	0001108/226		HOFFMAN, WILLIAM F.
06/24/88	100,000		Valid Sale	0000889/072		HOFFMAN, WILLIAM F.

Inspection Witnessed By _____

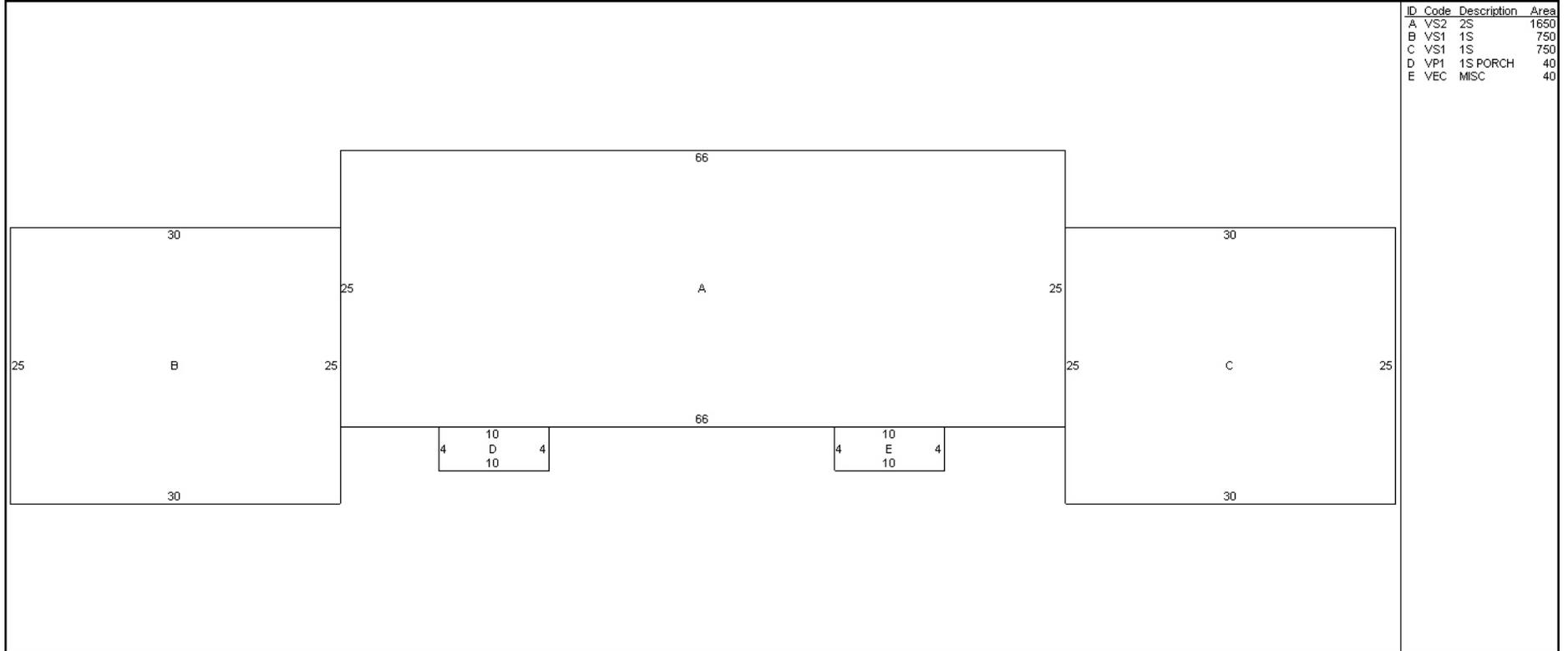
Situs : 73 BLUFF RD

Parcel Id: 28-196-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 73 BLUFF RD	Parcel Id: 28-196-000	Class: Apartments - 4 To 8 Units	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
01	A	001 Low Rise Apartment	6	4,800			48,600	10	150	0	41,310	35			14,459	14,459	26,851

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	6	2	\0	6	8,100	48,600

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,800
Replace, Cost New Less Depr	190,070
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	190,070
Value per SF	39.60

Notes - Building 1 of 1

RINNAI HEAT

Income Summary (Includes all Building on Parcel)

Total Net Income	26,851
Capitalization Rate	0.100000
Sub total	268,510
Residual Land Value	
Final Income Value	268,510
Total Gross Rent Area	4,800
Total Gross Building Area	4,800

Situs : 59 BLUFF RD

Map ID: 28-197-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
EWT, LLC 7
C/O KEYSTONE MANAGEMENT
99 FISHERVILLE RD
CONCORD NH 03302

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001999/161
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.7600	Topography		59,980

Total Acres: .76
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	60,000	60,000	60,000	60,000	0
Building	210,300	210,300	210,300	254,900	0
Total	270,300	270,300	270,300	314,900	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	270,300	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
05/18/94	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
04/30/02	640,000	Land & Bldg	Sale Includes Multiple Parcels	0001999/161		EWT, LLC 7
11/01/98	325,000	Land & Bldg	Sale Includes Multiple Parcels	0001639/013		FOX PROPERTIES LLC
03/15/91	56,500		Valid Sale	0001052/248		BRANDON J. MCMORROW
				0000884/312		UNK

Inspection Witnessed By _____

Situs : 59 BLUFF RD

Parcel Id: 28-197-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

Building Information

Year Built/Eff Year 1939 /
 Building # 1
 Structure Type Apartment - Garden
 Identical Units 1
 Total Units 6
 Grade C-
 # Covered Parking
 # Uncovered Parking 6
 DBA TOWN HOUSE
 APARTMENTS

Building Other Features

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

Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	3,450	346	Apartment	8	Brick Venee	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3
2	02	02	100	1,950	202	Apartment	8	Brick Venee	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,450	Apartment	60		134,890
2	1,950	Apartment	60		75,410

Outbuilding Data

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

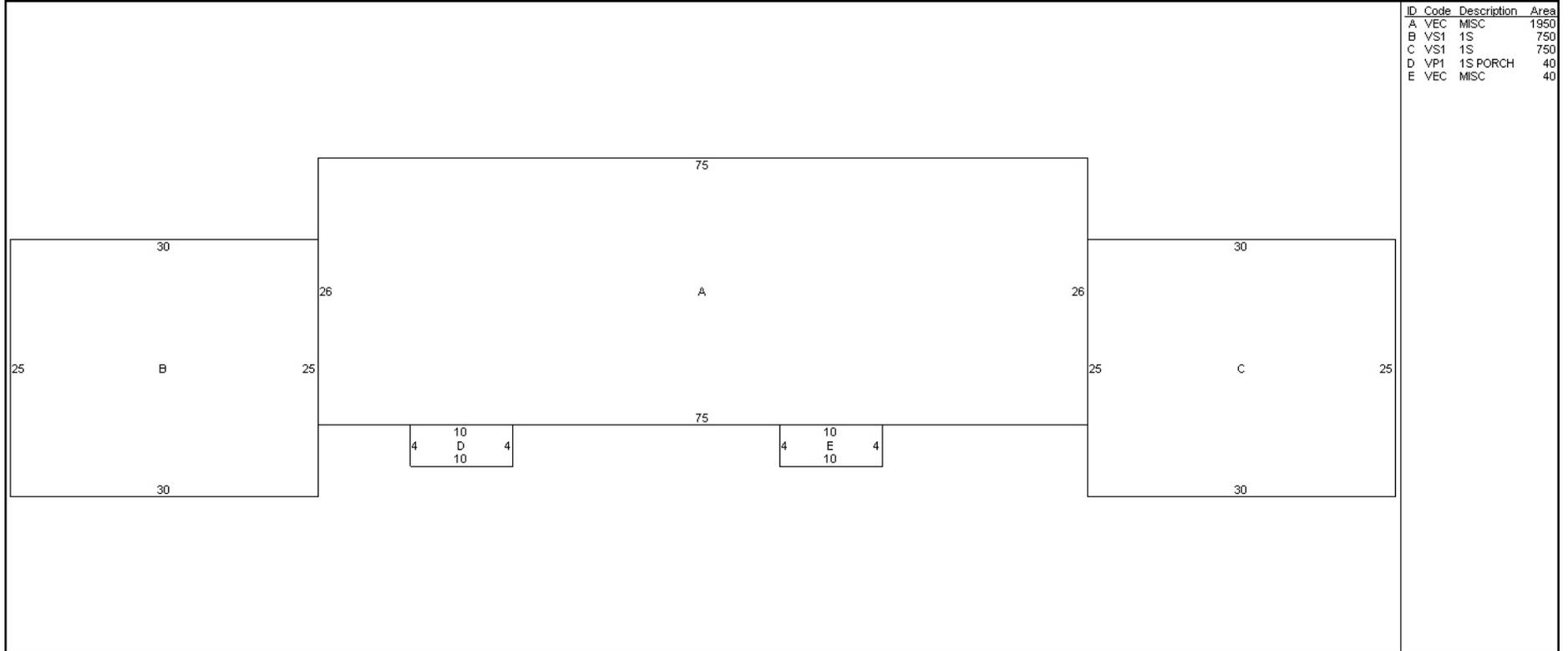
Situs : 59 BLUFF RD

Parcel Id: 28-197-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 59 BLUFF RD

Parcel Id: 28-197-000

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
01	A	001 Low Rise Apartment	6	5,400			57,000	10	150	0	48,450	35			16,958	16,958	31,492

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	2	\0	2	8,100	16,200
2	011 Apartment	4	3	\0	4	10,200	40,800

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,400
Replace, Cost New Less Depr	210,300
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	210,300
Value per SF	38.94

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	31,492
Capitalization Rate	0.100000
Sub total	314,920
Residual Land Value	
Final Income Value	314,920
Total Gross Rent Area	5,400
Total Gross Building Area	5,400

Situs : 45 BLUFF RD

Map ID: 28-198-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
EWT, LLC 7
C/O KEYSTONE MANAGEMENT
99 FISHERVILLE RD
CONCORD NH 03302

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001854/247
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3800			59,940
Total Acres: .38				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	59,900	59,900	59,900	59,900	0
Building	190,100	190,100	190,100	208,600	0
Total	250,000	250,000	250,000	268,500	0
Total Exemptions	0		Manual Override Reason		
Net Assessed	250,000		Base Date of Value		
Value Flag	ORION		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
05/18/94	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
04/27/01	133,000	Land & Bldg	Outlier	0001854/247		EWT, LLC 7
04/01/95	82,000	Land & Bldg	Valid Sale	0001345/224		
03/15/91	60,000		Valid Sale	0001052/188		KENNETH S. BAY
06/09/88	266,800		Valid Sale	0000885/042		NASH, MICHAEL W. AND NARDELLA, PAU

Inspection Witnessed By _____

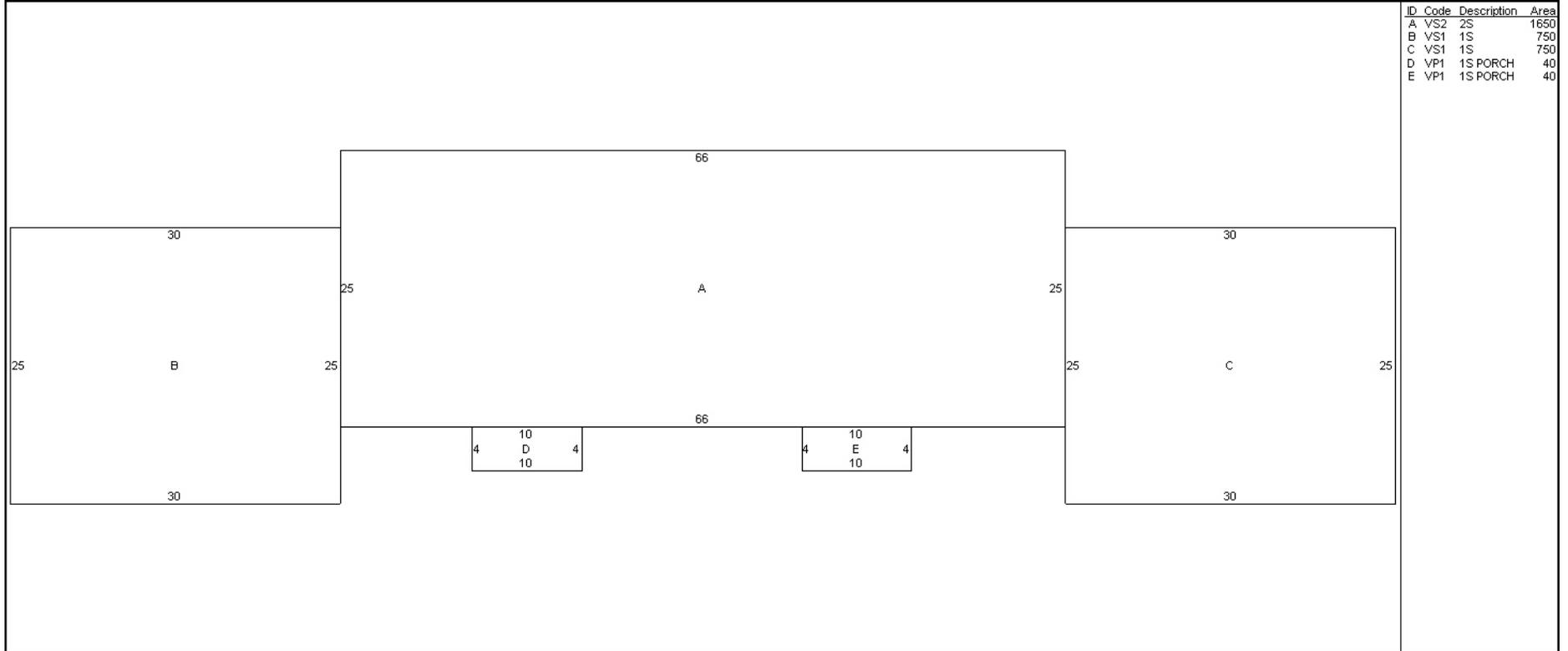
Situs : 45 BLUFF RD

Parcel Id: 28-198-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 45 BLUFF RD	Parcel Id: 28-198-000	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
01	A	001 Low Rise Apartment	6	4,800			48,600	10	150	0	41,310	35			14,459	14,459	26,851

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	6	2	\0	6	8,100	48,600

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,800
Replace, Cost New Less Depr	190,070
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	190,070
Value per SF	39.60

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	26,851
Capitalization Rate	0.100000
Sub total	268,510
Residual Land Value	
Final Income Value	268,510
Total Gross Rent Area	4,800
Total Gross Building Area	4,800

Situs : 33 BLUFF RD

Map ID: 28-199-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
EWT, LLC 7
C/O KEYSTONE MANAGEMENT
99 FISHERVILLE RD
CONCORD NH 03302

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001929/187
District
Zoning R1
Class APARTMENT



Property Notes
RELEASE DEED 1929-185

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3600			59,940

Total Acres: .36
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	59,900	59,900	59,900	59,900	0
Building	190,100	190,100	190,100	208,600	0
Total	250,000	250,000	250,000	268,500	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	250,000	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
09/13/94	KJM		Other
05/18/94	JS	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/07/17	4785	3,000	RAL Update And Insulate Building	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/05/01	735,223	Land & Bldg	Sale Includes Multiple Parcels	0001929/187		EWT, LLC 7
12/27/88	1,200,000		Sale Includes Multiple Parcels	0000927/147		SISTERS ISLAND LTD.
06/09/88	800,000		Valid Sale	0000884/289		NASH, MICHAEL W.

Inspection Witnessed By _____

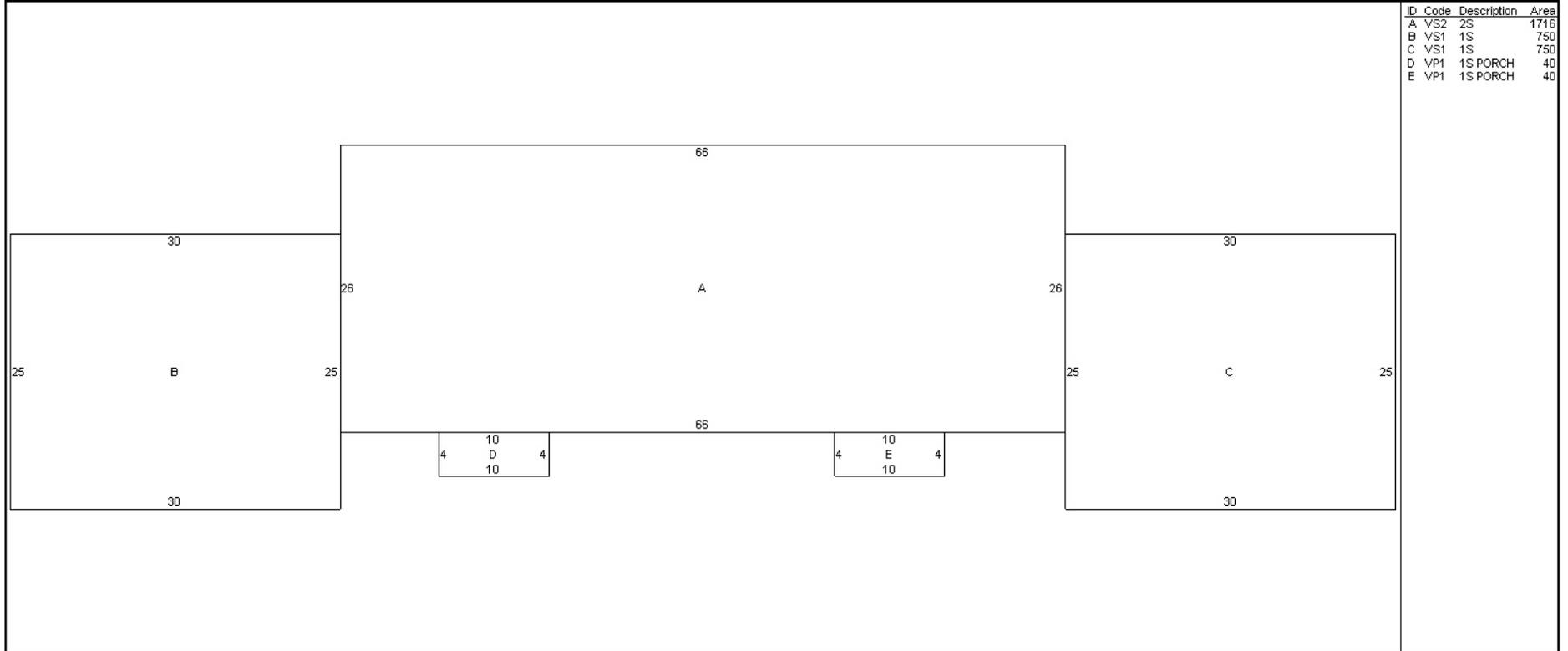
Situs : 33 BLUFF RD

Parcel Id: 28-199-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018



ID Code	Description	Area
A	VS2 2S	1716
B	VS1 1S	750
C	VS1 1S	750
D	VP1 1S PORCH	40
E	VP1 1S PORCH	40

Additional Property Photos

Situs : 33 BLUFF RD	Parcel Id: 28-199-000	Class: Apartments - 4 To 8 Units	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
01	A	001 Low Rise Apartment	6	4,800			48,600	10	150	0	41,310	35			14,459	14,459	26,851

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	6	2	\0	6	8,100	48,600

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,800
Replace, Cost New Less Depr	190,070
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	190,070
Value per SF	39.60

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	26,851
Capitalization Rate	0.100000
Sub total	268,510
Residual Land Value	
Final Income Value	268,510
Total Gross Rent Area	4,800
Total Gross Building Area	4,800

Situs : 11 BLUFF RD

Map ID: 28-202-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
EWT, LLC 7
C/O KEYSTONE MANAGEMENT
99 FISHERVILLE RD
CONCORD NH 03302

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001781/346
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2900			59,930
Total Acres: .29				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	59,900	59,900	59,900	59,900	0
Building	195,700	195,700	195,700	208,600	0
Total	255,600	255,600	255,600	268,500	0
Total Exemptions	0		Manual Override Reason		
Net Assessed	255,600		Base Date of Value		
Value Flag	ORION		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
06/01/94	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
06/29/00	1,625,000	Land & Bldg	Sale Includes Multiple Parcels	0001781/346		EWT, LLC 7
08/01/98	1,250,000	Land & Bldg	Sale Includes Multiple Parcels	0001606/075		
				0001027/140		UNK
				0001171/096		UNK

Inspection Witnessed By _____

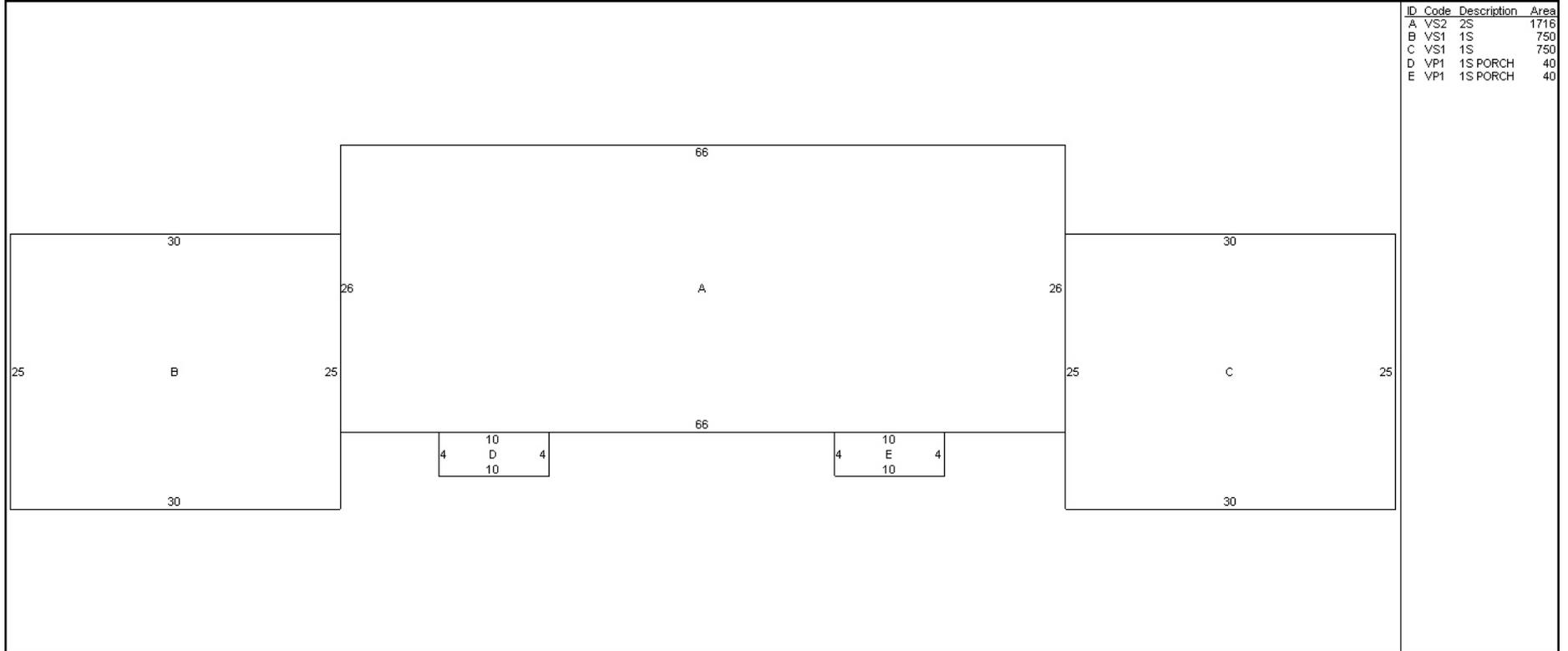
Situs : 11 BLUFF RD

Parcel Id: 28-202-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 11 BLUFF RD	Parcel Id: 28-202-000	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
01	A	001 Low Rise Apartment	6	4,800			48,600	10	150	0	41,310	35			14,459	14,459	26,851

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	6	2	\0	6	8,100	48,600

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,800
Replace, Cost New Less Depr	195,710
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	195,710
Value per SF	40.77

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	26,851
Capitalization Rate	0.100000
Sub total	268,510
Residual Land Value	
Final Income Value	268,510
Total Gross Rent Area	4,800
Total Gross Building Area	4,800

Situs : 10 BLUFF RD

Map ID: 28-205-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
EWT, LLC 7
C/O KEYSTONE MANAGEMENT
99 FISHERVILLE RD
CONCORD NH 03302

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001999/161
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3900			59,940

Total Acres: .39
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	59,900	59,900	59,900	59,900	0
Building	190,100	190,100	190,100	208,600	0
Total	250,000	250,000	250,000	268,500	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	250,000	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
06/01/94	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
04/30/02	640,000	Land & Bldg	Sale Includes Multiple Parcels	0001999/161		EWT, LLC 7
11/01/98	325,000	Land & Bldg	Sale Includes Multiple Parcels	0001639/013		FOX PROPERTIES LLC
07/30/92	139,000		Foreclosure/Repo	0001141/092		MCMORROW, BRENDEN J.
06/09/88	765,000		Valid Sale	0000885/068		COUGHLAN, KATHERINE

Inspection Witnessed By _____

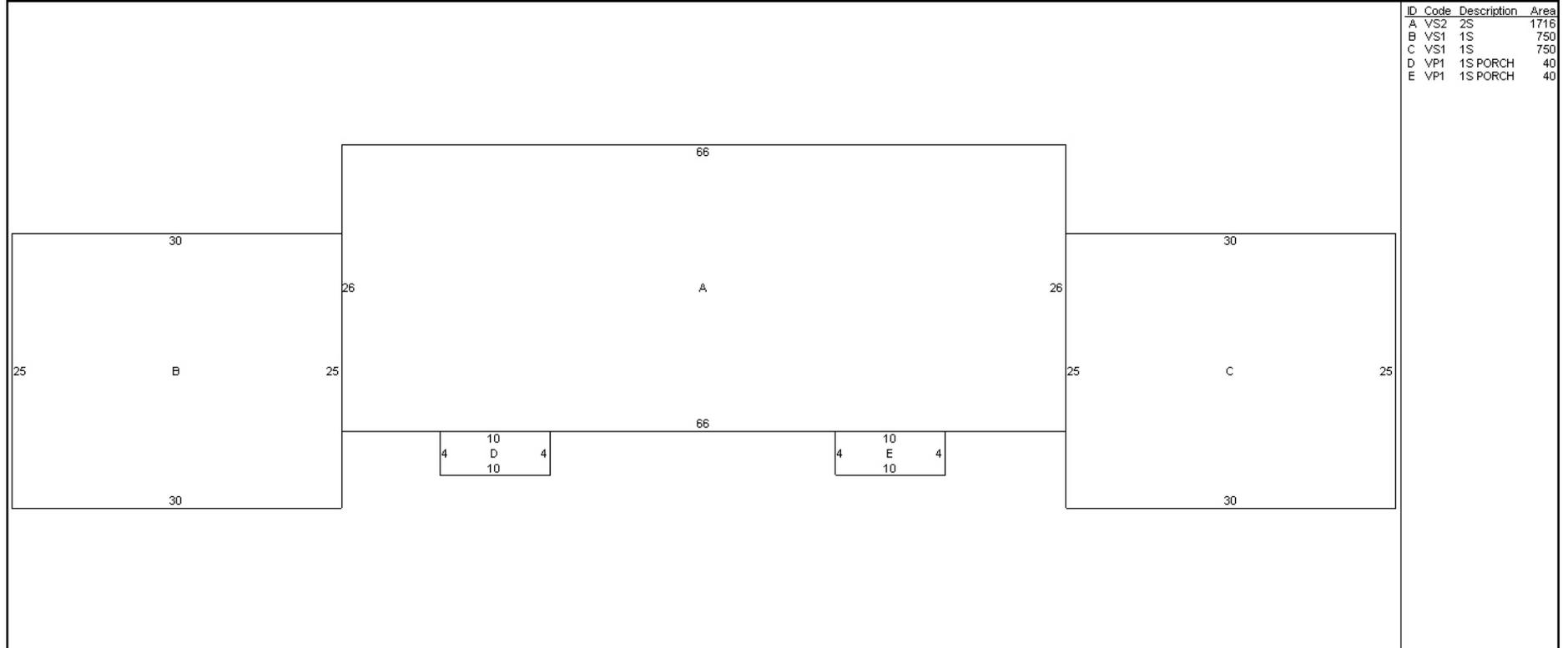
Situs : 10 BLUFF RD

Parcel Id: 28-205-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 10 BLUFF RD

Parcel Id: 28-205-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	001 Low Rise Apartment	6	4,800			48,600	10	150	0	41,310	35			14,459	14,459	26,851

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	6	2	10	6	8,100	48,600

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,800
Replace, Cost New Less Depr	190,070
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	190,070
Value per SF	39.60

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	26,851
Capitalization Rate	0.100000
Sub total	268,510
Residual Land Value	
Final Income Value	268,510
Total Gross Rent Area	4,800
Total Gross Building Area	4,800

Situs : 34 BLUFF RD

Map ID: 28-207-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
FLAHERTY, PETER D & LINDA B
48 CUTTING RD
PHIPPSBURG ME 04562 4330

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001736/232
District
Zoning R1
Class COMMERCIAL



Property Notes
CLARIFICATION 1733-340

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.4400			59,940

Total Acres: .44
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	59,900	59,900	59,900	59,900	0
Building	194,500	194,500	194,500	208,600	0
Total	254,400	254,400	254,400	268,500	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	254,400	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
05/18/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/23/99	388,600	Land & Bldg	Sale Includes Multiple Parcels	0001736/232 0000884/342 0001052/197		FLAHERTY, PETER D & LINDA B UNK

Inspection Witnessed By _____

Situs : 34 BLUFF RD

Parcel Id: 28-207-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1939 /
Building #	1
Structure Type	Apartment - Garden
Identical Units	1
Total Units	6
Grade	C-
# Covered Parking	
# Uncovered Parking	6
DBA	APARTMENTS

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

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	3,150	328	Apartment	8	Brick Venee	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	02	02	100	1,650	182	Apartment	8	Brick Venee	Wood Frame/Joist/B	Normal	None	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,150	Apartment		60	127,850
2	1,650	Apartment		60	66,660

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

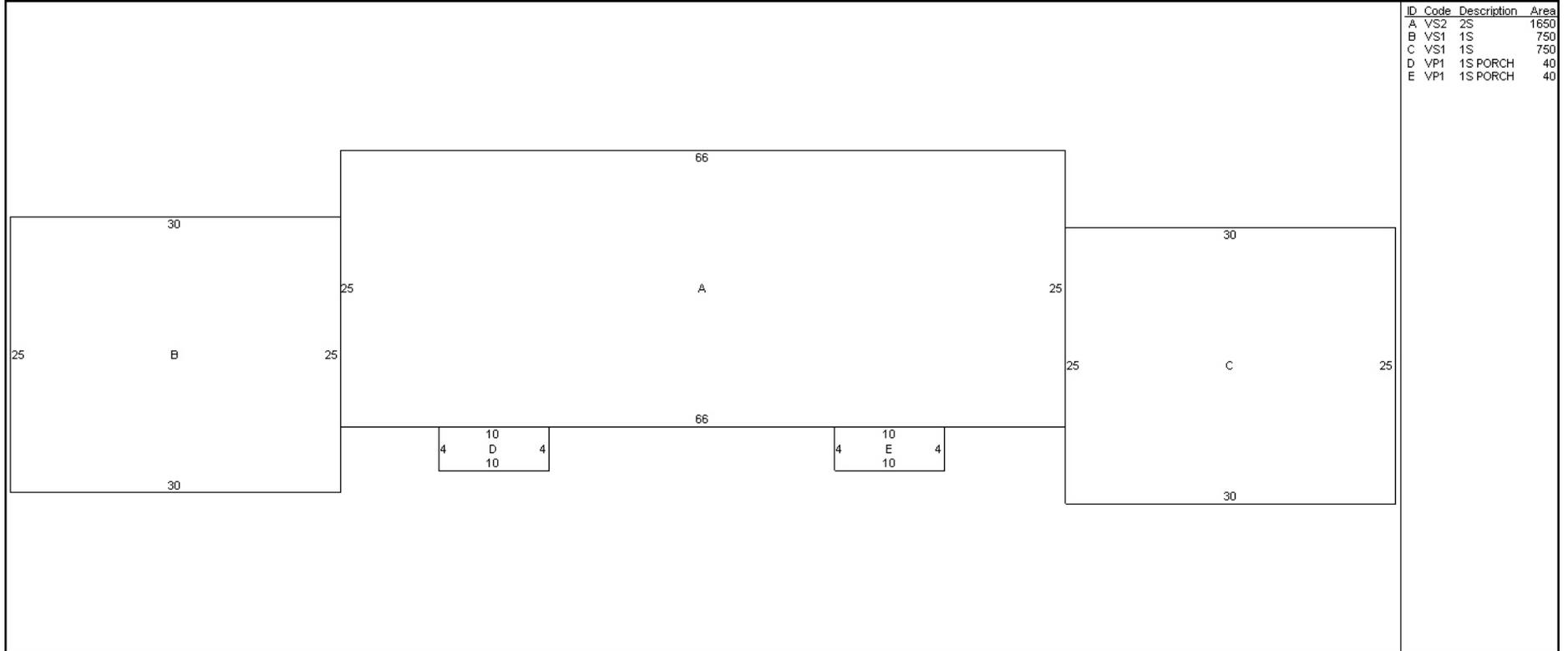
Situs : 34 BLUFF RD

Parcel Id: 28-207-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 34 BLUFF RD	Parcel Id: 28-207-000	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
01	A	001 Low Rise Apartment	6	4,800			48,600	10	150	0	41,310	35			14,459	14,459	26,851

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	6	2	\0	6	8,100	48,600

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,800
Replace, Cost New Less Depr	194,510
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	194,510
Value per SF	40.52

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	26,851
Capitalization Rate	0.100000
Sub total	268,510
Residual Land Value	
Final Income Value	268,510
Total Gross Rent Area	4,800
Total Gross Building Area	4,800

Situs : 48 BLUFF RD

Map ID: 28-208-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
EWT, LLC 7
C/O KEYSTONE MANAGEMENT
99 FISHERVILLE RD
CONCORD NH 03302

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001929/187
District
Zoning R1
Class APARTMENT



Property Notes
RELEASE DEED 1929-185

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.5400			59,950

Total Acres: .54
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	60,000	60,000	60,000	60,000	0
Building	192,500	192,500	192,500	208,500	0
Total	252,500	252,500	252,500	268,500	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	252,500	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
09/13/94	KJM		Other
05/18/94	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
11/05/01	735,223	Land & Bldg	Sale Includes Multiple Parcels	0001929/187		EWT, LLC 7
12/27/88	1,200,000		Sale Includes Multiple Parcels	0000927/147		SISTERS ISLAND, LTD.
				0000884/294		UNK

Inspection Witnessed By _____

Situs : 48 BLUFF RD

Parcel Id: 28-208-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1939 /
Building #	1
Structure Type	Apartment - Garden
Identical Units	1
Total Units	6
Grade	C-
# Covered Parking	
# Uncovered Parking	6
DBA	TOWN HOUSE APARTMENTS

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Porch Covered		10	4		2							

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	3,150	328	Apartment	8	Brick Venee	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3
2	02	02	100	1,650	182	Apartment	8	Brick Venee	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,150	Apartment	60		125,350
2	1,650	Apartment	60		64,720

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1960			1	2,000	C	3	3	2,430

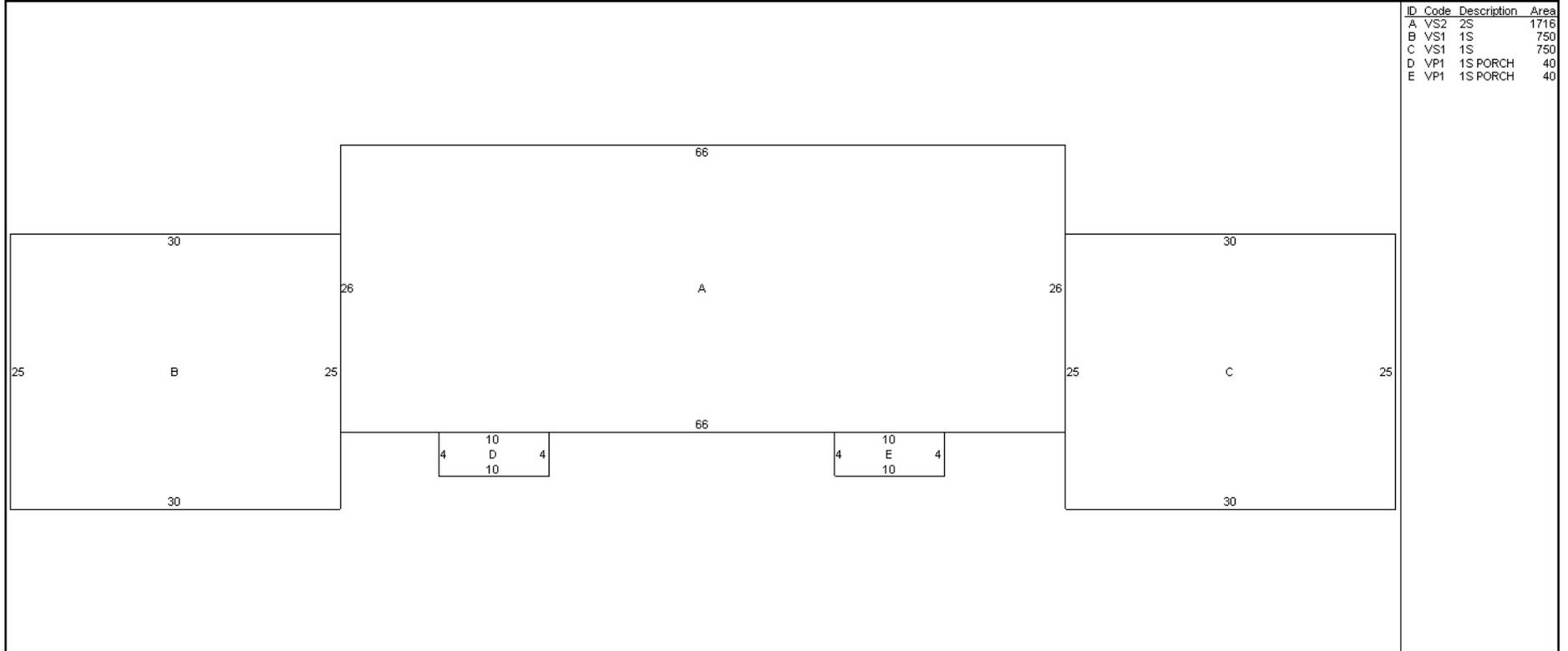
Situs : 48 BLUFF RD

Parcel Id: 28-208-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 48 BLUFF RD	Parcel Id: 28-208-000	Class: Apartments - 4 To 8 Units	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
01	A	001 Low Rise Apartment	6	4,800			48,600	10	150	0	41,310	35			14,459	14,459	26,851

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	6	2	\0	6	8,100	48,600

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,800
Replace, Cost New Less Depr	190,070
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	190,070
Value per SF	39.60

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	26,851
Capitalization Rate	0.100000
Sub total	268,510
Residual Land Value	
Final Income Value	268,510
Total Gross Rent Area	4,800
Total Gross Building Area	4,800

Situs : 70 BLUFF RD

Map ID: 28-209-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
EWT, LLC 7
C/O KEYSTONE MANAGEMENT
99 FISHERVILLE RD
CONCORD NH 03302

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001929/191
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.5100		59,950
Total Acres: .51				
Spot: _____ Location: _____				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	60,000	60,000	60,000	60,000	0
Building	192,500	192,500	192,500	208,500	0
Total	252,500	252,500	252,500	268,500	0
Total Exemptions	0		Manual Override Reason		
Net Assessed	252,500		Base Date of Value		
Value Flag	ORION		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
06/01/94	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
11/05/01	225,777	Land & Bldg	Sale Includes Multiple Parcels	0001929/191		EWT, LLC 7
01/08/01	240,000	Land & Bldg	Sale Includes Multiple Parcels	0001823/268		
03/16/00	185,000	Land & Bldg	Sale Includes Multiple Parcels	0001758/128		
10/08/93			Other, See Notes	0001237/150		SILVICORP
03/15/91	46,000		Valid Sale	0001052/194		FOREST SMITH

Inspection Witnessed By _____

Situs : 70 BLUFF RD

Parcel Id: 28-209-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1939 /
Building #	1
Structure Type	Apartment - Garden
Identical Units	1
Total Units	6
Grade	C-
# Covered Parking	
# Uncovered Parking	6
DBA	TOWN HOUSE APARTMENTS

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Porch Covered		10	4		2							

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	3,150	328	Apartment	8	Brick Venee	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3
2	02	02	100	1,650	182	Apartment	8	Brick Venee	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,150	Apartment	60		125,350
2	1,650	Apartment	60		64,720

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1960			1	2,000	C	3	3	2,430

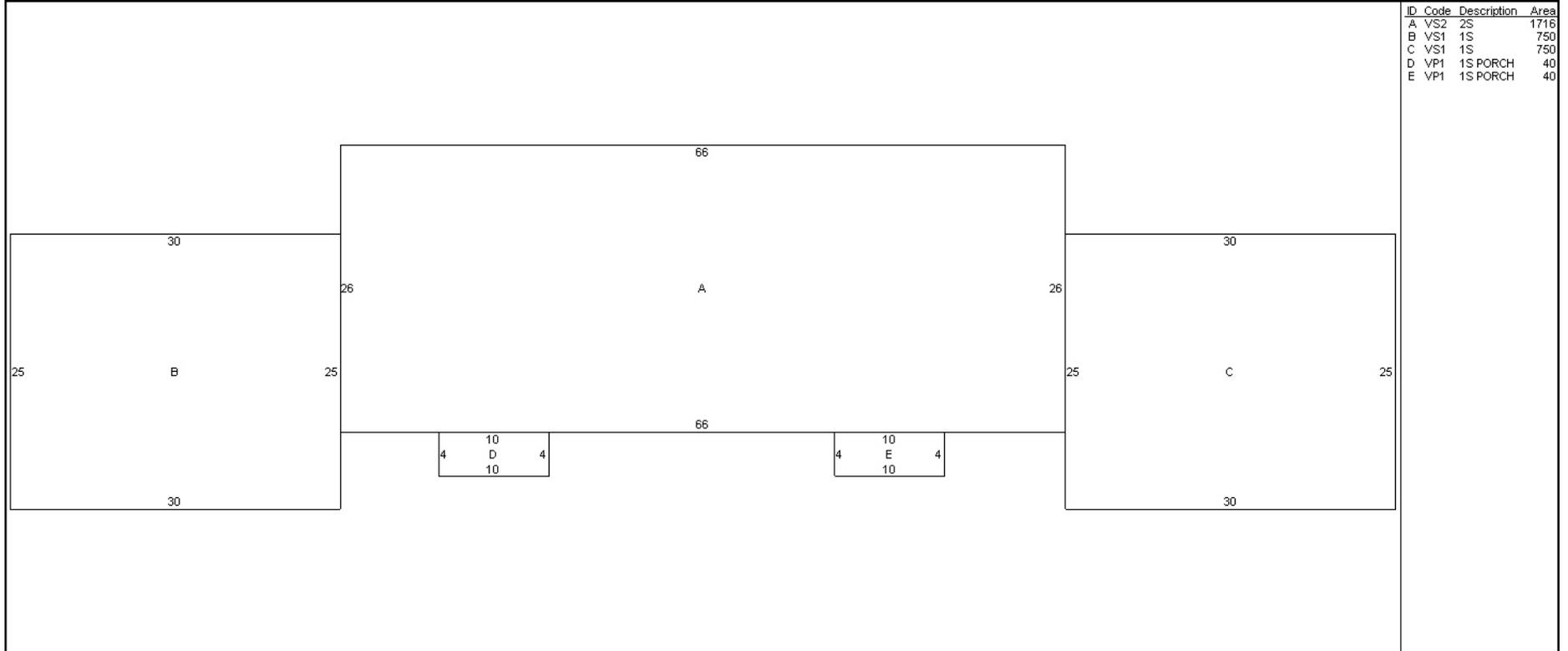
Situs : 70 BLUFF RD

Parcel Id: 28-209-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 70 BLUFF RD	Parcel Id: 28-209-000	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
01	A	001 Low Rise Apartment	6	4,800			48,600	10	150	0	41,310	35			14,459	14,459	26,851

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	6	2	\0	6	8,100	48,600

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,800
Replace, Cost New Less Depr	190,070
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	190,070
Value per SF	39.60

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	26,851
Capitalization Rate	0.100000
Sub total	268,510
Residual Land Value	
Final Income Value	268,510
Total Gross Rent Area	4,800
Total Gross Building Area	4,800

Situs : 37 CENTRAL AVE

Map ID: 28-217-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
EWT, LLC 7
C/O KEYSTONE MANAGEMENT
99 FISHERVILLE RD
CONCORD NH 03302

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001929/191
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.6600		59,970

Total Acres: .66
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	60,000	60,000	60,000	60,000	0
Building	214,200	214,200	214,200	254,900	0
Total	274,200	274,200	274,200	314,900	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	274,200	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
05/18/94	JS	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/05/01	225,777	Land & Bldg	Sale Includes Multiple Parcels	0001929/191		EWT, LLC 7
01/08/01	240,000	Land & Bldg	Sale Includes Multiple Parcels	0001823/268		
03/16/00	185,000	Land & Bldg	Sale Includes Multiple Parcels	0001758/128		
10/08/93			Other, See Notes	0001237/150		SILVICORP
03/15/91	48,500		Valid Sale	0001052/191		FOREST SMITH

Inspection Witnessed By _____

Situs : 37 CENTRAL AVE

Parcel Id: 28-217-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1939 /
Building #	1
Structure Type	Apartment - Garden
Identical Units	1
Total Units	6
Grade	C-
# Covered Parking	
# Uncovered Parking	6
DBA	TOWN HOUSE APARTMENTS

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Porch Covered		10	4		2							

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	3,450	350	Apartment	8	Brick Venee	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3
2	02	02	100	1,950	202	Apartment	8	Brick Venee	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,450	Apartment	60		136,390
2	1,950	Apartment	60		75,410

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

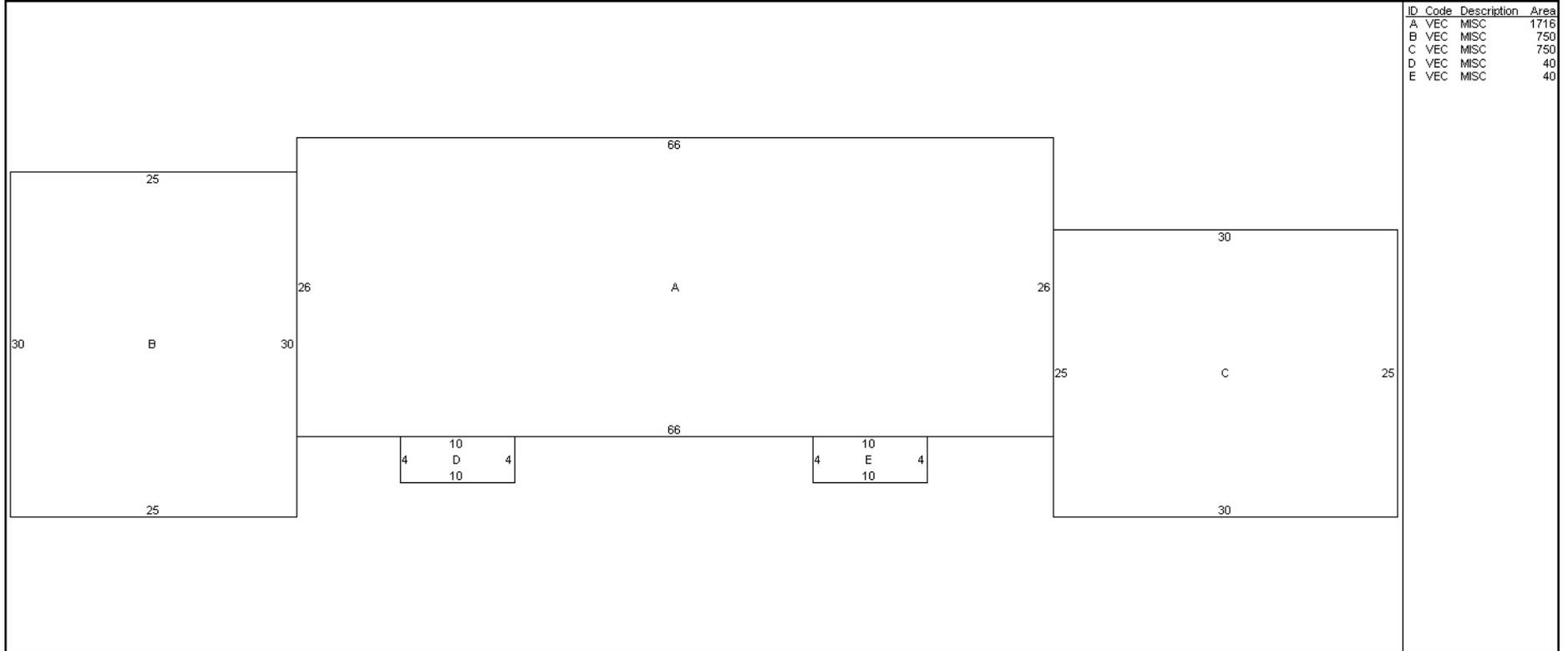
Situs : 37 CENTRAL AVE

Parcel Id: 28-217-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 37 CENTRAL AVE

Parcel Id: 28-217-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	001 Low Rise Apartment	6	5,400			57,000	10	150	0	48,450	35			16,958	16,958	31,492

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	2	\0	2	8,100	16,200
2	011 Apartment	4	3	\0	4	10,200	40,800

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,400
Replace, Cost New Less Depr	211,800
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	211,800
Value per SF	39.22

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	31,492
Capitalization Rate	0.100000
Sub total	314,920
Residual Land Value	
Final Income Value	314,920
Total Gross Rent Area	5,400
Total Gross Building Area	5,400

Situs : 17 CENTRAL AVE

Map ID: 28-218-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
EWT, LLC 7
C/O KEYSTONE MANAGEMENT
99 FISHERVILLE RD
CONCORD NH 03302

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001929/187
District
Zoning R1
Class APARTMENT



Property Notes
RELEASE DEED 1929-185

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.6200			59,960

Total Acres: .62
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	60,000	60,000	60,000	60,000	0
Building	214,200	214,200	214,200	254,900	0
Total	274,200	274,200	274,200	314,900	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	274,200	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
09/13/94	KJM		Other
06/01/94	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
11/05/01	735,223	Land & Bldg	Sale Includes Multiple Parcels	0001929/187		EWT, LLC 7
12/27/88	1,200,000		Sale Includes Multiple Parcels	0000927/147		SISTERS ISLAND LTD.
				0000884/292		UNK

Situs : 17 CENTRAL AVE

Parcel Id: 28-218-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1939 /
Building #	1
Structure Type	Apartment - Garden
Identical Units	1
Total Units	6
Grade	C-
# Covered Parking	
# Uncovered Parking	6
DBA	TOWN HOUSE APARTMENTS

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Porch Covered		10	4		2							

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	3,450	350	Apartment	8	Brick Venee	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3
2	02	02	100	1,950	202	Apartment	8	Brick Venee	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,450	Apartment	60		136,390
2	1,950	Apartment	60		75,410

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1960			1	2,000	C	3	3	2,430

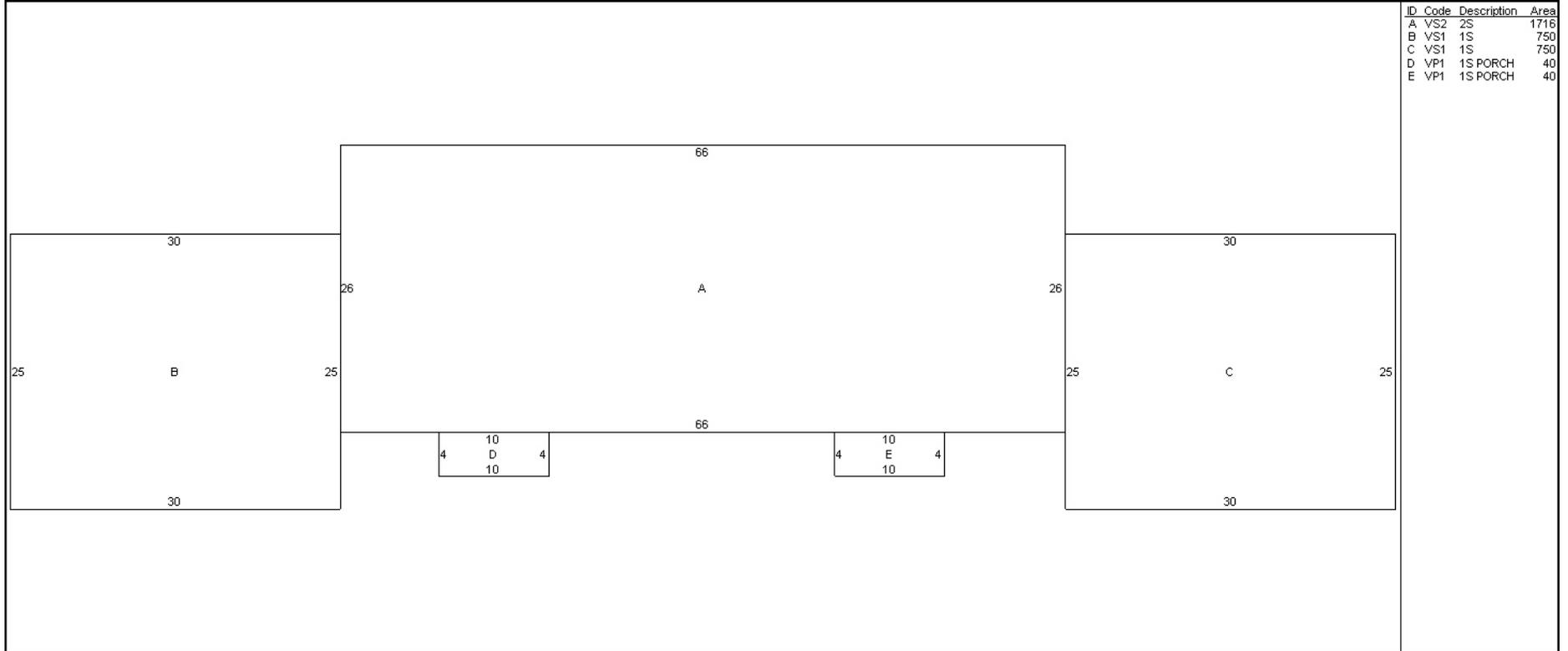
Situs : 17 CENTRAL AVE

Parcel Id: 28-218-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 17 CENTRAL AVE	Parcel Id: 28-218-000	Class: Apartments - 4 To 8 Units	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
01	A	001 Low Rise Apartment	6	5,400			57,000	10	150	0	48,450	35			16,958	16,958	31,492

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	2	\0	2	8,100	16,200
2	011 Apartment	4	3	\0	4	10,200	40,800

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,400
Replace, Cost New Less Depr	211,800
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	211,800
Value per SF	39.22

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	31,492
Capitalization Rate	0.100000
Sub total	314,920
Residual Land Value	
Final Income Value	314,920
Total Gross Rent Area	5,400
Total Gross Building Area	5,400

Situs : 5 CENTRAL AVE

Map ID: 28-219-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
EWT, LLC 7
C/O KEYSTONE MANAGEMENT
99 FISHERVILLE RD
CONCORD NH 03302

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001929/187
District
Zoning R1
Class COMMERCIAL



Property Notes
RELEASE DEED 1929-185

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.4600			59,950

Total Acres: .46
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	59,900	59,900	60,000	60,000	0
Building	211,500	211,500	211,500	254,900	0
Total	271,400	271,400	271,500	314,900	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	271,400	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
05/18/94	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
11/05/01	735,223	Land & Bldg	Sale Includes Multiple Parcels	0001929/187		EWT, LLC 7
12/27/88	1,200,000		Sale Includes Multiple Parcels	0000927/147		SISTERS ISLAND LTD.
				0000884/293		UNK

Inspection Witnessed By _____

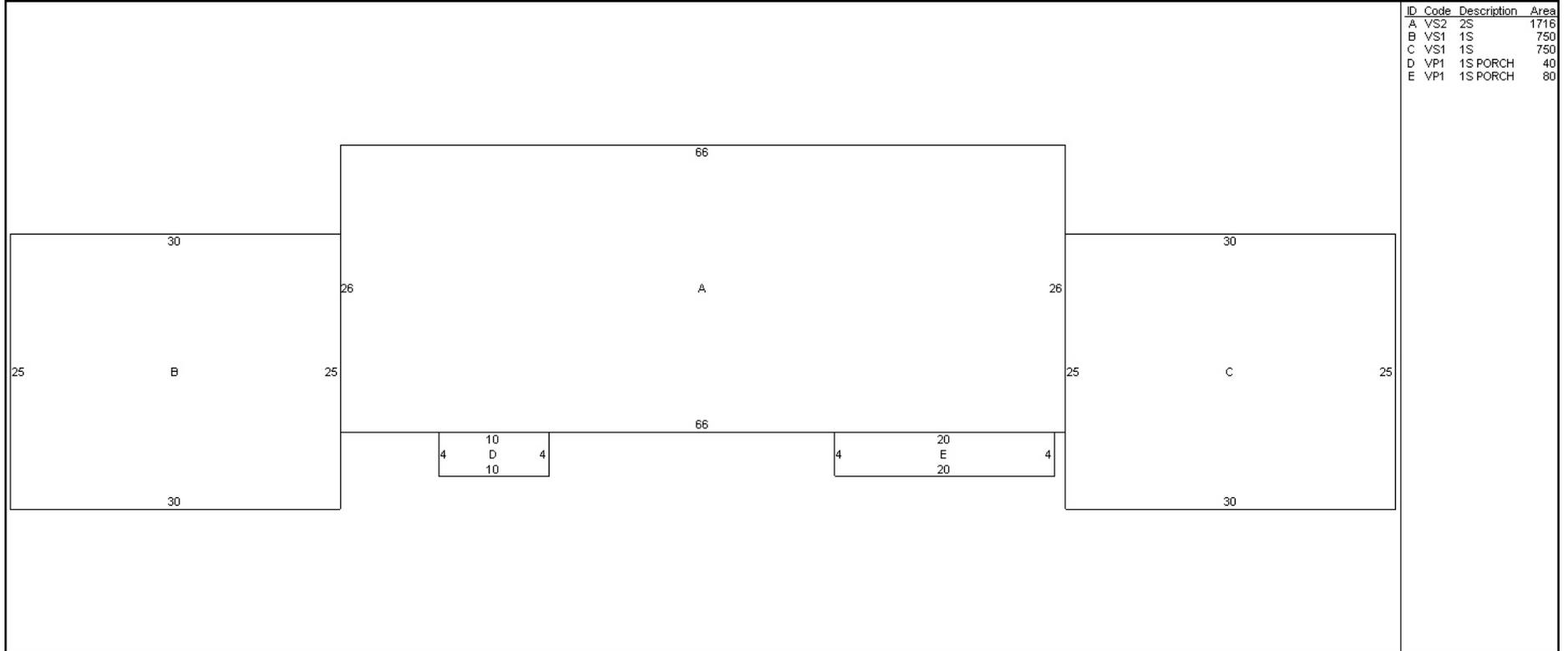
Situs : 5 CENTRAL AVE

Parcel Id: 28-219-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 5 CENTRAL AVE

Parcel Id: 28-219-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	001 Low Rise Apartment	6	5,400			57,000	10	150	0	48,450	35			16,958	16,958	31,492

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	2	\0	2	8,100	16,200
2	011 Apartment	4	3	\0	4	10,200	40,800

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,400
Replace, Cost New Less Depr	211,490
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	211,490
Value per SF	39.16

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	31,492
Capitalization Rate	0.100000
Sub total	314,920
Residual Land Value	
Final Income Value	314,920
Total Gross Rent Area	5,400
Total Gross Building Area	5,400

Situs : 6 CENTRAL AVE

Map ID: 28-220-000

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 4330

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001736/232
District
Zoning R1
Class COMMERCIAL



Property Notes
CLARIFICATION 1733-340

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.4300			59,940

Total Acres: .43
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	59,900	59,900	59,900	59,900	0
Building	210,600	210,600	210,600	255,000	0
Total	270,500	270,500	270,500	314,900	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	270,500	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
05/18/94	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
11/23/99	388,600	Land & Bldg	Sale Includes Multiple Parcels	0001736/232		FLAHERTY, PETER D & LINDA B
03/15/91	80,000		Valid Sale	0001052/197		S.M.W., INC.
				0000884/340		UNK

Inspection Witnessed By _____

Situs : 6 CENTRAL AVE

Parcel Id: 28-220-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1939 /
Building #	1
Structure Type	Apartment - Garden
Identical Units	1
Total Units	6
Grade	C-
# Covered Parking	
# Uncovered Parking	6
DBA	APARTMENTS

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

Interior/Exterior Information															
Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	3,450	350	Apartment	8	Brick Venee	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3
2	02	02	100	1,950	202	Apartment	8	Brick Venee	Wood Frame/Joist/B	Normal	Hot Water	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,450	Apartment	60		135,190
2	1,950	Apartment	60		75,410

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

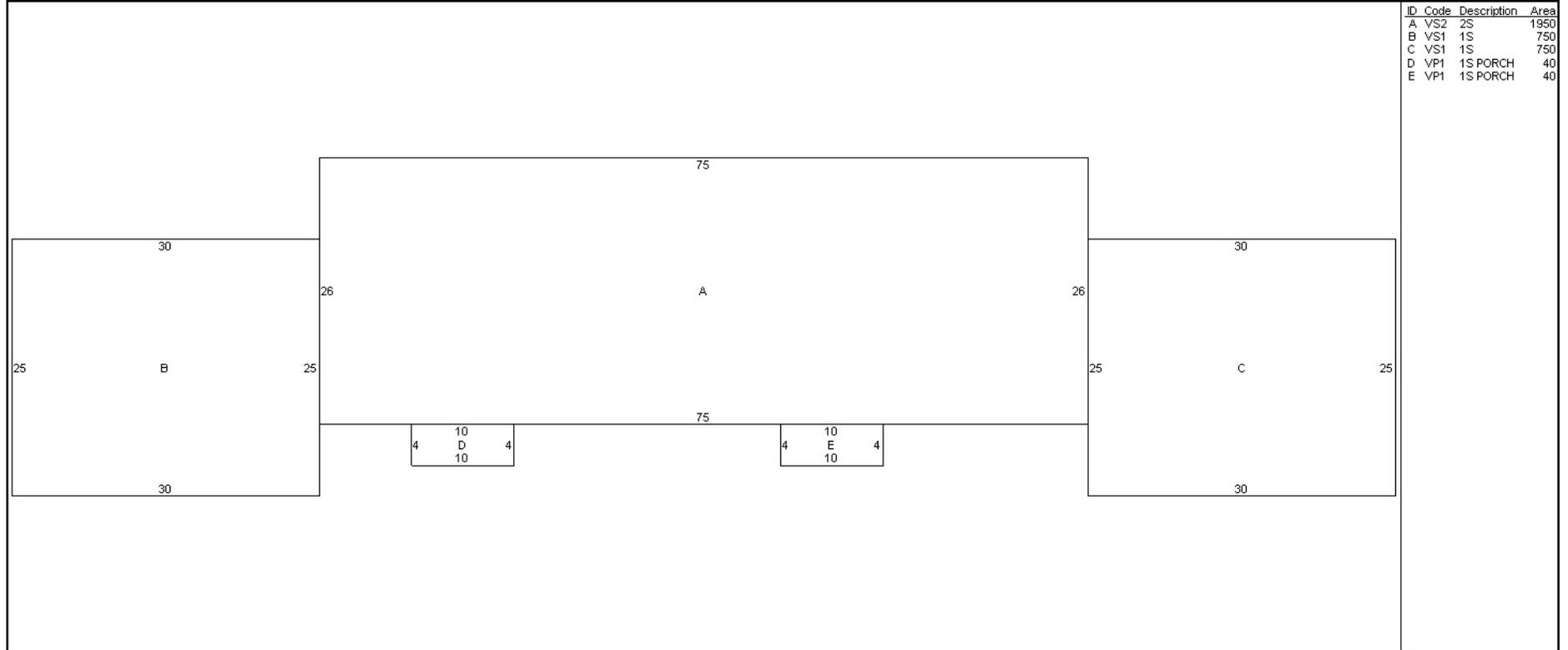
Situs : 6 CENTRAL AVE

Parcel Id: 28-220-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018



ID	Code	Description	Area
A	VS2	2S	1950
B	VS1	1S	750
C	VS1	1S	750
D	VP1	1S PORCH	40
E	VP1	1S PORCH	40

Additional Property Photos

Situs : 6 CENTRAL AVE

Parcel Id: 28-220-000

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
01	A	001 Low Rise Apartment	6	5,400			57,000	10	150	0	48,450	35			16,958	16,958	31,492

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	2	\0	2	8,100	16,200
2	011 Apartment	4	3	\0	4	10,200	40,800

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,400
Replace, Cost New Less Depr	210,600
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	210,600
Value per SF	39.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	31,492
Capitalization Rate	0.100000
Sub total	314,920
Residual Land Value	
Final Income Value	314,920
Total Gross Rent Area	5,400
Total Gross Building Area	5,400

Situs : 18 CENTRAL AVE

Map ID: 28-221-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
EWT, LLC 7
C/O KEYSTONE MANAGEMENT
99 FISHERVILLE RD
CONCORD NH 03302

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001999/161
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.5500		59,960
Total Acres: .55				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	60,000	60,000	60,000	60,000	0
Building	211,500	211,500	211,500	254,900	0
Total	271,500	271,500	271,500	314,900	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	271,500	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
05/18/94	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
04/30/02	640,000	Land & Bldg	Sale Includes Multiple Parcels	0001999/161		EWT, LLC 7
11/01/98	325,000	Land & Bldg	Sale Includes Multiple Parcels	0001639/013		FOX PROPERTIES LLC
06/09/88	765,000		Valid Sale	0000885/068		COUGHLAN, KATHERINE
				0001141/092		UNK

Inspection Witnessed By _____

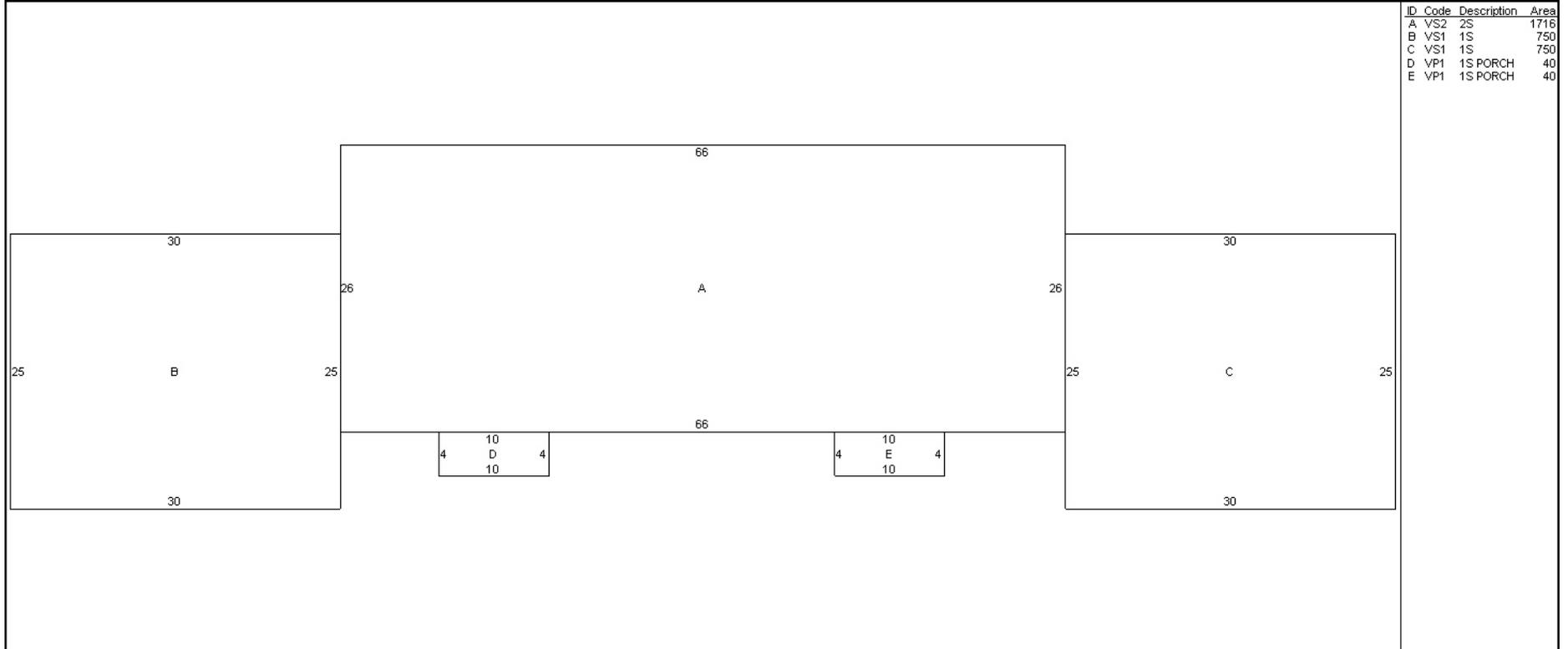
Situs : 18 CENTRAL AVE

Parcel Id: 28-221-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 18 CENTRAL AVE

Parcel Id: 28-221-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	001 Low Rise Apartment	6	5,400			57,000	10	150	0	48,450	35			16,958	16,958	31,492

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	2	\0	2	8,100	16,200
2	011 Apartment	4	3	\0	4	10,200	40,800

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,400
Replace, Cost New Less Depr	211,490
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	211,490
Value per SF	39.16

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	31,492
Capitalization Rate	0.100000
Sub total	314,920
Residual Land Value	
Final Income Value	314,920
Total Gross Rent Area	5,400
Total Gross Building Area	5,400

Situs : 38 CENTRAL AVE

Map ID: 28-222-000

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 4330

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001824/284
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.6100			59,960

Total Acres: .61
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	60,000	60,000	60,000	60,000	0
Building	219,600	219,600	219,600	254,900	0
Total	279,600	279,600	279,600	314,900	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	279,600	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
05/18/94	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
01/10/01	125,000	Land & Bldg	Valid Sale	0001824/284		FLAHERTY, PETER D & LINDA B
06/05/00	90,000	Land & Bldg	Valid Sale	0001775/157		
12/01/93	72,000	Land & Bldg	Outlier	0001256/312		
01/03/89	377,820		Valid Sale	0000927/297		EVANS, RICHARD AND KAY R.

Inspection Witnessed By _____

Situs : 38 CENTRAL AVE

Parcel Id: 28-222-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1939 /
Building #	1
Structure Type	Apartment - Garden
Identical Units	1
Total Units	6
Grade	C-
# Covered Parking	
# Uncovered Parking	6
DBA	APARTMENTS

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Porch Covered		10	4		2							

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	3,450	346	Apartment	8	Brick Venee	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	02	02	100	1,950	202	Apartment	8	Brick Venee	Wood Frame/Joist/B	Normal	None	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,450	Apartment		60	140,160
2	1,950	Apartment		60	77,720

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1960			1	2,000	C	2	2	1,700

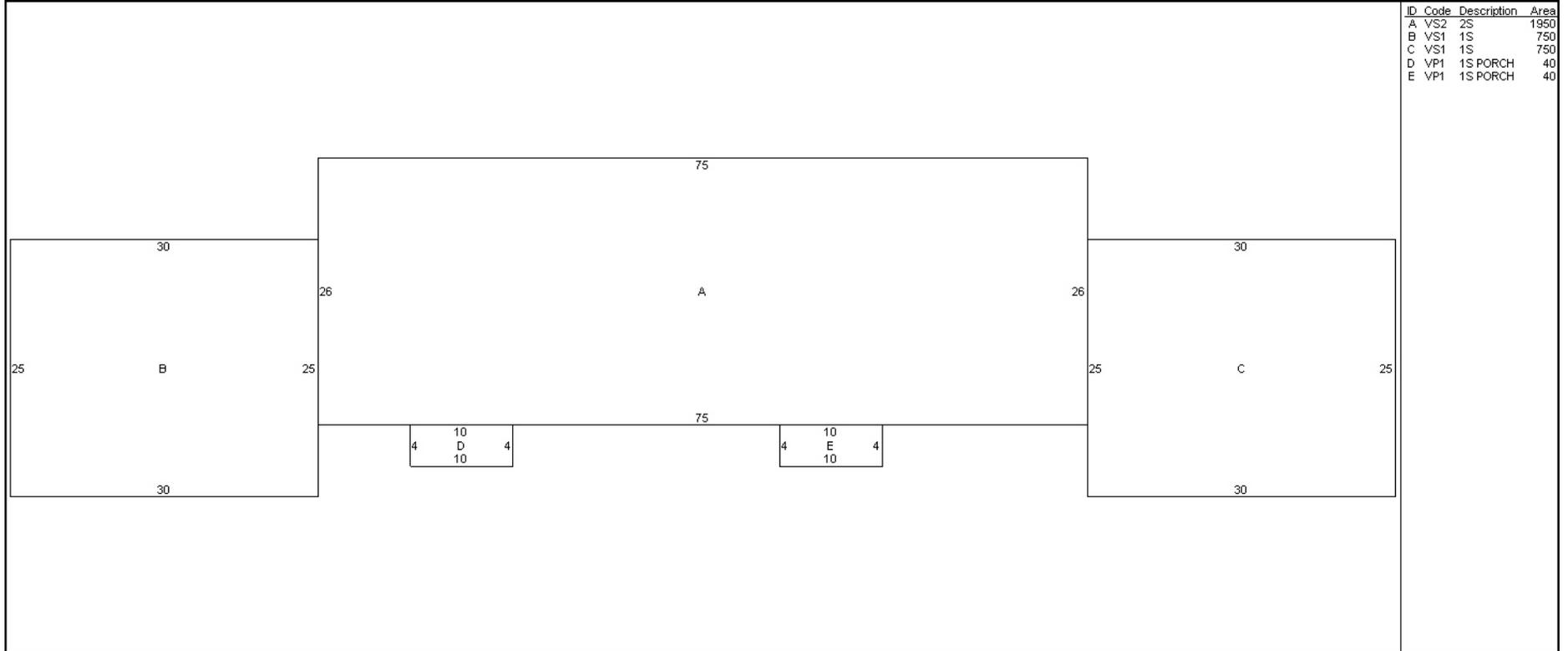
Situs : 38 CENTRAL AVE

Parcel Id: 28-222-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 38 CENTRAL AVE

Parcel Id: 28-222-000

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
01	A	001 Low Rise Apartment	6	5,400			57,000	10	150	0	48,450	35			16,958	16,958	31,492

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	2	\0	2	8,100	16,200
2	011 Apartment	4	3	\0	4	10,200	40,800

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,400
Replace, Cost New Less Depr	217,880
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	217,880
Value per SF	40.35

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	31,492
Capitalization Rate	0.100000
Sub total	314,920
Residual Land Value	
Final Income Value	314,920
Total Gross Rent Area	5,400
Total Gross Building Area	5,400

Situs : 54 CENTRAL AVE

Map ID: 28-223-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
EWT, LLC 7
C/O KEYSTONE MANAGEMENT
99 FISHERVILLE RD
CONCORD NH 03302

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001781/346
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.4400		59,940
Total Acres: .44				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	59,900	59,900	59,900	59,900	0
Building	211,500	211,500	211,500	214,100	0
Total	271,400	271,400	271,400	274,000	0
Total Exemptions	0		Manual Override Reason		
Net Assessed	271,400		Base Date of Value		
Value Flag	ORION		Effective Date of Value		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
06/01/94	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
06/29/00	1,625,000	Land & Bldg	Sale Includes Multiple Parcels	0001781/346		EWT, LLC 7
08/01/98	1,250,000	Land & Bldg	Sale Includes Multiple Parcels	0001606/075		
				0001027/140		UNK
				0001171/096		UNK

Inspection Witnessed By _____

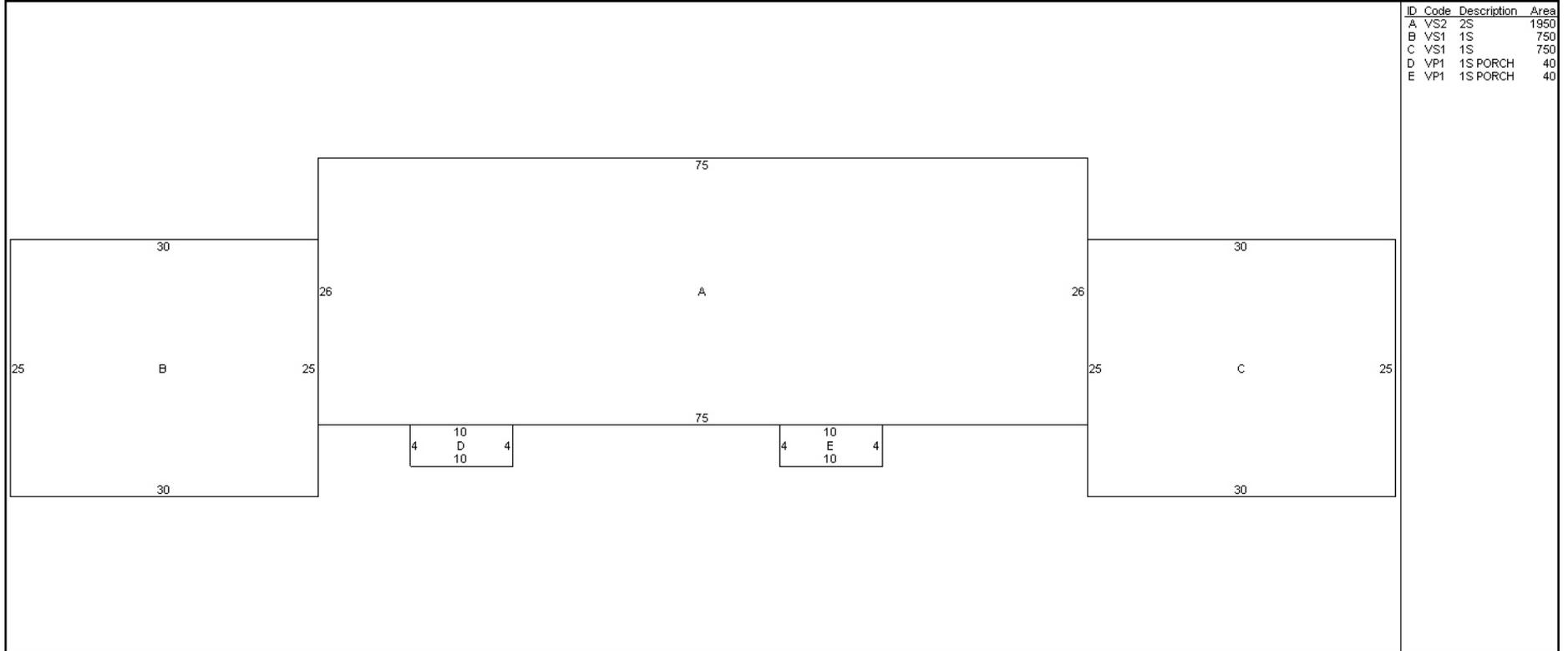
Situs : 54 CENTRAL AVE

Parcel Id: 28-223-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018



ID	Code	Description	Area
A	VS2	2S	1950
B	VS1	1S	750
C	VS1	1S	750
D	VP1	1S PORCH	40
E	VP1	1S PORCH	40

Additional Property Photos

Situs : 54 CENTRAL AVE

Parcel Id: 28-223-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	001 Low Rise Apartment	6	5,400		87	49,590	10	150	0	42,152	35			14,753	14,753	27,399

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	2	\0	2	8,100	16,200
2	011 Apartment	4	3	\0	4	10,200	40,800

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,400
Replace, Cost New Less Depr	211,490
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	211,490
Value per SF	39.16

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	27,399
Capitalization Rate	0.100000
Sub total	273,990
Residual Land Value	
Final Income Value	273,990
Total Gross Rent Area	5,400
Total Gross Building Area	5,400

Situs : 51 DRAYTON RD

Map ID: 28-224-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
EWT, LLC 7
C/O KEYSTONE MANAGEMENT
99 FISHERVILLE RD
CONCORD NH 03302

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001781/346
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC	0.5400		59,950
Total Acres: .54				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	60,000	60,000	60,000	60,000	0
Building	190,100	190,100	190,100	208,500	0
Total	250,100	250,100	250,100	268,500	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	250,100	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
05/18/94	JS	Entry Gained	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/29/00	1,625,000	Land & Bldg	Sale Includes Multiple Parcels	0001781/346		EWT, LLC 7
08/01/98	1,250,000	Land & Bldg	Sale Includes Multiple Parcels	0001606/075		
				0001027/140		UNK
				0001171/096		UNK

Inspection Witnessed By _____

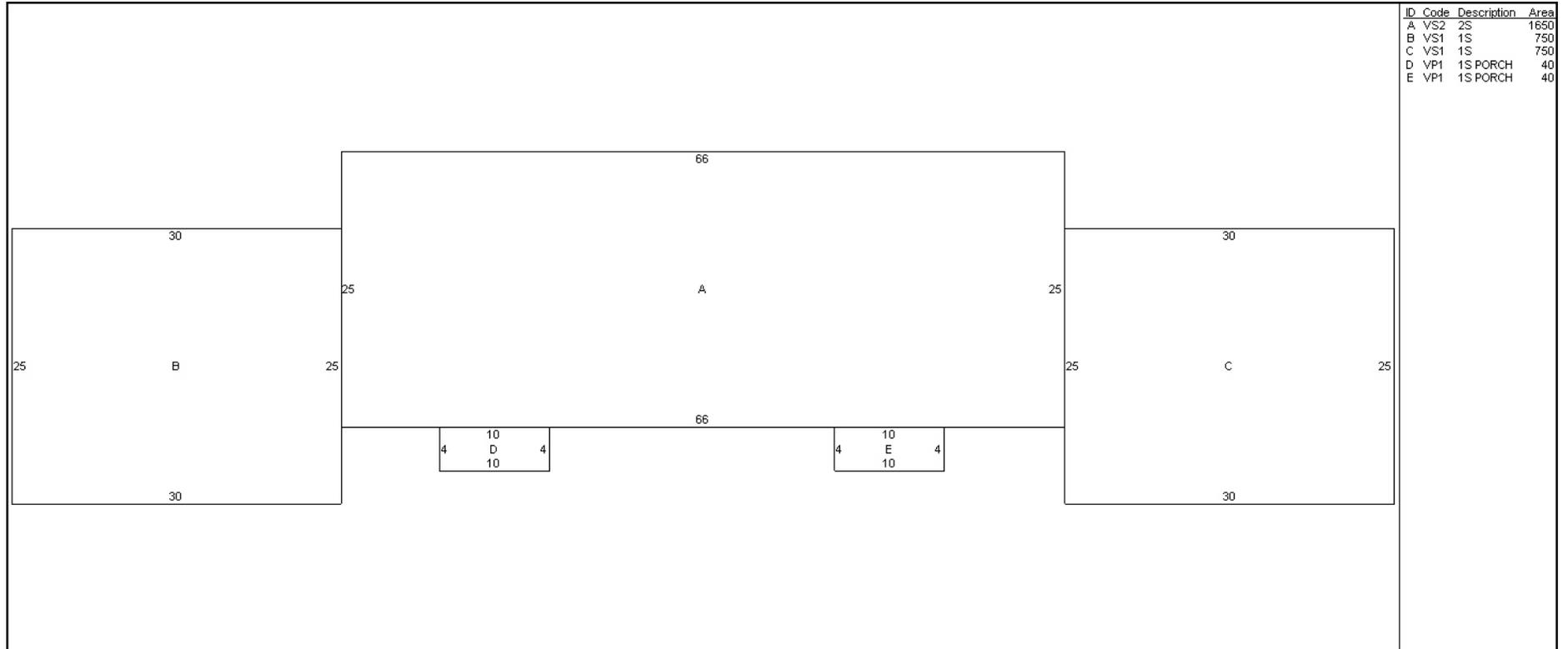
Situs : 51 DRAYTON RD

Parcel Id: 28-224-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 51 DRAYTON RD

Parcel Id: 28-224-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	001 Low Rise Apartment	6	4,800			48,600	10	150	0	41,310	35			14,459	14,459	26,851

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	6	2	\0	6	8,100	48,600

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,800
Replace, Cost New Less Depr	190,070
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	190,070
Value per SF	39.60

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	26,851
Capitalization Rate	0.100000
Sub total	268,510
Residual Land Value	
Final Income Value	268,510
Total Gross Rent Area	4,800
Total Gross Building Area	4,800

Situs : 426 LARK ST

Map ID: 28-225-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
EWT, LLC 7
C/O KEYSTONE MANAGEMENT
99 FISHERVILLE RD
CONCORD NH 03302

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001781/346
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3200			59,930
Total Acres: .32				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	59,900	59,900	59,900	59,900	0
Building	217,100	217,100	217,100	214,100	0
Total	277,000	277,000	277,000	274,000	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	277,000	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
05/18/94	JS	Entry Gained	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/03/14	4497	3,500	RHA Handicap Ramp On Multi-Family D	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/29/00	1,625,000	Land & Bldg	Sale Includes Multiple Parcels	0001781/346		EWT, LLC 7
08/01/98	1,250,000	Land & Bldg	Sale Includes Multiple Parcels	0001606/075		
09/10/90			Transfer Of Convenience	0001027/140		CRE REAL ESTATE
				0001171/096		UNK

Inspection Witnessed By _____

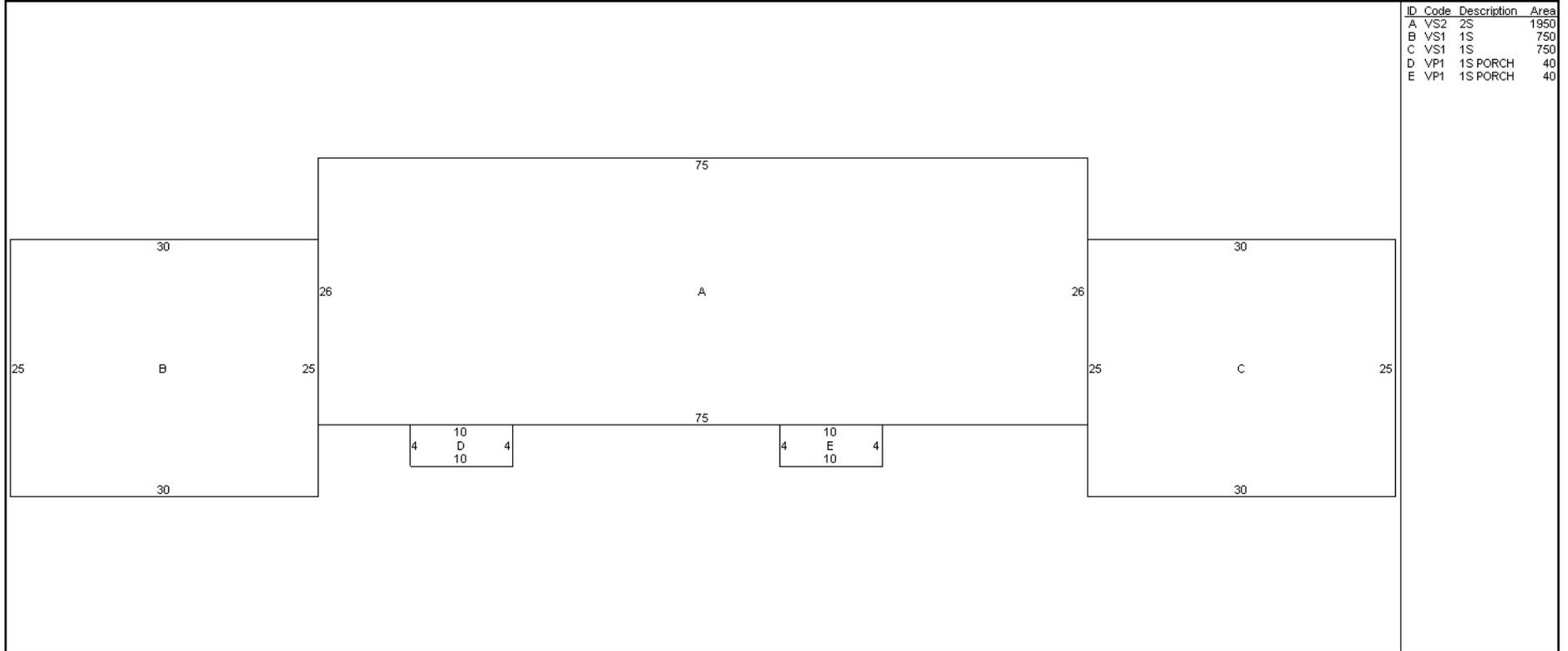
Situs : 426 LARK ST

Parcel Id: 28-225-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 426 LARK ST	Parcel Id: 28-225-000	Class: Apartments - 4 To 8 Units	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
01	A	001 Low Rise Apartment	6	5,400		87	49,590	10	150	0	42,152	35			14,753	14,753	27,399

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	2	\0	2	8,100	16,200
2	011 Apartment	4	3	\0	4	10,200	40,800

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,400
Replace, Cost New Less Depr	217,120
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	217,120
Value per SF	40.21

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	27,399
Capitalization Rate	0.100000
Sub total	273,990
Residual Land Value	
Final Income Value	273,990
Total Gross Rent Area	5,400
Total Gross Building Area	5,400

Situs : 425 LARK ST

Map ID: 28-226-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
EWT, LLC 7
C/O KEYSTONE MANAGEMENT
99 FISHERVILLE RD
CONCORD NH 03302

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001781/346
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3900			59,940

Total Acres: .39
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	59,900	59,900	59,900	59,900	0
Building	211,500	211,500	211,500	214,100	0
Total	271,400	271,400	271,400	274,000	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	271,400	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
06/02/94	JS	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/29/00	1,625,000	Land & Bldg	Sale Includes Multiple Parcels	0001781/346		EWT, LLC 7
08/01/98	1,250,000	Land & Bldg	Sale Includes Multiple Parcels	0001606/075		
				0001027/140		UNK
				0001171/096		UNK

Inspection Witnessed By _____

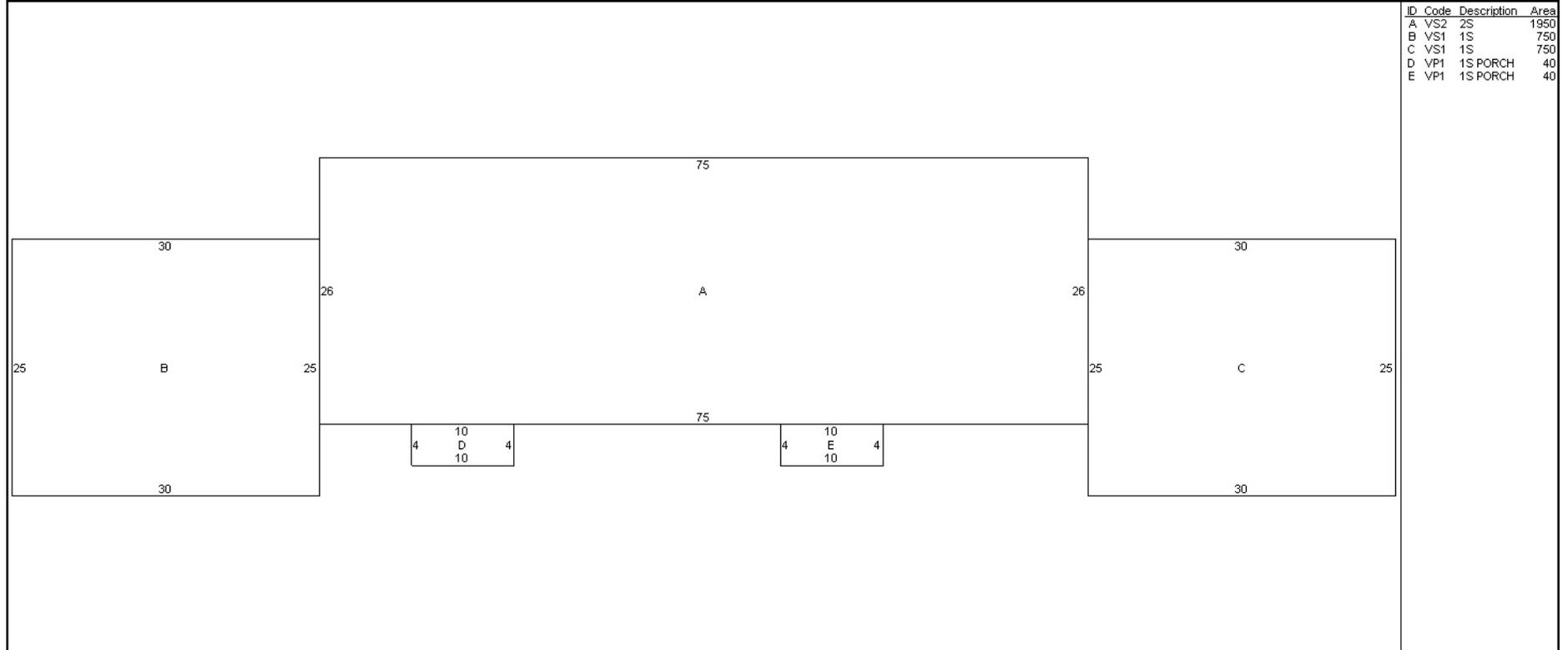
Situs : 425 LARK ST

Parcel Id: 28-226-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018



ID Code	Description	Area
A	VS2 2S	1950
B	VS1 1S	750
C	VS1 1S	750
D	VP1 1S PORCH	40
E	VP1 1S PORCH	40

Additional Property Photos

Situs : 425 LARK ST	Parcel Id: 28-226-000	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
01	A	001 Low Rise Apartment	6	5,400		87	49,590	10	150	0	42,152	35			14,753	14,753	27,399

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	2	\0	2	8,100	16,200
2	011 Apartment	4	3	\0	4	10,200	40,800

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,400
Replace, Cost New Less Depr	211,490
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	211,490
Value per SF	39.16

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	27,399
Capitalization Rate	0.100000
Sub total	273,990
Residual Land Value	
Final Income Value	273,990
Total Gross Rent Area	5,400
Total Gross Building Area	5,400

Situs : 413 LARK ST

Map ID: 28-227-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
EWT, LLC 7
C/O KEYSTONE MANAGEMENT
99 FISHERVILLE RD
CONCORD NH 03302

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001781/346
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3900			59,940

Total Acres: .39
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	59,900	59,900	59,900	59,900	0
Building	211,500	211,500	211,500	255,000	0
Total	271,400	271,400	271,400	314,900	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	271,400	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
05/18/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/29/00	1,625,000	Land & Bldg	Sale Includes Multiple Parcels	0001781/346		EWT, LLC 7
08/01/98	1,250,000	Land & Bldg	Sale Includes Multiple Parcels	0001606/075		
09/10/90			Transfer Of Convenience	0001027/140		CRE REAL ESTATE CORP
				0001171/096		UNK

Inspection Witnessed By _____

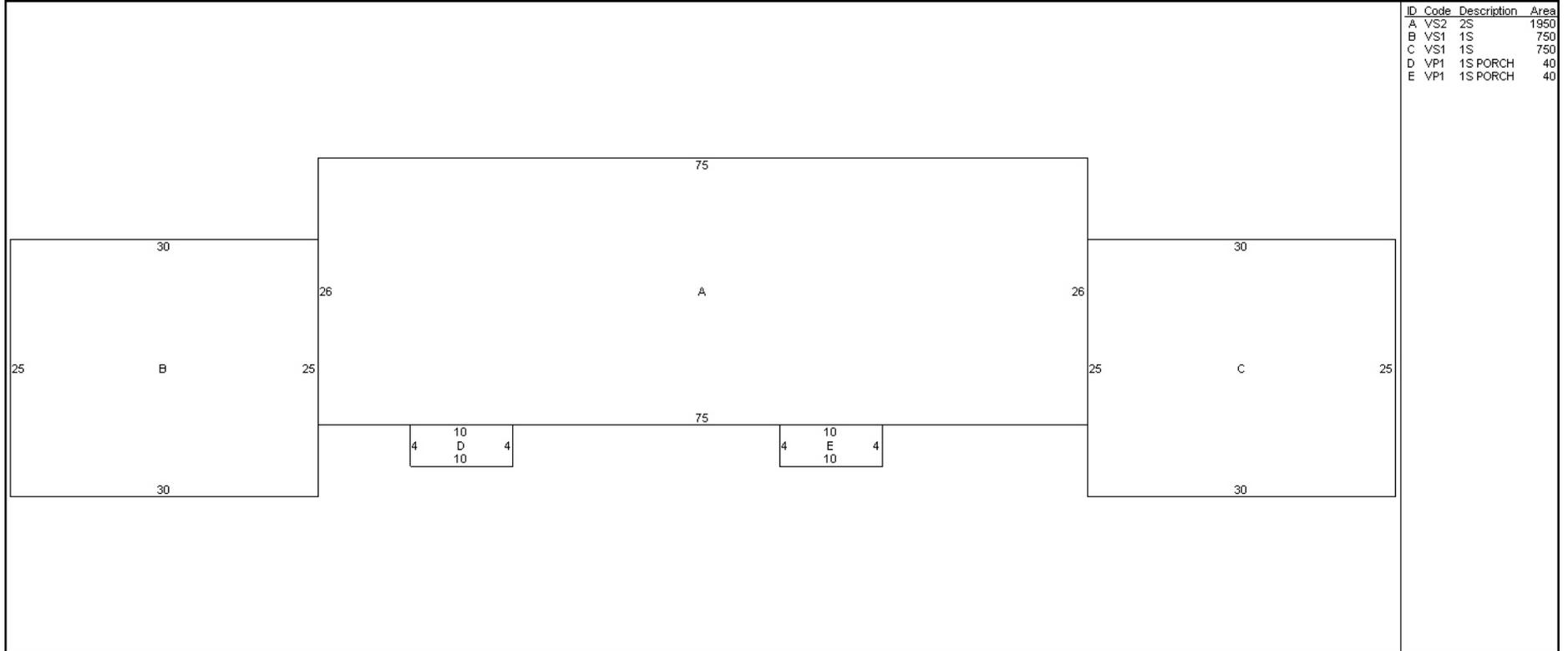
Situs : 413 LARK ST

Parcel Id: 28-227-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 413 LARK ST

Parcel Id: 28-227-000

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
01	A	001 Low Rise Apartment	6	5,400			57,000	10	150	0	48,450	35			16,958	16,958	31,492

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	2	\0	2	8,100	16,200
2	011 Apartment	4	3	\0	4	10,200	40,800

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,400
Replace, Cost New Less Depr	211,490
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	211,490
Value per SF	39.16

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	31,492
Capitalization Rate	0.100000
Sub total	314,920
Residual Land Value	
Final Income Value	314,920
Total Gross Rent Area	5,400
Total Gross Building Area	5,400

Situs : 401 LARK ST

Map ID: 28-228-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
EWT, LLC 7
C/O KEYSTONE MANAGEMENT
99 FISHERVILLE RD
CONCORD NH 03302

GENERAL INFORMATION
Living Units 6
Neighborhood 1031C
Alternate Id
Vol / Pg 0001781/346
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3800			59,940
Total Acres: .38 Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	59,900	59,900	59,900	59,900	0
Building	211,500	211,500	211,500	214,100	0
Total	271,400	271,400	271,400	274,000	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	271,400	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
09/30/04	MS	Entry & Sign	Other
05/18/94	JS		Tenant

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/29/00	1,625,000	Land & Bldg	Sale Includes Multiple Parcels	0001781/346		EWT, LLC 7
08/01/98	1,250,000	Land & Bldg	Sale Includes Multiple Parcels	0001606/075		
				0001171/096		UNK
				0001027/140		UNK

Inspection Witnessed By _____

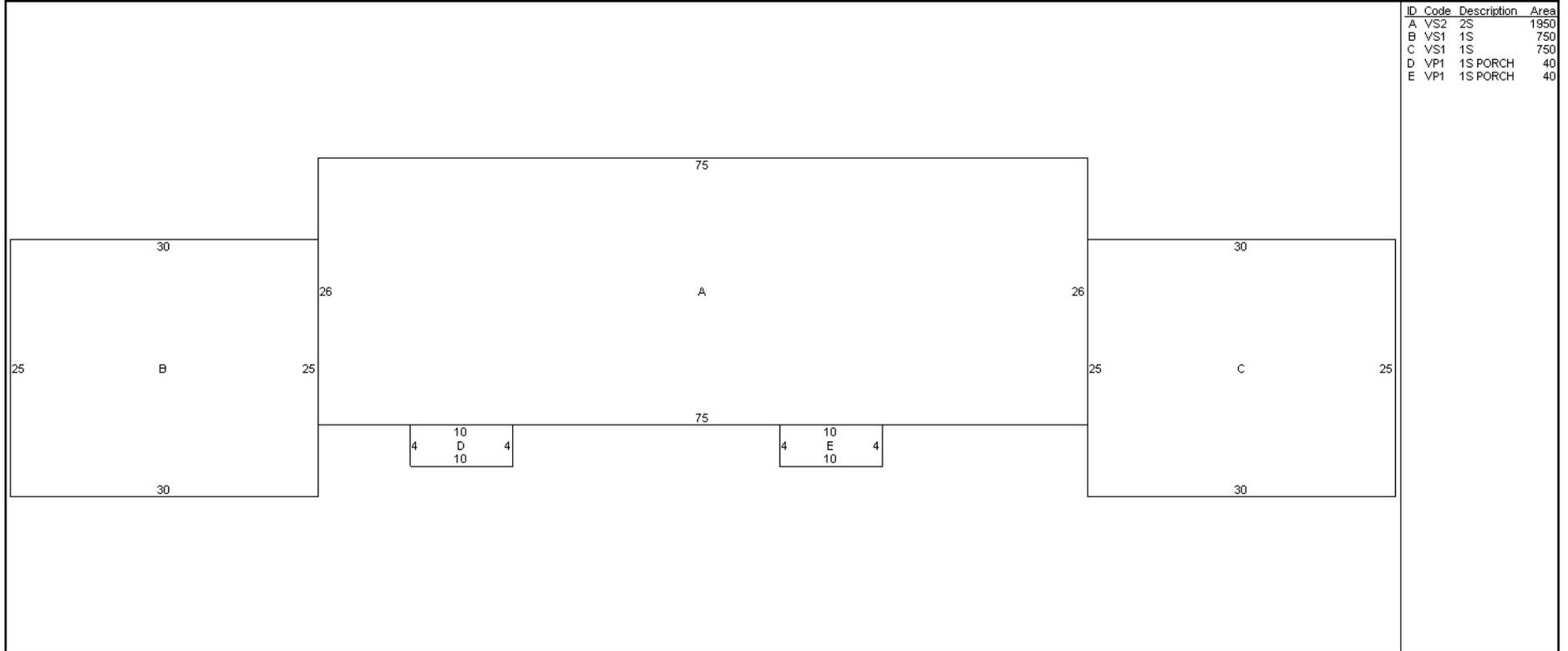
Situs : 401 LARK ST

Parcel Id: 28-228-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 401 LARK ST	Parcel Id: 28-228-000	Class: Apartments - 4 To 8 Units	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
01	A	001 Low Rise Apartment	6	5,400		87	49,590	10	150	0	42,152	35			14,753	14,753	27,399

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	2	\0	2	8,100	16,200
2	011 Apartment	4	3	\0	4	10,200	40,800

Building Cost Detail - Building 1 of 1

Total Gross Building Area	5,400
Replace, Cost New Less Depr	211,490
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	211,490
Value per SF	39.16

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	27,399
Capitalization Rate	0.100000
Sub total	273,990
Residual Land Value	
Final Income Value	273,990
Total Gross Rent Area	5,400
Total Gross Building Area	5,400

Situs : 405 CENTRE ST

Map ID: 28-243-000

Class: House of religious worship

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
INTERNATIONAL CHURCH OF
FOUR SQUARE GOSPEL
PO BOX 268
BATH ME 04530 2005

GENERAL INFORMATION
Living Units
Neighborhood 105C
Alternate Id
Vol / Pg
District
Zoning C2
Class EXEMPT



Property Notes
.70

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.0000	Restr/Nonconfc	-35	87,750
Undeveloped	AC 0.7000	Restr/Nonconfc	-50	8,750

Total Acres: 1.7
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	96,500	96,500	96,500	0	0
Building	124,300	124,300	126,600	0	0
Total	220,800	220,800	223,100	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	220,800	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
07/14/94	JS	Not At Home	

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/28/17	4781	6,000	CAD New Deck 16x21	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee

Inspection Witnessed By _____

Situs : 405 CENTRE ST

Parcel Id: 28-243-000

Class: House of religious worship

Card: 1 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	C+C
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Enclosed Entry		1	40		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	1,536	160	Religious Institutio	9	None	Wood Frame/Joist/B	Normal	None	None	None	3	3
2	01	01	100	1,536	160	Religious Institutio	9	Frame	Wood Frame/Joist/B	Normal	None	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,536	Religious Institution		53	49,070
2	1,536	Religious Institution		53	74,940

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1960			1	3,000	C	2	2	2,550

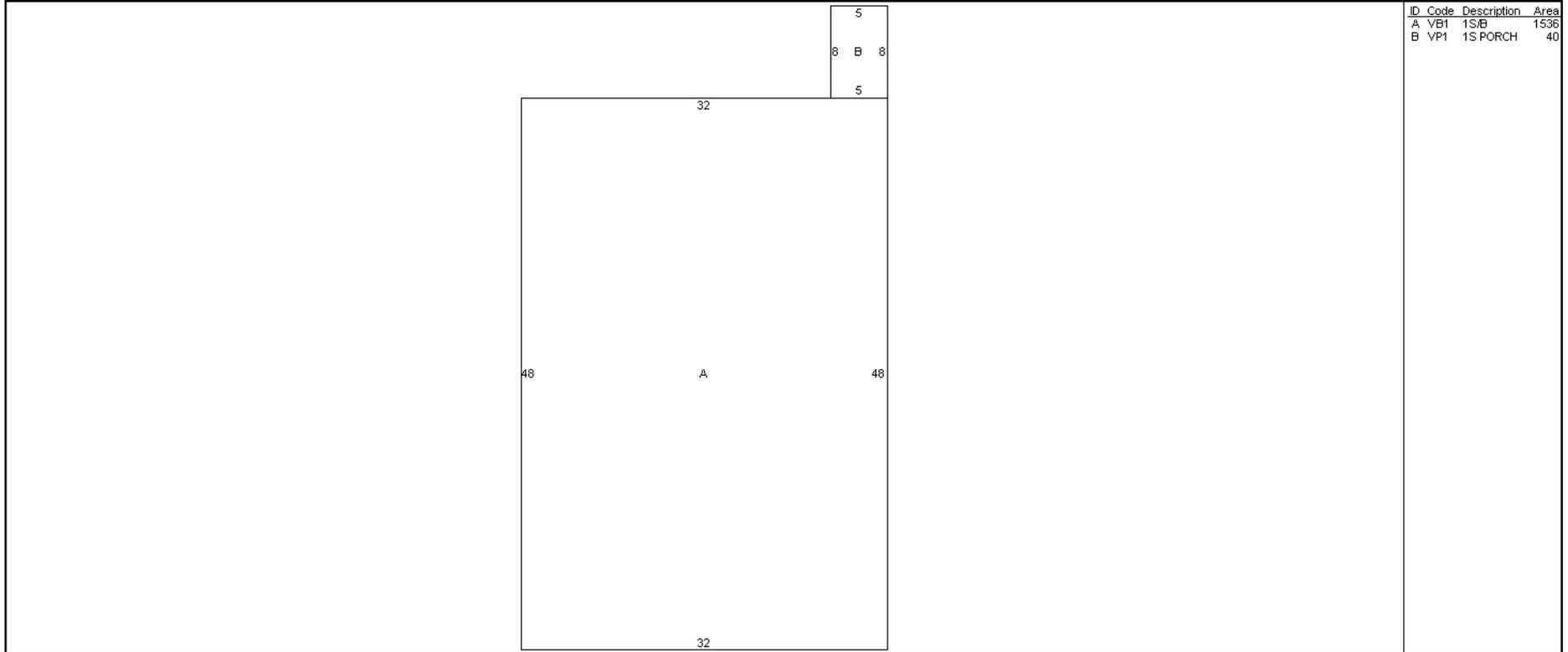
Situs : 405 CENTRE ST

Parcel Id: 28-243-000

Class: House of religious worship

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 405 CENTRE ST

Parcel Id: 28-243-000

Class: House of religious worship

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	30						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	3,072
Replace, Cost New Less Depr	124,010
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	124,010
Value per SF	40.37

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	3,042
Total Gross Building Area	3,072

Situs : 51 LINCOLN ST

Map ID: 28-277-000

Class: Apartments - 4 To 8 Units

Card: 1 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 0000501/048
District
Zoning R1
Class APARTMENT



Property Notes
BK 1782 PG 163

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	52,000	0
Building	206,400	206,400	199,900	207,700	0
Total	258,400	258,400	251,900	259,700	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	258,400	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/28/04	MS	Entry & Sign	Tenant
06/16/94	JSW		Tenant
06/08/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000501/048		PRESCOTT, DENNIS

Inspection Witnessed By _____

Situs : 51 LINCOLN ST

Parcel Id: 28-277-000

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-
# Covered Parking	
# Uncovered Parking	5
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	1,846	194	Unfinished Res Bs	7	None	Wood Frame/Joist/B	Normal	None	None	Normal	2	2
2	01	01	100	2,584	266	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Electric	None	Normal	3	3
3	02	02	100	1,846	194	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Electric	None	Normal	3	3
4	A1	A1	100	738	113	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Electric	None	Normal	3	2
5	A1	A1	100	1,846	194	Support Area	6	Frame	Wood Frame/Joist/B	Normal	Electric	None	Normal	2	2

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,846	Unfinished Res Bsmt		35	13,400
2	2,584	Apartment		60	98,800
3	1,846	Apartment		60	69,550
4	738	Apartment		50	9,980
5	1,846	Support Area		35	8,150

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

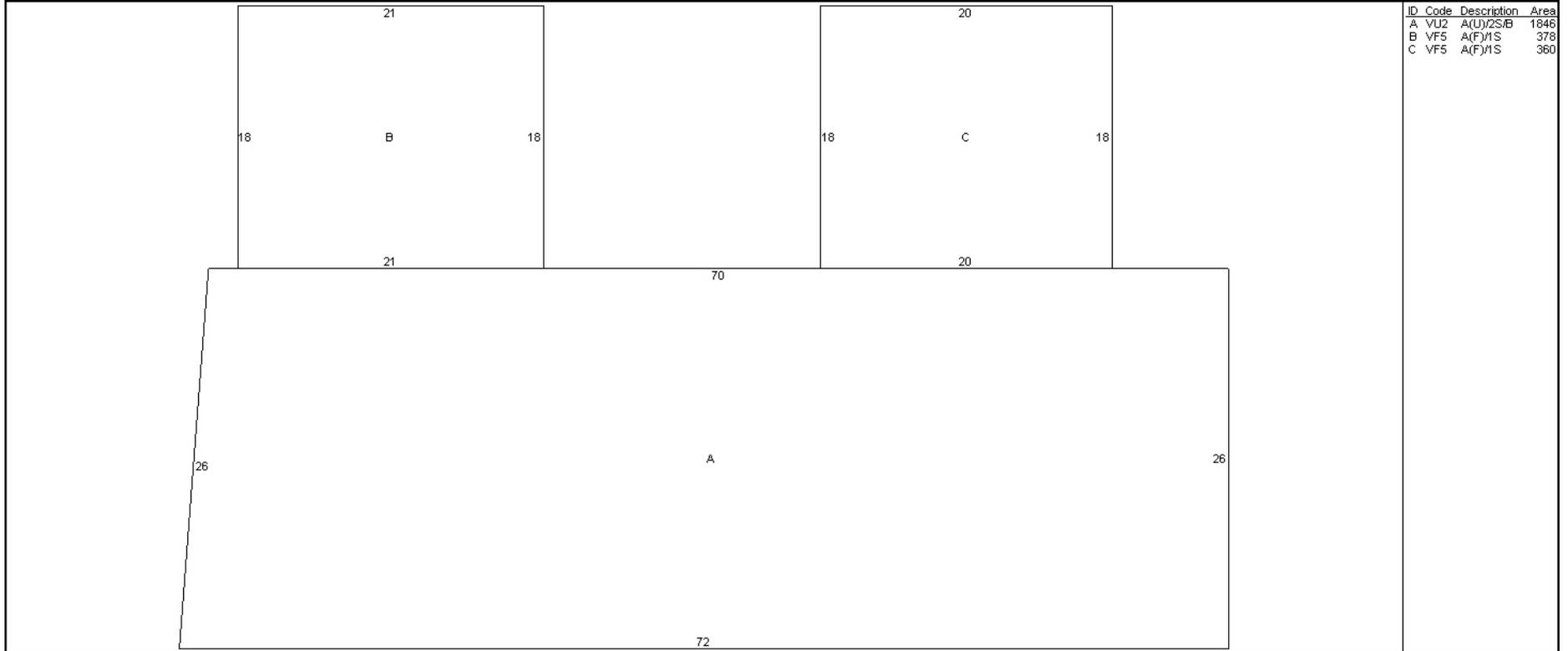
Situs : 51 LINCOLN ST

Parcel Id: 28-277-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 51 LINCOLN ST	Parcel Id: 28-277-000	Class: Apartments - 4 To 8 Units	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
00	S	001 Support Or Municipal Pi	0	25						0							
01	A	001 Low Rise Apartment	6	4,725			44,400	10		0	39,960	35			13,986	13,986	25,974

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	2	0	\0	2	6,000	12,000
2	011 Apartment	4	2	\0	4	8,100	32,400

Building Cost Detail - Building 1 of 1

Total Gross Building Area	8,860
Replace, Cost New Less Depr	199,880
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	199,880
Value per SF	22.56

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	25,974
Capitalization Rate	0.100000
Sub total	259,740
Residual Land Value	
Final Income Value	259,740
Total Gross Rent Area	8,835
Total Gross Building Area	8,860

Situs : 41 LINCOLN ST

Map ID: 28-279-000

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 6
Neighborhood 103C
Alternate Id
Vol / Pg 2018R/01412
District
Zoning R1
Class APARTMENT



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.2100			56,000

Total Acres: .21
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	56,000	56,000	56,000	56,000	0
Building	169,700	169,700	169,000	174,600	0
Total	225,700	225,700	225,000	230,600	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	225,700	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/28/04	MS	Measured Only	Other
05/23/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/06/18	325,000	Land & Bldg	Outlier	2018R/01412	Warranty Deed	BATH HOUSING DEVELOPMENT CORPOF
03/06/18		Land & Bldg	Transfer Of Convenience	2018R/01411	Warranty Deed	FLANAGAN, BARTLETT L &
06/20/86			Related Corporations	0000759/168		WASHINGTON PROPERTY MGMT

Inspection Witnessed By _____

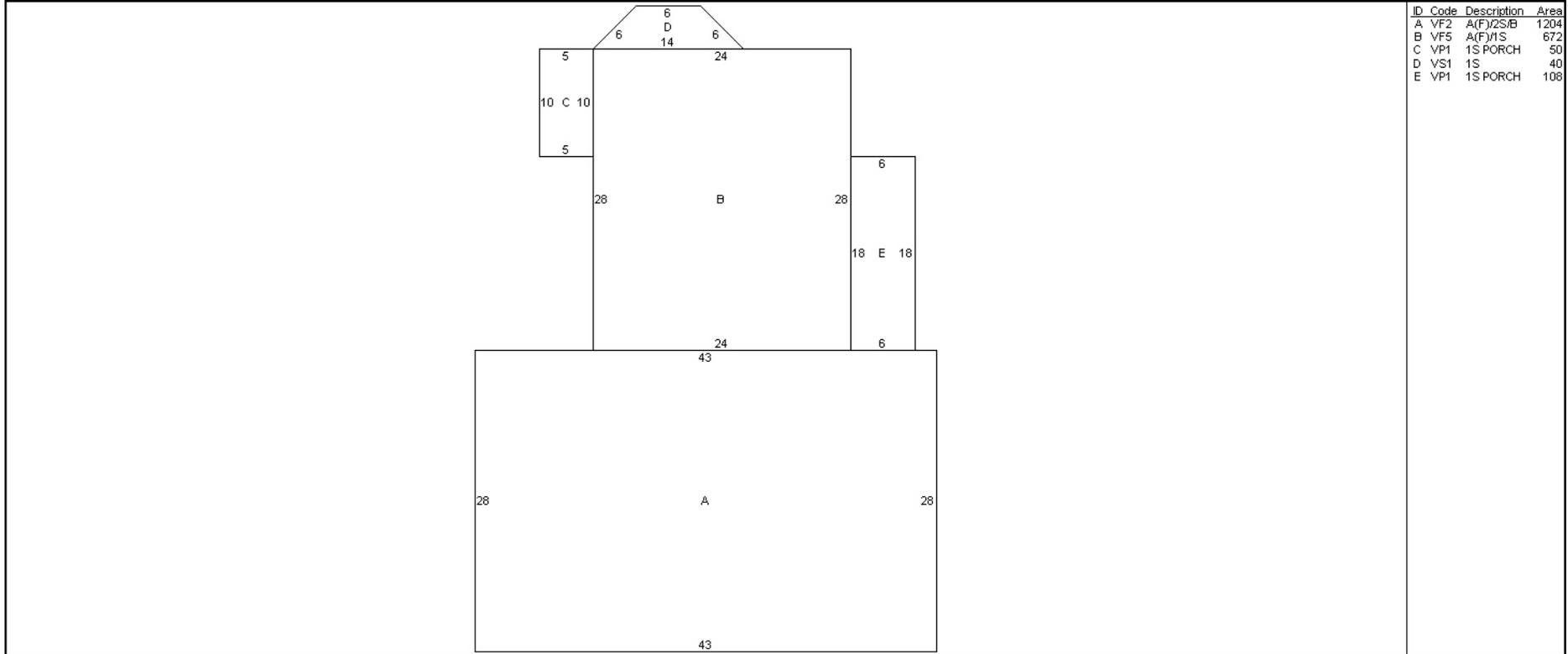
Situs : 41 LINCOLN ST

Parcel Id: 28-279-000

Class: Apartments - 4 To 8 Units

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 41 LINCOLN ST

Parcel Id: 28-279-000

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	12						0							
01	A	001 Low Rise Apartment	6	3,870		90	39,420	10		0	35,478	35			12,417	12,417	23,061

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	6,200
Replace, Cost New Less Depr	169,020
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	169,020
Value per SF	27.26

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	23,061
Capitalization Rate	0.100000
Sub total	230,610
Residual Land Value	
Final Income Value	230,610
Total Gross Rent Area	6,188
Total Gross Building Area	6,200

Situs : 25 LINCOLN ST

Map ID: 28-282-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
MUNSEY & DANG, LLC
33 ANTHONY AVENUE
TOPSHAM ME 04086

GENERAL INFORMATION
Living Units 5
Neighborhood 103C
Alternate Id
Vol / Pg 2015R/05598
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information

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

Total Acres: .24
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	59,000	59,000	59,000	59,000	0
Building	168,300	168,300	171,100	163,900	0
Total	227,300	227,300	230,100	222,900	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	227,300	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/28/04	MS	Measured Only	Other
05/23/94	JS		Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/10/15	168,000	Land & Bldg	Other, See Notes	2015R/05598	Warranty Deed	MUNSEY & DANG, LLC
01/01/97	110,000	Land & Bldg	Valid Sale	0001473/193		EDER, RON R & DIANE
12/04/86			Transfer Of Convenience	0000790/261		BOULAY, ARTHUR L. AND LORI LEVERON

Inspection Witnessed By _____

Situs : 25 LINCOLN ST

Parcel Id: 28-282-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1920 /
Building #	1
Structure Type	Apartment - Garden
Identical Units	1
Total Units	5
Grade	C+C
# Covered Parking	
# Uncovered Parking	5
DBA	APARTMENTS

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch Covered		30	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	B1	B1	100	1,076	156	Unfinished Res Bs	8	None	Wood Frame/Joist/B	Normal	None	None	Normal	2	3
2	01	01	100	1,212	160	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
3	02	02	100	1,086	160	Apartment	8	Frame	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3
4	03	03	100	807	117	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	1,076	Unfinished Res Bsmt		40	11,740
2	1,212	Apartment		60	67,490
3	1,086	Apartment		60	57,460
4	807	Apartment		50	33,520

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1985	35	20	1	700	C	3	3	850

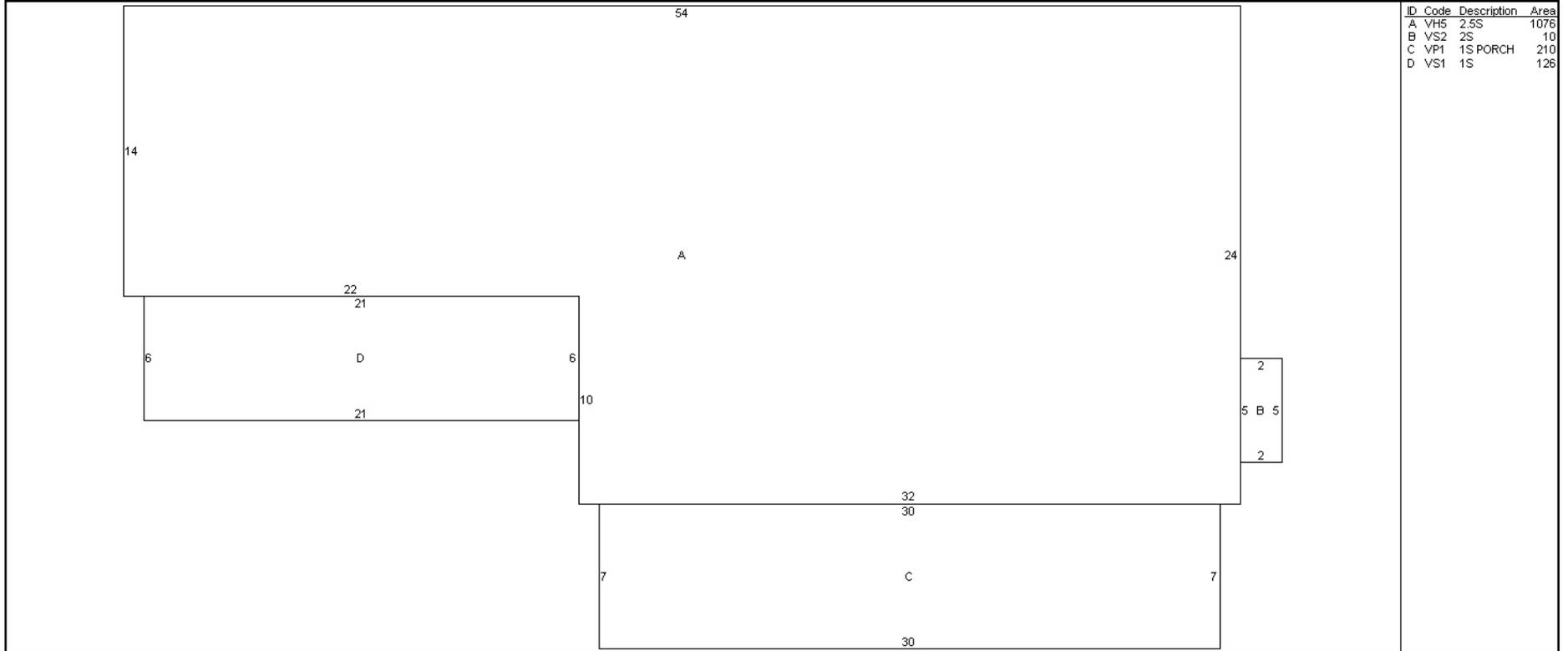
Situs : 25 LINCOLN ST

Parcel Id: 28-282-000

Class: Apartments - 4 To 8 Units

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 25 LINCOLN ST

Parcel Id: 28-282-000

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	11						0							
01	A	001 Low Rise Apartment	5	3,105			38,100	10		0	34,290	35			12,002	12,002	22,288

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	3	2	\0	3	8,100	24,300

Building Cost Detail - Building 1 of 1

Total Gross Building Area	4,181
Replace, Cost New Less Depr	170,210
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	170,210
Value per SF	40.71

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	22,288
Capitalization Rate	0.100000
Sub total	222,880
Residual Land Value	
Final Income Value	222,880
Total Gross Rent Area	4,170
Total Gross Building Area	4,181

Situs : 245 CENTRE ST

Map ID: 28-324-000

Class: Eating & Drinking

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
SUN VILLAGE INC
245 CENTRE ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0003174/180
District
Zoning R1
Class COMMERCIAL



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.0700			42,000

Total Acres: .07
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	42,000	42,000	42,000	42,000	0
Building	69,200	69,200	67,800	175,600	0
Total	111,200	111,200	109,800	217,600	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	111,200	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/28/04	MS	Entry & Sign	Other
05/18/94	JS		Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/18/10	210,000	Land & Bldg	Sale Includes Multiple Parcels	0003174/180	Warranty Deed	SUN VILLAGE INC
06/09/89			Transfer Of Convenience	0000952/333		POULIN, LEON J
03/19/87	34,100		Valid Sale	0000807/057		NOLAN, RICHARD T. AND LYNNE M.

Inspection Witnessed By _____

Situs : 245 CENTRE ST

Parcel Id: 28-324-000

Class: Eating & Drinking

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	1945 /
Building #	1
Structure Type	Restaurant
Identical Units	1
Total Units	1
Grade	D+
# Covered Parking	
# Uncovered Parking	
DBA	THE GALLEY

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Cooler-Chiller		6	6			1								
2	Cooler-Freezer		6	5			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	1,600	192	Support Area	7	None	Wood Frame/Joist/B	None	None	None	None	2	2
2	01	01	100	1,680	196	Restaurant	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	1,600	Support Area		35	12,630
2	1,680	Restaurant		50	53,170

Outbuilding Data										
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1978			1	2,200	C	2	2	1,870
2	Frame Shed	1980	16	8	1	128	C	2	2	130

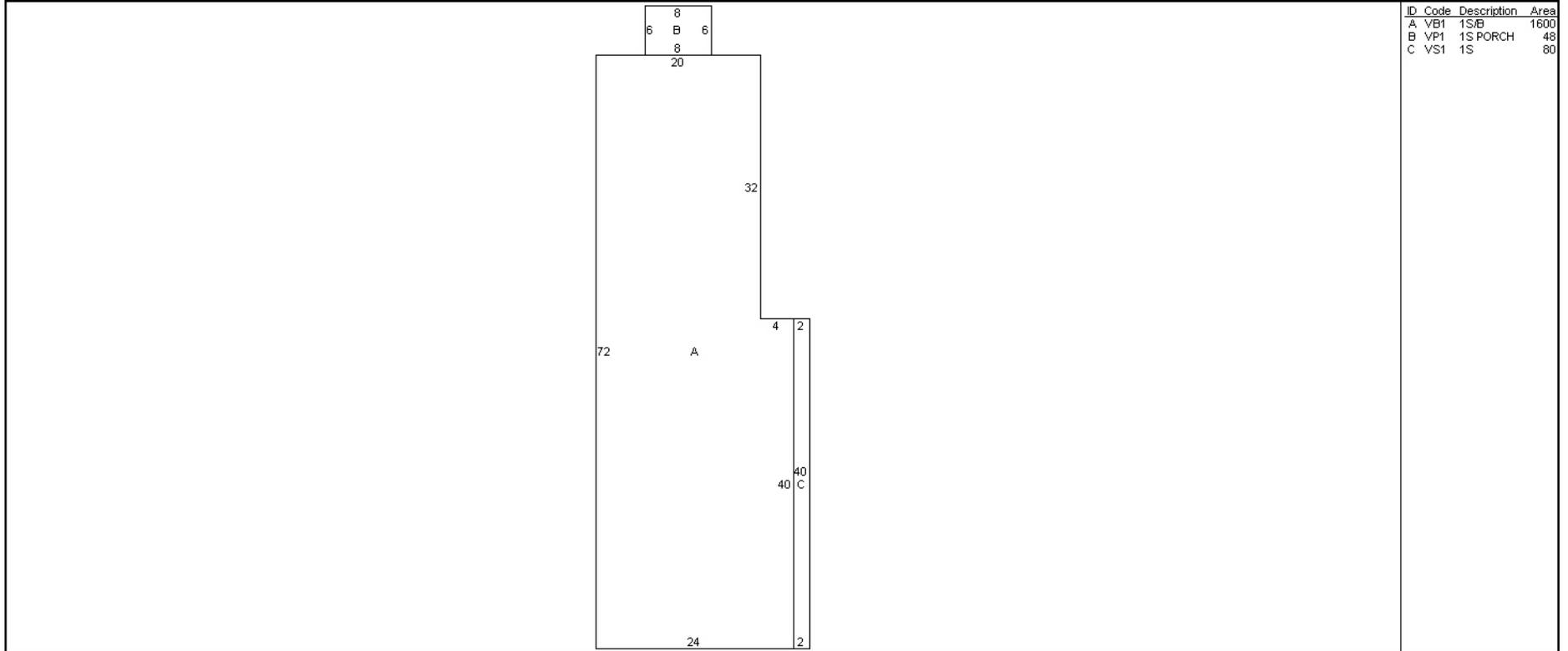
Situs : 245 CENTRE ST

Parcel Id: 28-324-000

Class: Eating & Drinking

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 245 CENTRE ST

Parcel Id: 28-324-000

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	16						0							
16	S	001 General Restaurant	0	1,680	16.00		26,880	5		0	25,536				3,780	3,780	21,756

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	3,280
Replace, Cost New Less Depr	65,800
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	65,800
Value per SF	20.06

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	21,756
Capitalization Rate	0.100000
Sub total	217,560
Residual Land Value	
Final Income Value	217,560
Total Gross Rent Area	3,264
Total Gross Building Area	3,280

Situs : CENTRE ST

Map ID: 28-325-000

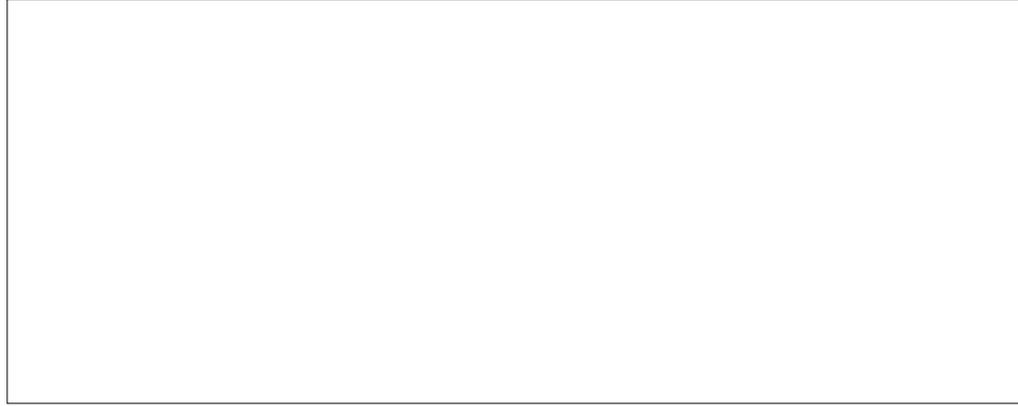
Class: Vacant Land - Accessory to Comm

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
SUN VILLAGE INC
245 CENTRE ST
BAT ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0003174/180
District
Zoning R1
Class COMMERCIAL



Property Notes
.17

Land Information

Type	Size	Influence Factors	Influence %	Value
Undeveloped	AC 0.1600			4,000

Total Acres: .16
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,000	4,000	4,000	0	0
Building	0	0	0	0	0
Total	4,000	4,000	4,000	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	4,000	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
05/18/94	JS	Unimproved	

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/18/10	210,000	Land & Bldg	Sale Includes Multiple Parcels	0003174/180	Warranty Deed	SUN VILLAGE INC
06/09/89			Transfer Of Convenience	0000952/333		POULIN, LEON J
				0000807/057		UNK

Inspection Witnessed By _____

Situs : CENTRE ST

Parcel Id: 28-325-000

Class: Vacant Land - Accessory to Comm

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Restaurant
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 : CENTRE ST

Parcel Id: 28-325-000

Class: Vacant Land - Accessory to Comm

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : CENTRE ST

Parcel Id: 28-325-000

Class: Vacant Land - Accessory to Comm

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

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

Apartment Detail - Building 1 of 1

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

Building Cost Detail - Building 1 of 1

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

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area	
Total Gross Building Area	

Situs : CENTRE ST

Map ID: 28-326-000

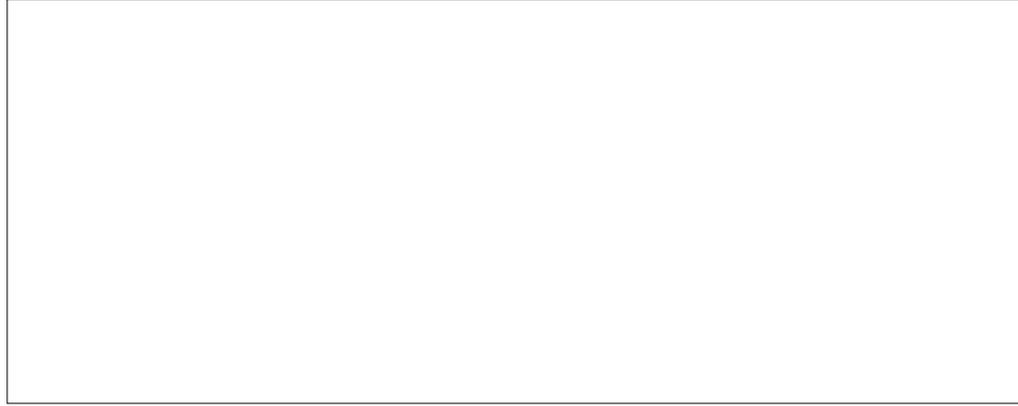
Class: Parking Lot - Accessory to Comm F

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
SUN VILLAGE INC
245 CENTRE ST
BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0003174/180
District
Zoning R1
Class COMMERCIAL



Property Notes
.10

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.1000	Restr/Nonconfc	-75	11,250

Total Acres: .1
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	11,300	11,300	11,300	0	0
Building	3,800	3,800	3,800	0	0
Total	15,100	15,100	15,100	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	15,100	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/18/10	210,000	Land & Bldg	Sale Includes Multiple Parcels	0003174/180	Warranty Deed	SUN VILLAGE INC
06/09/89			Transfer Of Convenience	0000952/333		POULIN, LEON J
				0000807/057		UNK

Situs : CENTRE ST

Parcel Id: 28-326-000

Class: Parking Lot - Accessory to Comm F

Card: 2 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Restaurant
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	1978			1	4,500	C	2	2	3,830

Situs : CENTRE ST

Parcel Id: 28-326-000

Class: Parking Lot - Accessory to Comm F

Card: 2 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : CENTRE ST

Parcel Id: 28-326-000

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

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 : 193 CENTRE ST

Map ID: 28-333-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
FIRST CHURCH OF THE NAZARENE
PO BOX 855
BATH ME 04530 0855

GENERAL INFORMATION
Living Units
Neighborhood 201C
Alternate Id
Vol / Pg 0000382/206
District
Zoning R1
Class EXEMPT



Property Notes
STANFORD HALL

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	65,500	65,500	65,500	47,900	0
Total	199,900	199,900	199,900	182,300	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	199,900	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/01/94	1807	550		0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				0000382/206		FIRST CHURCH OF THE NAZARENE

Inspection Witnessed By _____

Situs : 193 CENTRE ST

Parcel Id: 28-333-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

Building Information

Year Built/Eff Year 1970 /
 Building # 1
 Structure Type Social/Fraternal Hall
 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	01	01	100	1,408	152	Social/Frat Hall	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	1,408	Social/Frat Hall	50		64,550

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Mach Shed	1994	12	8	1	96	C	3	3	960

Situs : 193 CENTRE ST

Parcel Id: 28-333-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

ID Code	Description	Area
A	VEC MISC	1408

Additional Property Photos



Situs : 193 CENTRE ST

Parcel Id: 28-333-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model 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
16	S	001 General Restaurant	0	1,408	16.00		22,528	5		0	21,402				3,168	3,168	18,234

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	1,408
Replace, Cost New Less Depr	64,550
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	64,550
Value per SF	45.85

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	18,234
Capitalization Rate	0.100000
Sub total	182,340
Residual Land Value	
Final Income Value	182,340
Total Gross Rent Area	1,408
Total Gross Building Area	1,408

Situs : 191 CENTRE ST

Map ID: 28-334-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

CURRENT OWNER
FIRST CHURCH OF THE NAZARENE
PO BOX 855
BATH ME 04530 0855

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



Property Notes
.35

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 0.3500			173,380

Total Acres: .35
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	173,400	173,400	173,400	0	0
Building	381,200	381,200	388,300	0	0
Total	554,600	554,600	561,700	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	554,600	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
07/05/94	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

Inspection Witnessed By _____

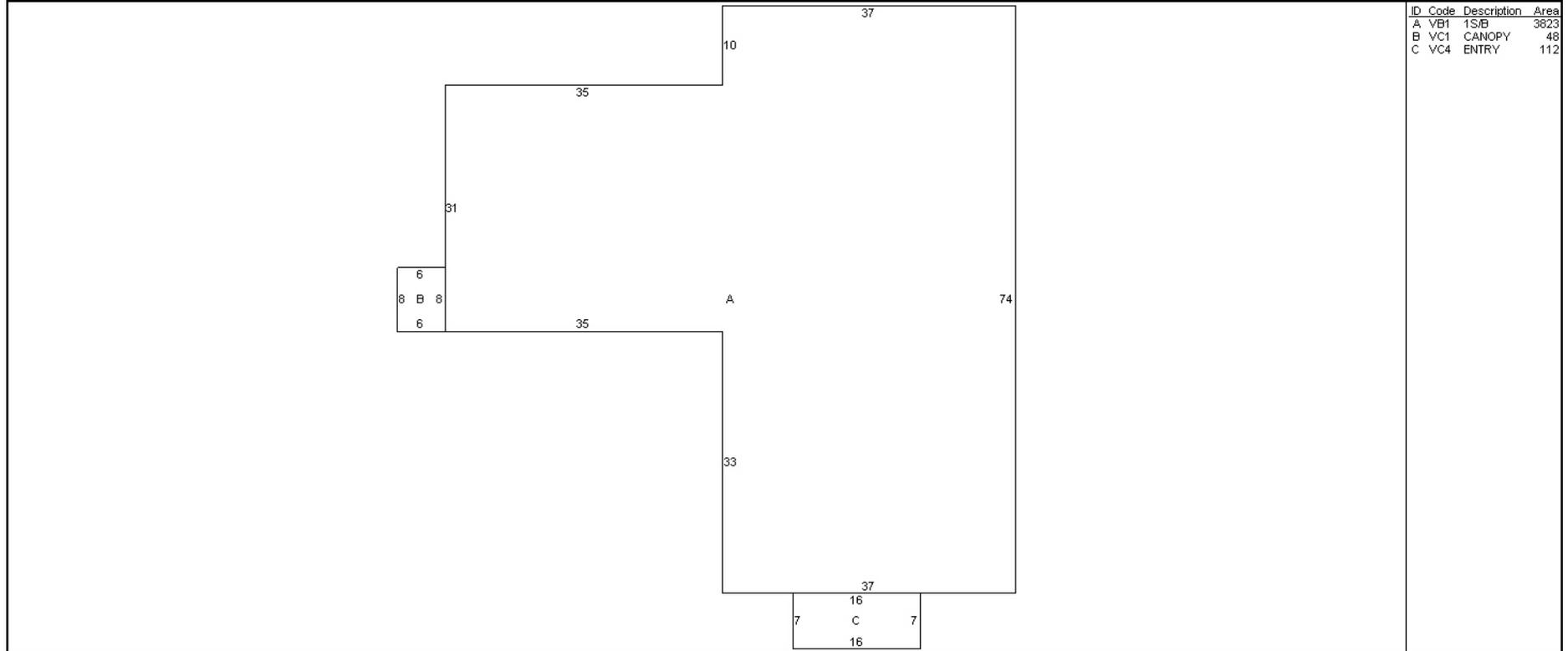
Situs : 191 CENTRE ST

Parcel Id: 28-334-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 191 CENTRE ST

Parcel Id: 28-334-000

Class: House of religious worship

Card: 2 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	001 Support Or Municipal Pi	0	76						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	7,646
Replace, Cost New Less Depr	388,270
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	388,270
Value per SF	50.78

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	7,570
Total Gross Building Area	7,646

Situs : 303 CENTRE ST

Map ID: 28-335-000

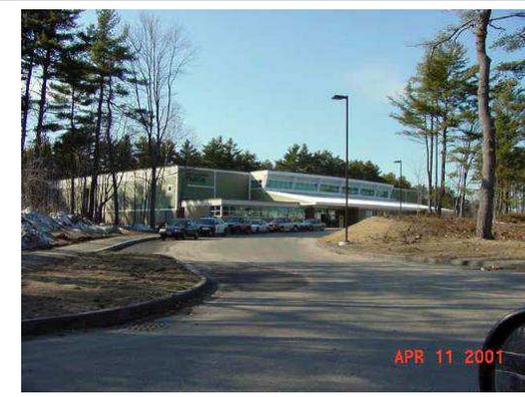
Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

CURRENT OWNER
BATH AREA FAMILY YMCA 303 CENTRE ST BATH ME 04530

GENERAL INFORMATION
Living Units
Neighborhood 103C
Alternate Id
Vol / Pg 0001763/077
District
Zoning C2
Class EXEMPT



Property Notes
RELEASE DEED BK1763PG72-76 - RESTRICTION
CLFY BK1779PG278

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 6.0800			643,000
Total Acres: 6.08				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	643,000	643,000	643,000	643,000	0
Building	5,464,600	5,464,600	5,610,600	-76,600	0
Total	6,107,600	6,107,600	6,253,600	566,400	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	6,107,600	Base Date of Value			
Value Flag	ORION	Effective Date of Value			
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/08/00	2620	4,900,000	CNB	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/10/00		Land Only	To/From Government	0001763/072		UNK
04/07/00	40,000	Land Only	To/From Government	0001763/077		BATH AREA FAMILY YMCA

Inspection Witnessed By _____

Situs : 303 CENTRE ST

Parcel Id: 28-335-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	2001 /
Building #	
Structure Type	Health Club
Identical Units	1
Total Units	1
Grade	B+C
# Covered Parking	
# Uncovered Parking	
DBA	BATH YMCA

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Elevator Hydraulic Pasng	+	2,500	125	2	1							
1	Indoor Pool		42	32		1							
1	Indoor Pool		76	60		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	8,454	290	Multi-Use Office	9	Concrete Bl	Fire Resistant	Normal	None	Central	Normal	3	3
2	01	01	100	10,442	446	Restrooms/Locker:	12	Concrete Bl	Fire Resistant	Normal	None	Central	Normal	3	3
3	01	01	100	11,574	311	Covered Mall	24	Concrete Bl	Fire Resistant	Normal	None	Central	Normal	3	3
4	01	01	100	12,560	312	Tennis Club	24	Concrete Bl	Fire Resistant	Normal	None	Central	Normal	3	3
5	02	02	100	10,442	446	Racquetball Court	12	Concrete Bl	Fire Resistant	Normal	None	Central	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	8,454	Multi-Use Office	91		1,467,930
2	10,442	Restrooms/Lockers	91		749,900
3	11,574	Covered Mall	91		1,025,830
4	12,560	Tennis Club	91		1,086,820
5	10,442	Racquetball Court	91		1,184,110

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	2001			1	50,000	C	3 3	96,020

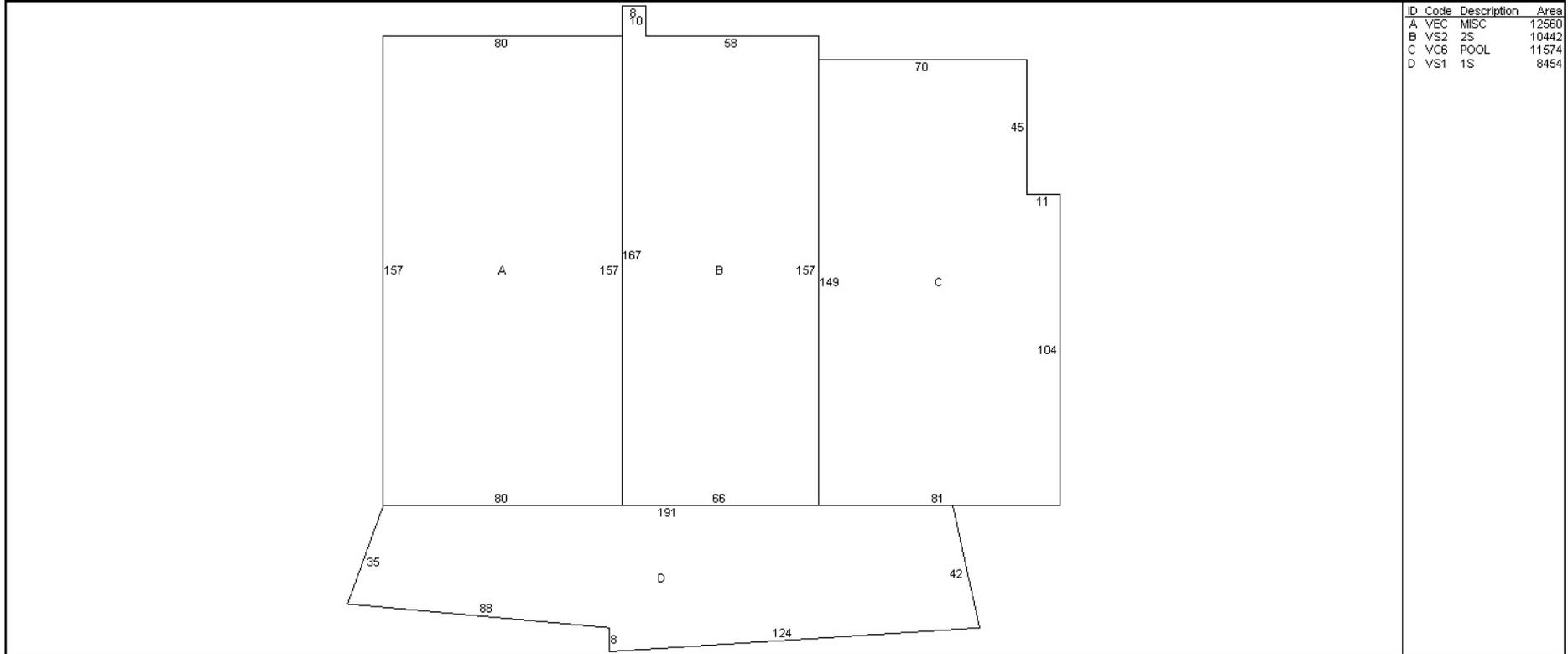
Situs : 303 CENTRE ST

Parcel Id: 28-335-000

Class: Benevolent and Charitable Organiz

Card: 1 of 1

Printed: September 17, 2018



Additional Property Photos

Situs : 303 CENTRE ST	Parcel Id: 28-335-000	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	450						0							
22	S	001 Multi Use Office	0	8,454	9.00		76,086	10		0	68,477	0			11,836	11,836	56,641

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	53,472
Replace, Cost New Less Depr	5,514,590
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	5,514,590
Value per SF	103.13

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	56,641
Capitalization Rate	0.100000
Sub total	566,410
Residual Land Value	
Final Income Value	566,410
Total Gross Rent Area	53,022
Total Gross Building Area	53,472

Situs : COBB RD

Map ID: 28-336-000

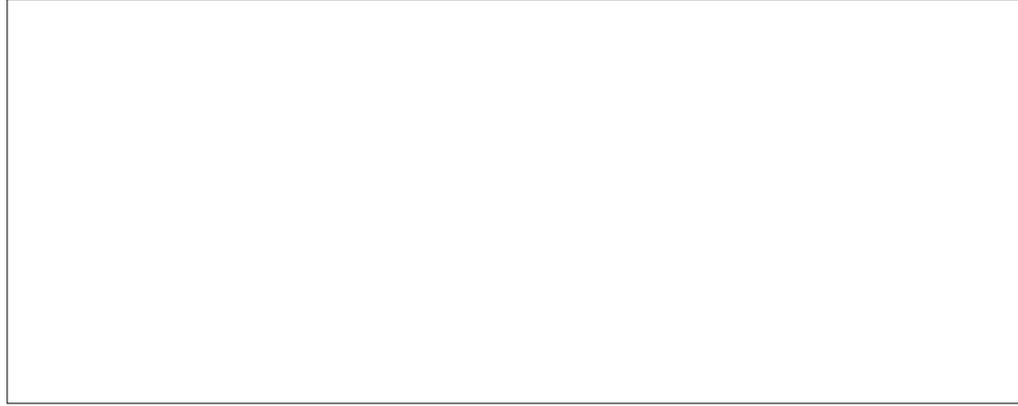
Class: City of Bath

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 0000224/231
District
Zoning C2
Class EXEMPT



Property Notes
BATH MUNI BAND BUILDING

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	AC 1.2900			164,000

Total Acres: 1.29
Spot: _____ Location: _____

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	164,000	164,000	164,000	0	0
Building	0	0	0	0	0
Total	164,000	164,000	164,000	0	0
Total Exemptions	0	Manual Override Reason			
Net Assessed	164,000	Base Date of Value			
Value Flag	COST APPROACH	Effective Date of Value			
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

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

Inspection Witnessed By _____

Situs : COBB RD

Parcel Id: 28-336-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	Health Club
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 : COBB RD

Parcel Id: 28-336-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Additional Property Photos

Situs : COBB RD

Parcel Id: 28-336-000

Class: City of Bath

Card: 1 of 1

Printed: September 17, 2018

Income Detail (Includes all Buildings on Parcel)

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

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

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

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area