

**Board of Selectmen  
Agenda**

**Budget Review Agenda  
March 30, 2023, @ 6:00 PM  
VILLAGE FIRE STATION  
32 North Street**

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**This is an in-person meeting, but the public may join in Zoom webinar format**

Join by **computer or mobile device** and click on:

<https://us06web.zoom.us/j/85656810593>

or go to **Zoom** and enter the **webinar ID: 856 5681 0593**

By **phone 1(929) 205 6099 US**

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1. Call to Order.
2. Authorization of Purchase and Sale Agreement, contingent upon Town Meeting approval, for Map 29, Lot 1-3.
3. Adjourn

## PURCHASE AND SALE AGREEMENT

1. PARTIES. This Purchase and Sale Agreement (this “Agreement”) is entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2023 (the “Effective Date”), by and between HAROLD OTIS MOONEY and LOUISE JANE MOONEY of Kennebunk, Maine, whose mailing address is 19 Spiller Drive, Kennebunk, Maine 04043 (“Sellers”), who agree to sell, and the TOWN OF KENNEBUNKPORT, a Maine municipal corporation, whose mailing address is 6 Elm Street, P.O. Box 566, Kennebunkport, Maine 04046-0001 (“Buyer”), who agrees to buy, the premises described in Paragraph 2 hereof, upon the terms and conditions hereinafter set forth.

2. DESCRIPTION OF PREMISES. The premises to which this Agreement relates consists of a certain lot or parcel of land situated on the easterly side of Langsford Road in the Town of Kennebunkport, County of York, and State of Maine, as more particularly described in a Release Deed from Louise Jane Mooney to Sellers dated February 14, 2022, and recorded in the York County Registry of Deeds in Book 18956, Page 187, and shown as Lot 1-3 on Kennebunkport Tax Map 29 (the “Premises”).

3. DEED. The Premises shall be conveyed by Sellers to Buyer by a good and sufficient Quitclaim Deed with Quitclaim Covenant (the “Deed”), which Deed shall convey good and clear record and marketable title to the Premises, free and clear of all liens and encumbrances except those of record as of the date of this Agreement, other than any financial liens and encumbrances such as, for example, mortgages on the Premises, which shall be discharged or otherwise released at the Closing.

4. PURCHASE PRICE. The purchase price for the Premises is Two Hundred Seventy-Five Thousand Dollars (\$275,000.00), payable as follows:

- (a) One Thousand Dollars (\$1,000.00) as an earnest money deposit (the “Deposit”), which is to be held by Buyer’s attorneys and disbursed in accordance with the terms and conditions of this Agreement; and
- (b) Two Hundred Seventy-Four Thousand Dollars (\$274,000.00), which is to be paid to Sellers at the time of delivery of the Deed by certified or cashier’s checks, or by wire transfer, subject to the credits and prorations hereinafter set forth.

5. WITHHOLDING TAX. Sellers are hereby notified that Buyer will withhold two and one-half percent (2.5%) of the purchase price as allocated for transfer to the State of Maine Tax Assessor pursuant to 36 M.R.S.A. § 5250-A unless (a) Sellers furnish a certificate to Buyer at the Closing stating, under penalty of perjury, that as of the date of the Closing, Sellers are residents of the State of Maine, or (b) Sellers furnish a certificate from the State of Maine Tax Assessor to Buyer at the Closing stating that no taxes are required to be withheld in connection with the transfer of the Premises or that Sellers have provided adequate security to the State of Maine Tax Assessor to cover the tax liability resulting from said transfer.

6. BUYER'S ENTRY ON PREMISES. Buyer shall have the right, following reasonable prior notice to Sellers, to enter upon the Premises at all reasonable times to undertake such tests, surveys, and other inspections of the Premises as Buyer may require, and shall repair any damage to the Premises resulting from such entry in the event that Buyer does not complete the acquisition of the Premises.

7. TIME FOR PERFORMANCE/DELIVERY OF DEED; VOTER APPROVAL. Such Deed and other transfer documents are to be delivered and the consideration paid within forty-five (45) days following approval of the transaction contemplated hereunder by the voters of the Town of Kennebunkport at a duly called Town Meeting currently scheduled for a date in June, 2023, to be determined by the Board of Selectmen of the Town of Kennebunkport (the "Voter Approval"), on such date and at such time as shall be designated by Buyer upon not less than fourteen (14) days' notice to Sellers, at the municipal offices of Buyer (the "Closing"). If Voter Approval is received, the Deposit shall be promptly delivered to Sellers and held and disbursed in accordance with the terms and conditions of this Agreement, and the transaction described herein shall proceed. If Voter Approval is not received, this Agreement shall automatically terminate and the Deposit shall be promptly returned to Buyer, and the parties shall be relieved of all further obligations under this Agreement except for such obligations as shall survive termination of this Agreement.

8. ADDITIONAL BUYER CONTINGENCIES. In addition to such other conditions to closing as may be set forth herein, and notwithstanding anything to the contrary set forth herein, the obligations of Buyer under this Agreement are subject to the following contingencies, any of which, if not met within the time periods specified, shall entitle Buyer to terminate this Agreement by giving Sellers written notice of Buyer's intention to do so within said specified time period. Upon such termination, the Deposit shall be promptly returned to Buyer, and the parties shall be relieved of all further obligations under this Agreement except for such obligations as shall survive termination of this Agreement.

(a) Survey. Buyer shall undertake good faith efforts to obtain a current survey of the Premises disclosing a state of facts acceptable to Buyer within sixty (60) days following the Effective Date of this Agreement, the cost of which survey shall be paid for by Buyer. Sellers shall provide Buyer with copies of any surveys of the Premises within Sellers' or Sellers' agents' possession within seven (7) days following the Effective Date of this Agreement.

(b) Environmental Report. Buyer shall undertake good faith efforts to obtain a current environmental report with respect to the Premises disclosing a state of facts acceptable to Buyer within sixty (60) days following the Effective Date of this Agreement, the cost of which report shall be paid for by Buyer. Sellers shall provide Buyer with copies of any environmental reports of the Premises within Sellers' or

Sellers' agents' possession within seven (7) days following the Effective Date of this Agreement.

9. CLOSING DOCUMENTS. At the Closing, and in addition to any other documents referred to in this Agreement to be delivered to Buyer at the Closing, Sellers shall execute, acknowledge as necessary, and deliver the following documents and such other documents as Buyer may reasonably require to complete the transaction contemplated herein:

(a) Transfer Documents. Sellers shall execute, acknowledge and deliver to Buyer the Deed and shall approve and deliver the related Real Estate Transfer Tax Declaration of Value;

(b) Title Affidavits. Sellers shall deliver to Buyer such customary certificates, affidavits or indemnity agreements as the title insurance company issuing the title insurance policy on the Premises to Buyer shall reasonably require in order to issue such policy and to omit therefrom all standard exceptions for unfilled mechanic's, materialmen's or similar liens, survey matters, and parties in possession;

(c) Nonforeign Person Affidavits. If applicable, Sellers shall deliver to Buyer such affidavits and certificates as Buyer shall reasonably deem necessary to relieve Buyer of any obligation to deduct and withhold any portion of the purchase price pursuant to § 1445 of the Internal Revenue Code;

(d) Maine Resident Affidavits. If applicable, Sellers shall deliver to Buyer such affidavits and certificates as Buyer shall deem necessary to relieve Buyer of any obligation to deduct and withhold any portion of the purchase price pursuant to 36 M.R.S.A. § 5250-A; and

(e) Underground Oil Storage Tank Certification. Sellers shall deliver to Buyer a written notice certifying either (i) that, to the best of Sellers' knowledge, there is no underground oil storage facility located on the Premises, or (ii) pursuant to 38 M.R.S.A. § 563(6), if there is such a facility on the Premises, that the facility exists and shall disclose its registration number or numbers, the exact location of the facility, whether or not it has been abandoned in place, and that the facility is subject to regulation by the Maine Board of Environmental Protection.

10. USE AGREEMENT. In addition to such other documents to be executed and delivered at the Closing, Buyer shall execute the Use Agreement attached as Schedule A hereto.

11. POSSESSION AND CONDITION OF PREMISES. Full possession of the Premises free of all tenants and occupants, is to be delivered at the Closing, the Premises to be then in the same condition they are now, reasonable wear and tear accepted. Buyer and Buyer's agents may inspect the Premises within forty-eight (48) hours prior to the Closing in order to

determine whether the condition thereof complies with the terms and conditions of this Agreement.

12. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM. If Sellers shall be unable to give title or to make conveyance, or to deliver possession of the Premises, all as herein stipulated, or, if at the time of the Closing the Premises do not conform with the terms and conditions hereof, then Sellers shall use good faith and commercially reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the Premises conform to the terms and conditions hereof, as the case may be, in which event the time for performance hereof shall be extended for a period of thirty (30) days, or such longer period as Buyer shall agree to.

13. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM. If at the expiration of such extended time Sellers shall have failed to remove any defects in title, deliver possession, or make the Premises conform, as the case may be, all as herein agreed, then, at Buyer's option, any payments made under this Agreement shall be promptly refunded to Buyer, and all other obligations of the parties hereto shall cease, except for such obligations as shall survive termination of this Agreement, and this Agreement shall be void without recourse of the parties hereto.

14. BUYER'S ELECTION TO ACCEPT TITLE AND CONDITION. In addition to such other remedies available to Buyer under this Agreement, Buyer shall have the election, at either the original or such extended time for performance, to accept such title to the Premises in its then condition as Sellers can deliver and to pay therefor the purchase price without deduction, in which case, Sellers shall convey such title or deliver the Premises in such condition.

15. ACCEPTANCE OF DEED. The acceptance of the Deed and other transfer documents by Buyer shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms and conditions hereof, to be performed after the delivery of said documents or to otherwise survive the Closing hereunder.

16. USE OF PURCHASE MONEY TO CLEAR TITLE. To enable Sellers to make conveyance as herein provided, Sellers may, at the time of delivery of the Deed and other transfer documents, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said Deed and other transfer documents.

17. RISK OF LOSS. Until delivery of possession of the Premises from Sellers to Buyer, risk or loss or damage to Premises by fire or otherwise shall be on Sellers.

18. ADJUSTMENTS. Real estate taxes and any other municipal assessments for the then current municipal tax year shall be apportioned as of the Closing, and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by

Buyer at the time of delivery of the Deed and other transfer documents. Any penalties or other fees with respect to the removal of the Premises from any current use tax assessment program such as, by way of example, open space or tree growth classification, in connection with the conveyance of the Premises to Buyer shall be paid by Sellers at the Closing. Real estate transfer taxes due on the sale from either party will be paid by Buyer. Additionally, recording fees for the Deed and any other documents required to be recorded in the York County Registry of Deeds shall be paid by Buyer.

19. ADJUSTMENT OF UNASSESSED AND ABATED TAXES. If the amount of said real estate taxes and any other municipal assessments referred to in the preceding Paragraph is not known at the time of the Closing, they shall be apportioned on the basis of the real estate taxes assessed for the immediately preceding year, with a reapportionment as soon as the new tax rate and valuation can be ascertained. This obligation shall survive the Closing.

20. BROKERAGE. Sellers and Buyer each represent and warrant to the other that no brokers, agents or consultants have been employed with respect to this transaction by either of them, and Sellers and Buyer agree to indemnify and hold the other harmless from any claim by any broker or agent claiming compensation in respect of this transaction, alleging an agreement with Sellers or Buyer, as the case may be. This agreement to indemnify and hold harmless shall survive the Closing.

21. DEFAULT/DAMAGES. Should Sellers fail to fulfill Sellers' obligations hereunder, Buyer may elect to receive a refund of the Deposit, or to pursue all available remedies, including specific performance and reasonable attorney's fees. Should Buyer fail to fulfill Buyer's obligations hereunder, Sellers shall retain the Deposit as liquidated damages as Sellers' sole and exclusive remedy at law or in equity for Buyer's default without further recourse to Buyer and Buyer shall be relieved all obligations hereunder, except for such obligations as shall survive termination hereof.

22. SELLERS' WARRANTIES AND REPRESENTATIONS. Sellers warrant and represent as of the date of this Agreement and as of each date through and including the Closing that:

- (a) There are no litigation, liens, judgments, violations, or proceedings pending or threatened against or relating to the Premises nor do Sellers know or have reasonable grounds to know of any basis for any such action, or of any governmental investigation relating to the Premises;
- (b) There is not pending or threatened action or proceeding (including, but not limited to, any condemnation or eminent domain action or proceeding) before any court, governmental agency or arbitrator relating to or arising out of the ownership of the Premises or any portion thereof, or which may adversely affect Sellers' ability to perform this Agreement, or which may affect the Premises or any portion thereof;

(c) No work has been performed or is in progress at, and no materials have been furnished to, the Premises or any portion thereof which may give rise to mechanic's, materialmen's or other liens against the Premises or any portion thereof;

(d) To the best of Sellers' knowledge, no hazardous or toxic wastes, substances, matters or materials, including but not limited to any material defined as hazardous or toxic from time to time by applicable state, local and federal law, are stored or otherwise located on the Premises; and

(e) The Premises do not contain a septic system within the so-called Shoreland Zone.

In the event that changes occur as to any material warranties and representations set forth in this Agreement, of which Sellers have knowledge, Sellers will immediately disclose same to Buyer when first available to Sellers, and in the event of any material adverse change, Buyer may, at its election, terminate this Agreement in which case the Deposit shall be promptly returned to Buyer, and the parties shall be relieved of all further obligations under this Agreement except for such obligations as shall survive termination of this Agreement.

Buyer's performance under this Agreement is conditioned upon the truth and accuracy of Sellers' warranties and representations expressed herein as of the Effective Date of this Agreement and as of the Closing. All warranties and representations expressed herein shall survive the Closing and any termination of this Agreement. Sellers agree to indemnify and hold harmless Buyer from and against any liability, cost, damage, loss, claim, expense or cause of action (including, but not limited to, attorneys' fees and court costs) incurred by or threatened against Buyer as a result of any breach by Sellers of any of Sellers' warranties or representations contained in this Agreement. This agreement to indemnify and hold harmless shall survive the Closing.

23. ASSIGNMENT. This Agreement may be assigned by Buyer provided that the assignee assumes all obligations of Buyer hereunder.

24. MISCELLANEOUS.

(a) This Agreement shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties.

(b) Except as may be otherwise provided herein, any notice relating in any way to this Agreement shall be emailed and also sent by (a) registered or certified mail, return receipt requested, (b) overnight delivery by a nationally recognized courier, or (c) hand delivery obtaining a receipt therefor, addressed as follows:

To Sellers: Harold Otis Mooney and Louise Jane Mooney  
19 Spiller Drive  
Kennebunk, Maine 04043  
Email: \_\_\_\_\_

To Buyer: Town of Kennebunkport  
6 Elm Street, P.O. Box 566  
Kennebunkport, Maine 04046-0001  
Attn: Laurie Smith, Town Manager  
Email: [lsmith@kennebunkportme.gov](mailto:lsmith@kennebunkportme.gov)

With copy to Richard A. Shinay, Esq.  
Drummond Woodsum  
84 Marginal Way, Suite 600  
Portland, Maine 04101-2480  
[rshinay@dwmlaw.com](mailto:rshinay@dwmlaw.com)

And such notice shall be deemed delivered when received or refused. Either party may, by such manner of notice, substitute persons or addresses for notice other than those listed above.

(c) All paragraph headings in this Agreement are for convenience of reference only and are of no independent legal significance.

(d) This Agreement may not be modified, waived or amended except in a writing signed by the parties hereto. No waiver of any breach or term hereof shall be effective unless made in writing signed by the party having the right to enforce such a breach, and no such waiver shall be construed as a waiver of any subsequent breach. No course of dealing or delay or omission on the part of any party in exercising any right or remedy shall operate as a waiver thereof or otherwise be prejudicial thereto.

(e) Any and all prior and contemporaneous discussions, undertakings, agreements and understandings of the parties are merged in this Agreement, which alone fully and completely expresses their entire agreement.

(f) This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be an original, but such counterparts shall constitute one and the same instrument. This Agreement may be transmitted between the parties by facsimile machine or email and signatures appearing on faxed or emailed instruments shall be treated as original signatures. Both a faxed or emailed Agreement containing either original or emailed faxed signatures of all parties, and multiple counterparts of the same Agreement each containing separate original or faxed or emailed signatures of the parties, shall be binding on them.



(g) If any term or provision of this Agreement or the application thereof to any person or circumstances shall, at any time or to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which this Agreement is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

(h) It is expressly understood and agreed that time is of the essence in respect of this Agreement.

(i) This Agreement shall be governed by and construed and enforced in accordance with the laws in effect in the State of Maine.

IN WITNESS WHEREOF, Sellers and Buyer have executed this Agreement as of the date first set forth above.

[End of Page. Execution pages follow.]

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Witness

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HAROLD OTIS MOONEY, Seller

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Witness

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LOUISE JANE MOONEY, Seller

TOWN OF KENNEBUNKPORT, Buyer

\_\_\_\_\_  
Witness

By:\_\_\_\_\_  
Edward W. Hutchins II, Board Member  
and Chair

\_\_\_\_\_  
Witness

By:\_\_\_\_\_  
Donald Michael Weston, Board Member  
and Vice Chair

\_\_\_\_\_  
Witness

By:\_\_\_\_\_  
Allen A. Daggett, Board Member

\_\_\_\_\_  
Witness

By:\_\_\_\_\_  
Sheila W. Matthews - Bull, Board  
Member

\_\_\_\_\_  
Witness

By:\_\_\_\_\_  
Jon D. Dykstra, Board Member

Schedule A

USE AGREEMENT

This Use Agreement (this “Agreement”) is executed this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by the TOWN OF KENNEBUNKPORT, a Maine municipal corporation, whose mailing address is 6 Elm Street, P.O. Box 566, Kennebunkport, Maine 04046-0001 (the “Town”), for the benefit of HAROLD OTIS MOONEY and LOUISE JANE MOONEY, whose mailing address is 19 Spiller Drive, Kennebunk, Maine 04043 (the “Mooneys”), and the following additional parties:

_____ Name	_____ Address
_____ Name	_____ Address
_____ Name	_____ Address
_____ Name	_____ Address
_____ Name	_____ Address
_____ Name	_____ Address

(the Mooneys and the additional parties being collectively referred to as the “Benefitted Parties”).

WHEREAS, by Quitclaim Deed with Quitclaim Covenant of even or recent date herewith to be recorded in the York County Registry of Deeds, the Mooneys have conveyed a certain lot or parcel of land situated on the easterly side of Langsford Road in the Town of Kennebunkport, County of York, and State of Maine, being the premises described in a Release Deed from Louise Jane Mooney to the Mooneys dated February 14, 2022, and recorded in the York County Registry of Deeds in Book 18956, Page 187, and shown as Lot 1-3 on Kennebunkport Tax Map 29 (the “Premises”), to the Town; and

WHEREAS, the Town has agreed that the Benefitted Parties shall have the right to use the Premises in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, the Town agrees as follows.

For so long as the Town uses the Premises as a public boat launch, the Benefitted Parties shall have the right to use the Premises for the launching and retrieving of watercraft, and for no other purposes, at no cost to the Benefitted Parties, which use shall be in accordance with, and subject to, such rules and regulations as may be imposed by the Town on the use of the Premises by the general public for such purposes.

This Agreement shall terminate and be of no further force and effect at such time as the Town no longer uses the Premises as a public boat launch.

The Benefitted Parties, by their acceptance of this Agreement, agree to be bound by the terms and conditions hereof.

IN WITNESS WHEREOF, the TOWN OF KENNEBUNKPORT, acting by and through its Board of Selectmen, has hereby executed this Agreement as of the date first set forth above.

TOWN OF KENNEBUNKPORT

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Edward W. Hutchins II, Board Member  
and Chair

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Donald Michael Weston, Board Member  
and Vice Chair

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Allen A. Daggett, Board Member

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Sheila W. Matthews - Bull, Board  
Member

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Jon D. Dykstra, Board Member

STATE OF MAINE  
COUNTY OF YORK, ss.

\_\_\_\_\_, 2023

Personally appeared the above-named Edward W. Hutchins II, Board Member and Chair of the Board of Selectmen of the TOWN OF KENNEBUNKPORT, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said TOWN OF KENNEBUNKPORT.

Before me,

\_\_\_\_\_  
Notary Public/Maine Attorney at  
Law

\_\_\_\_\_  
Print name

Commission Expires: \_\_\_\_\_

CURRENT OWNER				TOPO		SEWER/WATER		STRT/ROAD		ZONE(S)		CURRENT ASSESSMENT								<div>4512</div> <div>KENNEBUNKPORT, ME</div> <div>VISION - 2022</div>					
MOONEY, HAROLD O & LOUISE J  19 SPILLER DRIVE  KENNEBUNK ME 04043				1 Level	00				CP	Cape Porpoi	RES LAND	1322	80,000	80,000											
				3 Below Str				0							103	Oceanfront -									
				SUPPLEMENTAL DATA																					
				Trio Acct 1633						House Col															
				CURRNT 1ST YEA FMP EX																					
				GIS ID 2141						Assoc Pid#															
RECORD OF OWNERSHIP				BOOK/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
MOONEY, HAROLD O & LOUISE J MOONEY, LOUISE J SHERWOOD JOSEPH R IRREVOCABLE TR SHERWOOD JOSEPH R				18956	187	02-16-2022	U	V		0	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed					
				10525	0316	03-29-2001	U	V		0	1	2022	1322	80,000	2022	1322	80,000	2021	1322	41,400					
				09992	0301	04-26-2000	U	V		0	1														
				01450	0001		U			0															
				Total								Total		80,000		Total		80,000		Total		41,400			
EXEMPTIONS										OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		Number	Amount	Comm Int														
				Total		0.00																			
ASSESSING NEIGHBORHOOD										(Former) PARCEL ADDRESS															
Nbhd		Nbhd Name																							
0001																									
NOTES																									
<div>3/2016 - PER SURVEY - LAND SIZE ADJSTED</div>																<div> Appraised Bldg. Value (Card) 0  Appraised Xf (B) Value (Bldg) 0  Appraised Ob (B) Value (Bldg) 0  Total Appraised Improvements 0  Appraised Land Value (Bldg) 80,000  Special Land Value 0  Total Appraised Parcel Value 80,000  Exemption 0.00  Valuation Method C  NET PARCEL VALUE 80,000 </div>									
BUILDING PERMIT RECORD																VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Project Cost	% Comp	Date Comp	Comments					Date	Id	Permit #	Purpost/Result										
												07-06-2022	SB		Hearing-No Change										
												05-13-2022	WD		Field Review										
												07-27-2009	SW		Appointment - no-show										
												07-15-2009	SW		Change -Source Info error										
												09-03-2008	PP		Vacant Land										
												07-14-1998	DT		Change- Reinspection Rer										
												08-20-1997	JD		Measur+Listed										
LAND LINE VALUATION SECTION																									
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value										
1	1322	RES LAND UND	CP		4,300 SF	19.68	6.30000	W	0.05	401	3.000	SIZE/TIDAL		1.0000	18.6 80,000										
Parcel Total Land Area					0.10	AC						Total Land Value 80,000													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			No Sketch					
Element	Cd	Description	Element	Cd	Description						
Style:	99	Vacant Land									
Model	00	Vacant									
Grade:											
Stories:			CONDO DATA								
Occupancy			Parcel Id		C					Owne	0.0
Exterior Wall 1					B					S	
Exterior Wall 2											
Roof Structure			Adjust Type	Code	Description					Factor%	
Roof Cover			Condo Flr								
Interior Wall 1			Condo Unit								
Interior Wall 2			COST / MARKET VALUATION								
Interior Flr 1			Building Value New		0						
Interior Flr 2			Year Built		0						
Heat Fuel			Effective Year Built		0						
Heat Type:			Depreciation Code								
AC Type:			Remodel Rating								
Total Bedroom			Year Remodeled								
Total Bthrms:			Depreciation %								
Total Half Bath			Functional Obsol		0						
Total Xtra Fixtr			External Obsol		0						
Total Rooms:			Trend Factor		1						
Bath Style:			Condition								
Kitchen Style:			Condition %		0						
Solar Panels			Percent Good								
RRA License			Cns Sect Rcld								
			Dep % Ovr								
			Dep Ovr Comment								
			Misc Imp Ovr								
			Misc Imp Ovr Comment								
			Cost to Cure Ovr								
			Cost to Cure Ovr Comment								
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	COMMENT	L/B	Units	Unit Price	Yr Blt	% Gd	Appr. Value			
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area		0	0	0		0					





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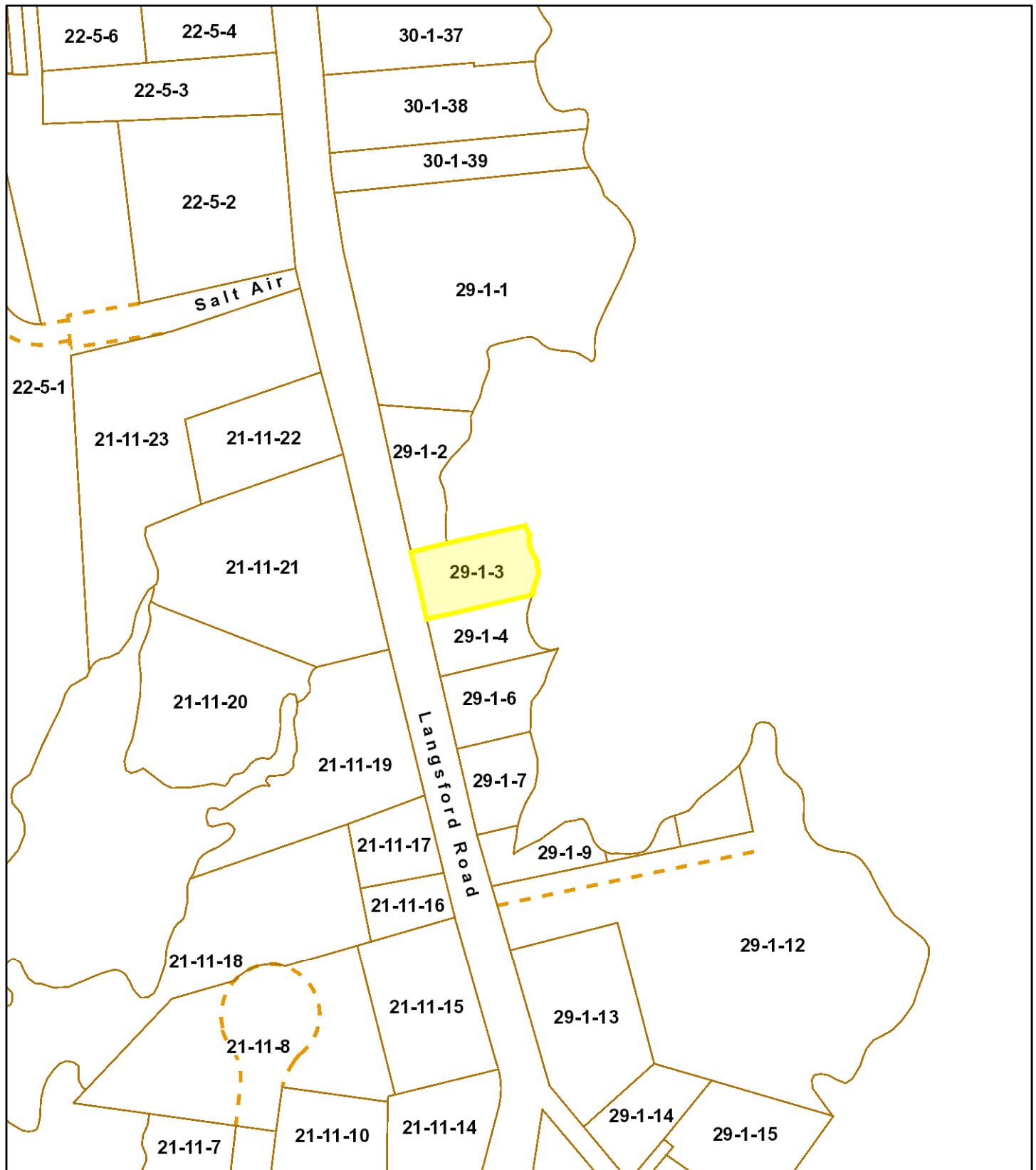
Kennebunkport, ME

1 inch = 136 Feet



March 27, 2023

[www.cai-tech.com](http://www.cai-tech.com)



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