9

TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

MAINE'S FINEST RESORT

To: Board of Selectmen/Assessors

From: Becky R. Nolette, CMA, Assessing & Development Assistant
Donna M. Hays, CMA, Assessors Agent

Date: December 16, 2016

Re: Abatement – George & Janice Yankowski

We have received an abatement request submitted by George and Janice Yankowski, for their property at 6 South Street. Mr. & Mrs. Yankowski are no longer operating a Bed & Breakfast Inn out of their residence; with the use changing from commercial to residential, the assessment of the property increased. In the Town of Kennebunkport, commercial properties are given a quicker rate of depreciation resulting in lower assessments.

Mr. & Mrs. Yankowski requested a reduction of $358,575 in assessed value, as he feels that commercial properties should be assessed higher than residential properties. As part of their application, Mr. Yankowski explains how he derived at this amount. If I can be of any assistance deciphering the information, please contact me.

After receiving the request, Donna and myself completed a site visit and interior inspection of the home. We looked at properties that are of similar age, condition and use; based on our findings we changed the style and quality of construction of the home. The adjustments resulted in a reduction of $39,500 in assessed value, and $327.06 in taxes. We feel that the reduction of $39,500 in assessed value is warranted, as it makes Mr. & Mrs. Yankowski's property equitable with those properties of similar age, condition and use.

For your information, we have included Mr. & Mrs. Yankowski's application for abatement, our response to their request along with the documentation supporting our decision.

It is our recommendations that the abatement of $327.06 in taxes be granted at your January 12, 2017 meeting.

6 Elm Street, P.O. Box 566, Kennebunkport, Maine 04046 • Tel: (207) 967-4243 Fax: (207) 967-8470

Town of Kennebunkport

Number 2016-3

Certificate of Abatement

36 M.R.S.A. § 841

2016

We, the undersigned Assessors/Municipal Officers of the municipality of Kennebunkport, Maine hereby certify to Laurie Smith, Tax Collector, that an abatement of property taxes has been granted as follows:

Date Granted:	January 12, 2017
Type of Tax:	Real Estate
Tax Year:	April 1, 2016
Amount Abated:	$ 327.06
Taxpayer:	George & Janet Yankowski PO Box 1333 Kennebunkport, ME 04046
Location:	6 South Street
MBL:	10/5/8
Reason:	Style & Quality of Construction

You are hereby discharged from any further obligation to collect the abated amount.

Date: January 12, 2017

_____
Stuart Barwise

_____
Patrick A. Briggs

_____
Allen A. Daggett

Board of Assessors/Selectmen

_____
Edward W. Hutchins

_____
Sheila Matthews-Bull

KENNEBUNKPORT ASSESSOR'S OFFICE
APPLICATION FOR ABATEMENT OF PROPERTY TAXES
(Pursuant to Title 36 M.R.S.A. § 841)

RECEIVED
NOV 22 2016
BY:

1. NAME OF APPLICANT: George and Janice Yankowski
2. ADDRESS OF APPLICANT: PO Box 1333
3. TELEPHONE NUMBER: (207) 967-2780
4. STREET ADDRESS OF PROPERTY: 6 South Street
5. MAP/BLOCK/LOT: 10/5/8// (OTHER) 500
6. ASSESSED VALUATION:
   (a) LAND: $ 136,100
   (b) BUILDING: $ 583,800
   (c) TOTAL: $ 720,400
7. OWNER'S OPINION OF CURRENT VALUE:
   (a) LAND: $ 136,100
   (b) BUILDING: $ 235,325
   (c) TOTAL: $ 371,425
8. ABATEMENT REQUESTED (VALUATION AMOUNT): $358,575
9. TAX YEAR FOR WHICH ABATEMENT REQUESTED: Fiscal year 2017
10. AMOUNT OF ANY ABATEMENT(S) PREVIOUSLY GRANTED BY THE ASSESSOR FOR THE ASSESSMENT IN QUESTION: NONE

11. REASONS FOR REQUESTING ABATEMENT. PLEASE BE SPECIFIC, STATING GROUNDS FOR BELIEF THAT PROPERTY IS "OVER-VALUED" FOR ASSESSMENT PURPOSES. ATTACH EXTRA SHEETS IF NECESSARY. Please submit any documentation available to support your claim.

see attached letter of explanation.

The above statements are correct to the best of my knowledge and belief.

11-22-16
Date

Signature of Applicant

THIS APPLICATION MUST BE SIGNED

A separate application form should be filed for each separately assessed parcel of real estate believed to be "over-valued."

ATTACHMENT TO

Application For Abatement Of Property Taxes

We have received a letter dated, March 11, 2016 from Ms. Becky Nolette in which it was conveyed to us that our property at 6 South Street would see an increase in the assessed value to $720,400 (from its previous $415,000). Please note that there have been absolutely no changes to the building other than normal maintenance since we acquired the property in 2003.

I will try to explain some of the reasons we believe this to be excessive.

Information from Tax Assessors Records:

Property Address - 6 South Street

MAP/BLOCK/LOT: 10/5/8//

Purchase Date: November 2003

Sale Price: $415,000

Previous tax assessment:

2015 –	Building	$347,100
	Land	$146,200
	Other	$ 500
	Total	$493,800

Proposed / Current assessment:

2016	Building	$583,800
	Land	$136,100
	Other	$ 500
	Total	$720,400

As you can calculate, the above proposed assessment of the building/buildings amounts to **a 68.19% increase.**

As was explained to me by Becky Nolette , the increase in assessment results from our choice to surrender our Victualer License and therefore relinquish our ability to rent rooms to individuals on a nightly basis.

A Victualer License, of course, gives the holder's property the opportunity to generate cash flow. The same property without a Victualer License is no different, except the property is restricted from generating such cash flow.

The idea that a property is less valuable because it is able, at the owner's option, to generate cash flow is counter intuitive. To restate that, the idea that a property might be more valuable because the owner no longer has the option to generate cash, is similarly counter intuitive.

I will try to address, what I believe are, the most important items mentioned in both Ms. Nolette's letter as well as what I was able to find in the Report from Vision Appraisal Technology ("Vision"). Anything that I have put in italics has been taken directly from the Vision Report.

Marketability

I understand that there may be the perception that's Inns and B&B's are less marketable than residential properties. While the percentage of these commercial properties as compared to residential properties is quite low, the percentage of buyers for the commercial properties is also extremely low and arguably much lower than those or residential properties. But, marketability should not be confused with market value. For example, the number of buyers for a $250,000 home in Kennebunkport is vastly greater than the number of buyers for a $3,000,000 home. The $3,000,000 home, on average, may take much longer to sell than the $250,000 home. Its marketability is much lower, but clearly, its market value is not.

This phenomenon played out with the property across the street from ours at 5 South Street (a property that the Town similarly reassessed and the owner, not knowing his rights to request further consideration, accepted) was purchased by

the current owner in October of 2005 for $850,000. The owners immediately elected to abandon the Victualer License as they had different plans for the property. Very soon after the purchase, their plans changed and they chose to put the property right back on the market for the same price they had recently paid, $850,000. The property, now without the Victualers License sat on the market, offered at the same $850,000 for a couple of years until it was eventually removed from the market.

Some information gathered from the Vision Appraisal Technology report effective as of April 1, 2009

Type and Definition of Value

The properties appraised for the Town were valued based on their market value or fair cash value.

This section of this Vision report goes on to give 9 conditions which could affect the price of a property. All such conditions were present, as expected, in the transaction to purchase 6 South Street.

Scope of Work (to determine value)

This section of the Vision Report primarily includes procedures for information gathering and property differentiation. However, **the following one paragraph expresses a tenet of real estate appraisers in general**.

{Vision} *Analyzed this information to determine* ***the highest and best use****, and to arrive at conclusions of value considering the three recognized approaches. These are the Cost Approach, Sales Comparison Approach and the Income Capitalization Approach.*

The report has a section that defines what is meant by highest and best use. I believe that this tenet would have necessarily been applied to 6 South Street and

to all properties evaluated by Vision as of April 1, 2009. I've included this section here in its entirety as I believe it is very important to understand how Vision determined their conclusion as to the value of properties.

HIGHEST AND BEST USE AND PRESENT USE ANALYSIS

Highest and best use is determined as follows:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

To determine highest and best use, four factors are considered:

(1) What uses are physically possible?
(2) What uses are legally permissible?
(3) Which of the physically possible and legally permissible uses are financially feasible?
(4) Which of the financially feasible uses will produce the highestpresent worth?

The Report went on to further describe Vision's methodology:

The Cost/Market Approach Modeling

Base rates for average quality construction were developed from the Marshall Valuation Service and each base rate was mapped to one of three depreciation models: commercial, exempt, or industrial.

The 2015 Property Tax Records list the depreciated replacement value of the building at 6 South Street as $272,129. That combined with the Land value of $146,200 results in a total value of $418,329 using this method.

Income Approach Modeling

I didn't include the text from this section as it basically states that The Town of Kennebunkport does not have the necessary data.

As the Vision report states, they would have no basis whatsoever to use this approach in these circumstances.

Sales Comparison Approach

While I didn't find a detailed definition of this approach in the Report, I believe it is evident.

I note, as I'm sure you are aware, that the combination of sales price, date sold, square footage, and assessment are all over the map. I've tried to select some that, in one way or another, have a correlation to our property at 6 South Street:

	6 South Street	5 South Street
Sale Price	415,000	850,000
Sale Date	Nov 2003	Oct 2005
Sq Ft. :		
Gross	4848	6092
Living	3156	3346
Assessment :	(proposed)	
Bldg	583,800	573,300
Land	146,200	138,300
Total	730,000	711,600
Assessment versus sale price	175.90%	95.73%
Assessment per Sq Ft	184.98	171.34***

***Please note that these numbers were accepted by the owner who experienced a similar reassessment.

	6 South Street	10 Pearl Street
Sale Price	415,000	935,000
Sale Date	Nov 2003	Nov 2002
Sq Ft. :		
Gross	4848	5613
Living	3156	4467
Assessment :	(proposed)	
Bldg	583,800	802,300
Land	146,200	156,300
Total	730,000	958,600
Assessment versus sale price	175.90%	102.25%
Assessment per Sq Ft	184.98	179.61

	6 South Street	5 Pearl Street
Sale Price	415,000	2,115,000
Sale Date	Nov 2003	Apr 2005
Sq Ft. :		
Gross	4848	13,798
Living	3156	9,505
Assessment :	(proposed)	
Bldg	583,800	1,242,100
Land	146,200	249,300
Total	730,000	1,491,400

Assessment versus sale price	175.90%	70.52%
Assessment per Sq Ft	184.98	90.02

5 South Street

The first property I have used as a comparison is the property at 5 South Street and was formerly known as "The Inn On South Street" As stated above, this property was similarly reassessed due to abandoning its Victualer License, however the owner was unaware of, or simply elected not to pursue, any rights regarding an Abatement.

You'll notice first, that the recorded sales price (a clear indication of value), just 2 years after our property was acquired, was more than double our sales price. Even when considering that 5 South Street went through a reassessment, that property is currently assessed at less than 84% of its last sale price. The proposed assessment for 6 South Street is nearly 176% of its last sales price. An analysis of the square foot assessed value also yields a similarly unreasonable comparison.

10 Pearl Street

I've chosen this property, not because of its similarity, but because its sale date (May 2002) was closer to that of our property, 6 South Street. This highlights that while this property was acquired in 2002, its current assessment is just 102% of that value back in 2002 while the assessment of 6 South Street is 176% of the 2003 sale price.

5 Pearl Street

This property is also known as "The Captain Jefferds Inn" The last sale of this property was April 2005, for a sale price of $2,115,000. A full 11 years later (2016) this property is assessed by the Town at less than 70% of its sale price (value on the date of sale). Again, compared to a value of nearly 176% of the sale price of 6 South Street, 13 years after its purchase.

In Conclusion

We respectfully request you consider the above facts and grant our property at 6 South Street, a Permanent Abatement of Property Taxes and reduce our total assessment by $358,575 to a revised total assessed value of $371,425.

I've arrived at that requested Permanent Abatement by taking the three comparable properties current assessed values versus their last sale price (best indicator of value) and averaging those amounts. I then used that simple average and applied it to the latest sale price of 6 South Street, which is more in keeping with the facts as presented.

Sincerely,

George & Janice Yankowski

PO Box 1333

Kennebunkport, ME 04046

TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

MAINE'S FINEST RESORT

December 16, 2016

George & Janice Yankowski
PO Box 1333
Kennebunkport, ME 04046

Dear Mr. & Mrs. Yankowski,

This is in response to your abatement request on your property located at 6 South Street, identified as Map 10 Block 5 Lot 8. I would first like to thank you for allowing Becky and myself to complete a site visit and walk through your house.

The Town of Kennebunkport conducted a full revaluation for the 2009 tax year. Our valuations are based on sales from April 1, 2007 through the April 1, 2009 assessment date. The Town performs a yearly sales analysis, in which we track sales trends and make any necessary adjustments to maintain equity, throughout the town.

After our review, we changed the style and grade of your home. We have included the property record cards on several properties that are of similar age, condition and use as your home, showing equity amongst the similar properties. For your information, we have also included the property record card of 92 Ocean Avenue. This property recently sold, and had a change in use from a B&B/Inn to a Single-Family Residence. You can see the assessment of the property increased based on its use; the recent purchase price of the property along with the increase in assessment show the sales/assessment ratio at 83%. This was also the case in the property located at 5 South Street, although this property was purchased in 2005, the purchase price was indicative of a Single-Family Residence, unfortunately the town was only recently made aware of the change in use, thus increasing the assessment. In 2003 you purchased the home as a commercial property and it was assessed as such, and the sales/assessment ratio (in 2003) was 111%. Using the commercial purchase price with a residential use assessment skews the ratio, as it's not an accurate comparison.

After making the necessary, the new assessment of your property is $680,900, a reduction of $39,500, thus abating $327.06 in taxes. It will be our recommendation that the Selectmen/Assessors approve your application for an abatement at their January 12th, 2017 meeting.

Please contact the office at 207-967-1603, if you have any further questions.

Sincerely,

Donna Moore Hays

Donna Moore Hays, CMA
Assessors Agent

6 Elm Street, P.O. Box 566, Kennebunkport, Maine 04046 • Tel: (207) 967-4243 Fax: (207) 967-8470

Property Location: 6 SOUTH STREET | MAP ID: 10/ 5/ 8/ / | Bldg Name: | State Use: 1010

Vision ID: 3464 | Account #3464 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/14/2016 11:32

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
YANKOWSKI GEORGE E JR & JANIC	1 Level	1 Town/Public	1 Paved	V Village Residential
				2(Urban-Residential
PO BOX 1333				
KENNEBUNKPORT, ME 04046				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 0010 0005 0008

House Color

CURRNT USE:
1ST YEAR
FMP EXPIRES

GIS ID: 3464

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	544,300	544,300
RES LAND	1010	136,100	136,100
RESIDNTL	1010	500	500
	Total	680,900	680,900

4512
(ENNEBUNKPORT, MI

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
YANKOWSKI GEORGE E JR & JANICE G	16681/ 730	08/26/2013	U	I	0	1N
YANKOWSKI GEORGE E JR & JANICE G	15693/ 474	05/07/2013	U	I	0	1N
G & J YANKEE LLC	13686/0192	11/10/2003	U	V	415,000	00
CROSSTREES REAL ESTATE HOLDINGS LLC	10749/0269	06/28/2001	Q	I	500,000	00
HENLEY KEITH R & RAFFERTY DENNIS P	08727/0028	04/07/1998	Q	I	465,000	00
KYLEMERE INC	06281/0245	10/08/1992	Q	I	450,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	583,800	2015	3020	347,100	2014	3020	347,100
2016	1010	136,100	2015	3020	146,200	2014	3020	146,200
2016	1010	500	2015	3020	500	2014	3020	500
	Total:	720,400		Total:	493,800		Total:	493,800

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	540,500
Appraised XF (B) Value (Bldg)	3,800
Appraised OB (L) Value (Bldg)	500
Appraised Land Value (Bldg)	136,100
Special Land Value	0
Total Appraised Parcel Value	680,900
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	680,900

NOTES

YELLOW/WHITE TRIM/RED SHUTTERS
COLONIAL STYLE

2016-USE CHANGED TO RESIDENTIAL

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments
16-293	09/02/2016	OB	Outbuilding	3,000		0	09/28/2016	NEW 8X12 SHED - REPLACED OLD ONE

VISIT/ CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
11/20/2008	PH	00	Measur+Listed
03/26/1998	RH	00	Measur+Listed
02/13/1997	BD	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use		Spec Calc		S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	VR				9,800	SF	8.05	1.1500	5		1.00	600	1.50						1.00	13.89	136,100

Total Card Land Units: 0.22 AC | Parcel Total Land Area: 0.22 AC | Total Land Value: 136,100

Property Location: 6 SOUTH STREET *MAP ID:* 10/ 5/ 8/ / *Bldg Name:* *State Use:* 1010

Vision ID: 3464 *Account #*3464 *Bldg #:* 1 of 1 *Sec #:* 1 *of* 1 *Card* 1 *of* 1 *Print Date:* 12/14/2016 11:32

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	63		Antique
Model	01		Residential
Grade	10		Very Good +10
Stories	2		
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2	05		Drywall/Sheet
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2	14		Carpet
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	5		
Total Half Baths			
Total Xtra Fixtrs			
Total Rooms	10		
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

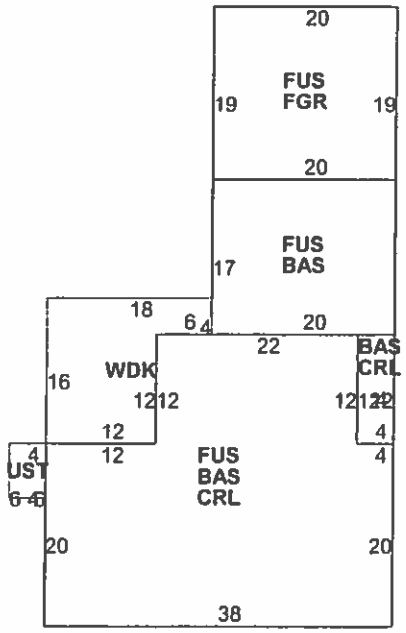
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	230.62
Replace Cost	772,102
AYB	1818
EYB	1979
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	30
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	70
Apprais Val	540,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED FRAME			L	96	10.08	2009		0		50	500
FPL3	2 STORY CHI			B	2	3,380.98	1965		1		100	3,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,412	1,412	1,412	230.62	325,630
CRL	Crawl Space	0	1,072	0	0.00	0
FGR	Garage	0	380	152	92.25	35,054
FUS	Upper Story, Finished	1,744	1,744	1,744	230.62	402,194
UST	Utility, Storage, Unfinished	0	24	8	76.87	1,845
WDK	Deck, Wood	0	216	32	34.17	7,380
	Ttl. Gross Liv/Lease Area:	3,156	4,848	3,348		772,102

Property Location: 5 SOUTH STREET | MAP ID: 10/ 4/ 4/ / | Bldg Name: | State Use: 1010

Vision ID: 556 | Account # 556 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/14/2016 11:38

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
LUKAS MALTE TRUSTEE	1 Level	1 Town/Public	1 Paved	V Village Residential
MALTE LUKAS REVOCABLE TRUST				2(Urban-Residential
PO BOX 2798				

KENNEBUNKPORT, ME 04046
Additional Owners:

SUPPLEMENTAL DATA

Other ID: 0010 0004 0004
House Color

CURRNT USE:
1ST YEAR
FMP EXPIRES

GIS ID: 556
ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	595,100	595,100
RES LAND	1010	138,300	138,300
RESIDNTL	1010	8,100	8,100
	Total	741,500	741,500

4512
KENNEBUNKPORT, MI

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
LUKAS MALTE TRUSTEE	17176/ 225	01/28/2016	U	I	0	1S
LUKAS MALTE & MARCIA J	16289/ 904	03/21/2012	U	I	0	1N
LUKAS MALTE & MARCIA J	14638/0663	10/18/2005	Q	I	850,000	00
BREAKER'S PROPERTY MANAGEMENT LLC	11807/0225	07/23/2002	Q	I	743,310	00
DOWNS JACQUES M & EVA M	01559/0340		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	565,200	2015	1010	565,200	2014	3020	277,500
2016	1010	138,300	2015	1010	138,300	2014	3020	148,500
2016	1010	8,100	2015	1010	8,100	2014	3020	8,100
	Total:	711,600		Total:	711,600		Total:	434,100

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	588,100
Appraised XF (B) Value (Bldg)	7,000
Appraised OB (L) Value (Bldg)	8,100
Appraised Land Value (Bldg)	138,300
Special Land Value	0
Total Appraised Parcel Value	741,500
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	741,500

NOTES

OLIVE/WHITE TRIM/BLACK SHUTTERS
COL.STYLE B+B EVG IA(2008)INN ON SO.ST.
1 GAS STOVE, 1 WOOD STOVE SHD2=12X19
PER PPROP DECL NOT RUN AS INN SINCE 05
SEE ASSOC. DOCS

9/08 FOR SALE, VACANT
2ND KITCHEN ON 2ND FLR, 2 STAIRWELLS
ON MARKET 3 YRS ACCORDING TO OWNER
OF BB DIRECTLY ACROSS ST
FOR SALE 4/2009 - FOR SALE

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
11/20/2008	PH	02	Measur+2Visit - Info Car
09/11/2008	JG	00	Measur+Listed
07/22/1998	JP	41	Change -Source Info erro
05/13/1997	BD	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	VR				12,284	SF	6.53	1.1500	5		1.00	600	1.50				1.00	11.26	138,300

Total Card Land Units: 0.28 AC | Parcel Total Land Area: 0.28 AC | Total Land Value: 138,300

Property Location: **5 SOUTH STREET** *MAP ID:* **10/ 4/ 4/ /** *Bldg Name:* *State Use:* **1010**

Vision ID: **556** *Account #*556 *Bldg #:* **1 of 1** *Sec #:* **1 of 1** *Card* **1 of 1** *Print Date:* **12/14/2016 11:38**

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	62		Antique
Model	01		Residential
Grade	10		Very Good +10
Stories	2		
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2	12		Hardwood
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	4		
Total Half Baths			
Total Xtra Fixtrs			
Total Rooms	11		
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

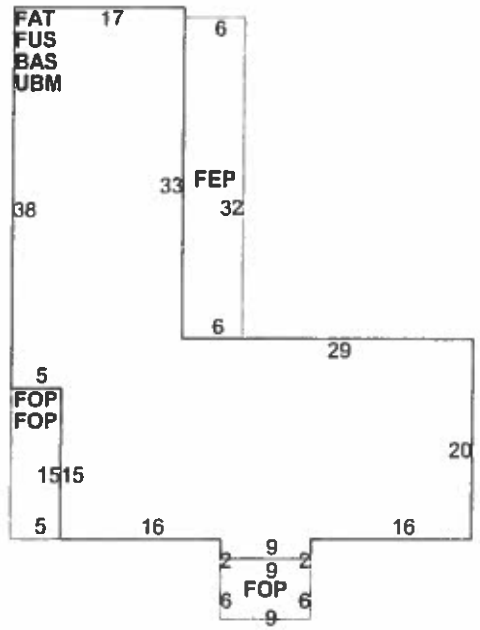
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	221.85
Replace Cost	840,133
AYB	1870
EYB	1979
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	30
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	70
Apprais Val	588,100
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD2	W/LIGHTS ET			L	228	16.40	1998		0		50	1,900
PAT2	PATIO-GOOD			L	600	11.18	2009		0		75	5,000
PAT1	PATIO-AVG			L	360	6.76	2009		0		50	1,200
FPL1	BRICK			B	1	2,704.78	1970		1		100	1,700
FPO	EXTRA FPL O			B	2	1,081.91	1970		1		100	1,300
FPL	FIREPLACE			B	1	1,400.00	1970		1		100	900
KTH	KITCHEN			B	1	5,000.00	1970		1		100	3,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,424	1,424	1,424	221.85	315,910
FAT	Attic, Finished	498	1,424	498	77.58	110,480
FEP	Porch, Enclosed, Finished	0	192	125	144.43	27,731
FOP	Porch, Open, Finished	0	204	31	33.71	6,877
FUS	Upper Story, Finished	1,424	1,424	1,424	221.85	315,910
UBM	Basement, Unfinished	0	1,424	285	44.40	63,226
	Ttl. Gross Liv/Lease Area:	3,346	6,092	3,787		840,133

Property Location: 92 OCEAN AVENUE | MAP ID: 8/ 2/ 5/ / | Bldg Name: | State Use: 1010

Vision ID: 203 | Account # 203 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/14/2016 12:11

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
BUCKLEY CHARLES & ROBIN	1 Level	1 Town/Public	1 Paved	V Village Residential
				31 Hotel/Motel/Inn - Ct
20 LITTLE PINE ROAD				
MOUNT KISCO, NY 10549				

Additional Owners:

SUPPLEMENTAL DATA

Other ID: 0008 0002 0005

House Color

CURRNT USE:
1ST YEAR 165
FMP EXPIRES

GIS ID: 203

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	508,600	508,600
RES LAND	1010	360,900	360,900
RESIDNTL	1010	800	800
	Total	870,300	870,300

4512
KENNEBUNKPORT, MI

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BUCKLEY CHARLES & ROBIN	17014/ 339	05/08/2015	U	I	1,050,000	04
TJP LLC	14007/0592	03/15/2004	U	I	650,000	00
KENNEBUNKPORT LODGING LLC	11780/0020	07/11/2002	U	I	850,000	00
CONLON & MCGRATH LLC	10601/0116	05/01/2001	Q	I	595,000	00
ROWLEY ALLISON L	7858/ 341	05/31/1996	Q	I	422,011	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	461,600	2015	3020	461,100	2014	3020	461,100
2016	1010	360,900	2015	3020	148,600	2014	3020	148,600
2016	1010	800	2015	3020	1,700	2014	3020	1,700
	Total:	823,300		Total:	611,400		Total:	611,400

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	505,800
Appraised XF (B) Value (Bldg)	2,800
Appraised OB (L) Value (Bldg)	800
Appraised Land Value (Bldg)	360,900
Special Land Value	0
Total Appraised Parcel Value	870,300
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	870,300

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

WELBY INN-GRAY IG 4 RENTAL(HOME OWNER)
ROOMS CONVENTIONAL
2016- CK FOR USE OF PROPERTY - RESIDENCE
ONLY

OB1 8X14
05/BATH REMOD CHG EYB
STYLE GOOD QUALITY

PART OF HSE ON STONE PIER 9.5 BATHS

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments
06-185	06/22/2006	RS	Residential	80		0		DRIVEWAY/WALKWAY REPAIR
04-361	10/22/2004	RE	Remodel	250		0		REBUILD STEPS
04-84	04/07/2004	RE	Remodel	50,000		0		REMODEL 7 BATHROOMS/KITCHEN

VISIT/ CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
08/13/2009	SW	42	Change-Source Info error
06/10/2009	NC	00	Measur+Listed
11/19/2008	PP	01	Measur+1Visit
02/11/1997	BD	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	VR				12,300	SF	6.52	2.0000	T		1.00	700	2.25				1.00	29.34	360,900

Total Card Land Units: 0.28 AC | Parcel Total Land Area: 0.28 AC | Total Land Value: 360,900

Property Location: 92 OCEAN AVENUE **MAP ID:** 8/ 2/ 5/ / **Bldg Name:** **State Use:** 1010

Vision ID: 203 **Account #** 203 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/14/2016 12:11

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	63		Antique
Model	01		Residential
Grade	06		Good
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	14		Wood Shingle
Exterior Wall 2			
Roof Structure	07		Gambrel
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	06		6 Bedrooms
Total Bthrms	6		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	13		13 Rooms
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

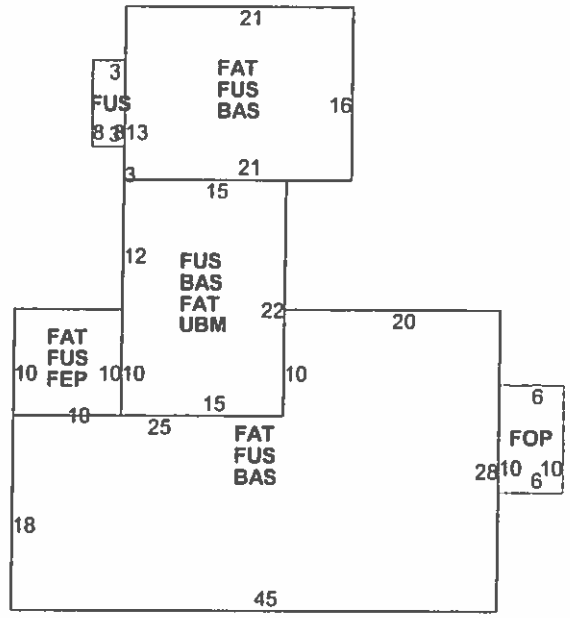
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Family	100

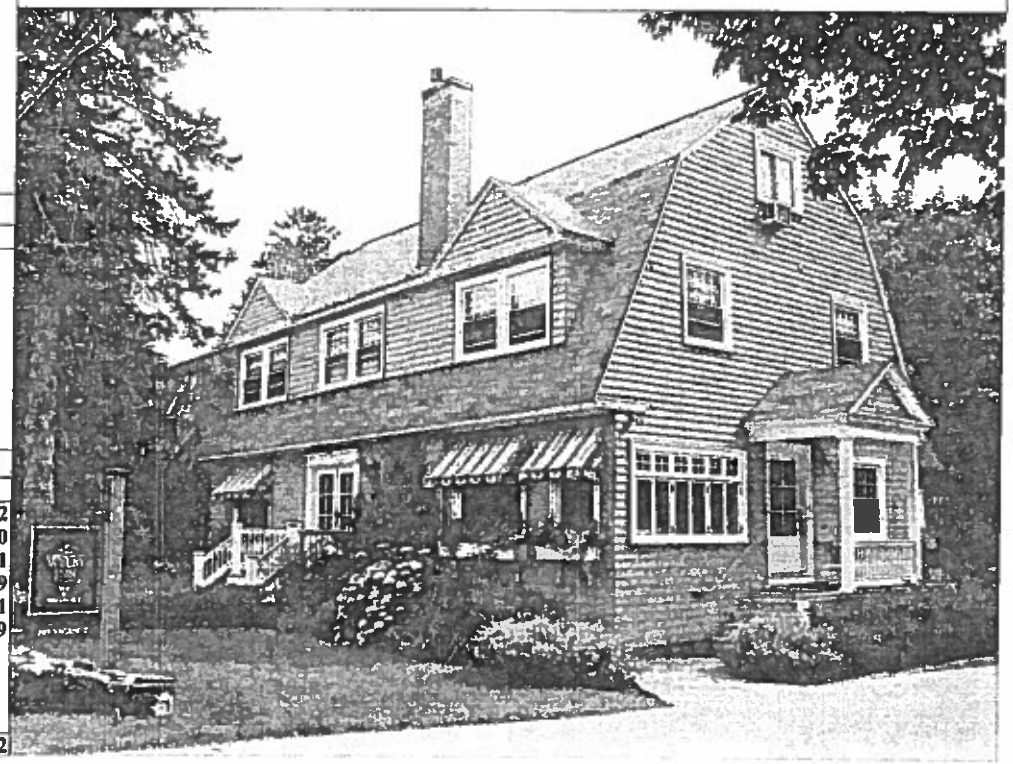
COST/MARKET VALUATION

Adj. Base Rate:	138.78
Replace Cost	588,142
AYB	1900
EYB	1995
Dep Code	VG
Remodel Rating	
Year Remodeled	
Dep %	14
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	86
Apprais Val	505,800
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED FRAME			L	112	10.08	1998		0		75	800
FPL3	2 STORY CHI			B	1	3,380.98	1970		1		100	2,100
FPO	EXTRA FPL O			B	1	1,081.91	1970		1		100	700



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,676	1,676	1,676	138.78	232,592
FAT	Attic, Finished	622	1,776	622	48.60	86,320
FEP	Porch, Enclosed, Finished	0	100	65	90.21	9,021
FOP	Porch, Open, Finished	0	60	9	20.82	1,249
FUS	Upper Story, Finished	1,800	1,800	1,800	138.78	249,801
UBM	Basement, Unfinished	0	330	66	27.76	9,159
	Ttl. Gross Liv/Lease Area:	4,098	5,742	4,238		588,142

Property Location: 10 PEARL STREET | MAP ID: 11/ 7/ 12/ / | Bldg Name: | State Use: 1010

Vision ID: 735 | Account # 735 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/14/2016 11:34

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MAHONEY PAUL & PATSY	1 Level	1 Town/Public	1 Paved	V Village Residential
				2(Urban-Residential
PO BOX 4153				
HARRISBURG, PA 17111				

Additional Owners:

SUPPLEMENTAL DATA

Other ID: 0011 0007 0012

House Color

CURRNT USE:
1ST YEAR
FMP EXPIRES

GIS ID: 735

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	792,700	792,700
RES LAND	1010	156,300	156,300
RESIDNTL	1010	9,600	9,600
	Total	958,600	958,600

4512
(ENNEBUNKPORT, MI

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MAHONEY PAUL & PATSY	11631/0167	05/16/2002	Q	I	935,000	00
SHIPPEE THOMAS P & KATHLEEN R	10334/0257	12/01/2000	Q	I	1,250,000	00
SPENARD MICHAEL R & HARRINGTON TIMOTHY	09703/0313	09/28/1999	Q	I	270,000	00
DOHERTY JOHN H & BARBARA W	03792/0077	03/21/1986	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	792,700	2015	1010	792,700	2014	1010	792,700
2016	1010	156,300	2015	1010	156,300	2014	1010	156,300
2016	1010	9,600	2015	1010	9,600	2014	1010	9,600
	Total:	958,600		Total:	958,600		Total:	958,600

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	786,400
Appraised XF (B) Value (Bldg)	6,300
Appraised OB (L) Value (Bldg)	9,600
Appraised Land Value (Bldg)	156,300
Special Land Value	0
Total Appraised Parcel Value	958,600
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	958,600

NOTES

BROWN IA
DIRT BSMNT-5FT HT
FUNC=SIZE 10%

NO STAIRS TO FGR LOFT
06 COMP

OB1 24X20

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments
05-92	05/03/2005	AD	Addition	20,000	09/10/2008	100		3 FLUE CHIMNEY
99-397	11/08/1999	RS	Residential	0	09/10/2008	100		CURB CUT

VISIT/ CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
11/12/2008	PH	00	Measur+Listed
09/10/2008	JG	07	Measur/Inf/Dr Info taken
03/09/2006	DH	40	No change
07/18/1998	JP	43	Change- Reinspection Rei
07/12/1997	AB	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use		Spec Calc		S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	VR				19,300	SF	4.32	1.2500	6		1.00	600	1.50						1.00	8.10	156,300

Total Card Land Units: 0.44 AC | Parcel Total Land Area: 0.44 AC | Total Land Value: 156,300

Property Location: 10 PEARL STREET | *MAP ID:* 11/ 7/ 12/ / | *Bldg Name:* | *State Use:* 1010

Vision ID: 735 | *Account #*735 | *Bldg #:* 1 of 1 | *Sec #:* 1 of 1 | *Card* 1 of 1 | *Print Date:* 12/14/2016 11:34

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	63		Antique
Model	01		Residential
Grade	10		Very Good +10
Stories	3		
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	06		6 Bedrooms
Total Bthrms	4		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	12		12 Rooms
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

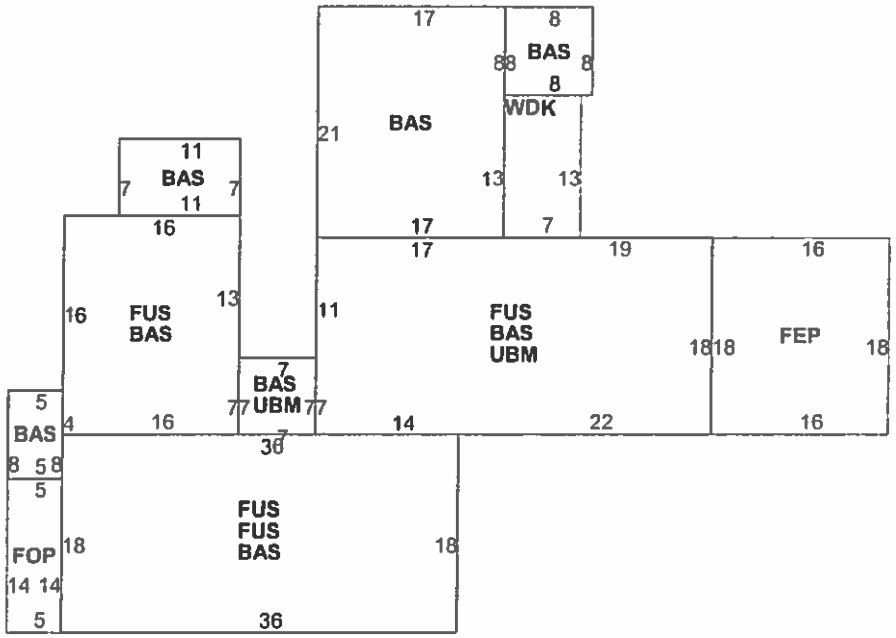
Element	Cd.	Ch.	Description

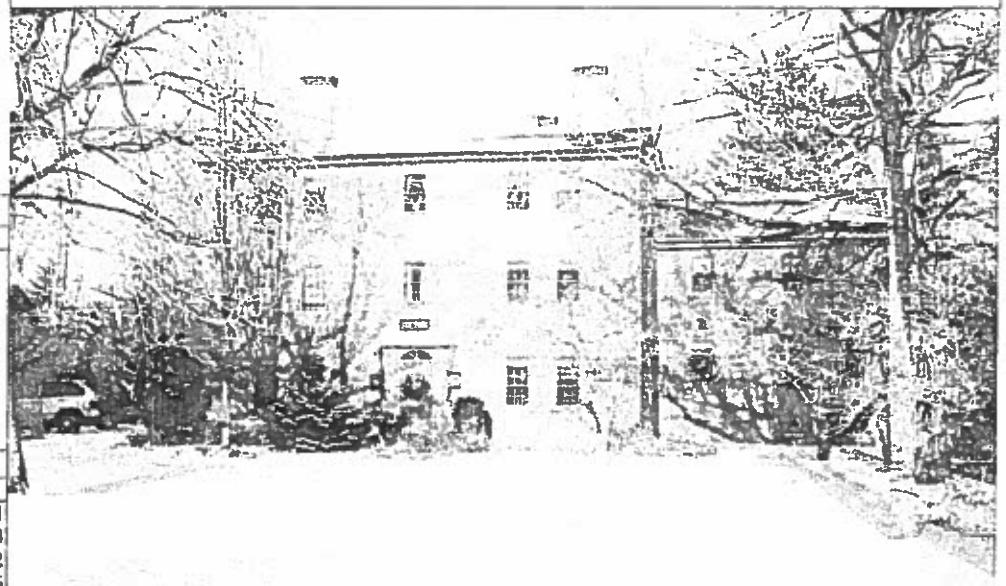
MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	209.27
Replace Cost	1,008,239
AYB	1785
EYB	1987
Dep Code	G
Remodel Rating	
Year Remodeled	
Dep %	22
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	78
Apprais Val	786,400
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR4	W/LOFT-AVG			L	480	27.83	1998		0		50	6,700
PAT2	PATIO-GOOD			L	510	11.18	2009		0		50	2,900
FPL1	BRICK			B	3	2,704.78	1965		1		100	4,500
FPO	EXTRA FPL O			B	3	1,081.91	1965		1		100	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,203	2,203	2,203	209.27	461,011
FEP	Porch, Enclosed, Finished	0	288	187	135.88	39,133
FOP	Porch, Open, Finished	0	70	11	32.88	2,302
FUS	Upper Story, Finished	2,264	2,264	2,264	209.27	473,776
UBM	Basement, Unfinished	0	697	139	41.73	29,088
WDK	Deck, Wood	0	91	14	32.19	2,930
	Ttl. Gross Liv/Lease Area:	4,467	5,613	4,818		1,008,239

Property Location: 10 CHESTNUT STREET | MAP ID: 11/ 9/ 15/ / | Bldg Name: | State Use: 1090

Vision ID: 756 | Account # 756 | Bldg #: 1 of 2 | Sec #: 1 of 1 | Card 1 of 2 | Print Date: 12/14/2016 11:34

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
JOHN BOURNE HOUSE LLC	1 Level	1 Town/Public	1 Paved	V Village Residential
				2(Urban-Residential
4213 NAUTILUS DRIVE				
MIAMI BEACH, FL 33140				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 0011 0009 0015

House Color

CURRNT USE:
1ST YEAR
FMP EXPIRES

GIS ID: 756

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1090	730,300	730,300
RES LAND	1090	152,600	152,600
RESIDNTL	1090	600	600
	Total	883,500	883,500

4512
(ENNEBUNKPORT, MI

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
JOHN BOURNE HOUSE LLC	16907/ 77	10/15/2014	Q	I	750,000	00
BYERLY WILLIAM F & CONSTANCE	15295/0271	11/07/2007	U	I	820,000	00
VERGA LAURENCE	14668/0397	11/10/2005	Q	I	965,000	00
WALSH MARY JOAN	08816/0159	05/27/1998	Q	I	360,000	00
HANCHETT RICHARD B & MARI	03180/0277		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1090	730,300	2015	1090	730,300	2014	1090	730,300
2016	1090	152,600	2015	1090	152,600	2014	1090	152,600
2016	1090	600	2015	1090	600	2014	1090	600
Total:		883,500	Total:		883,500	Total:		883,500

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	668,300
Appraised XF (B) Value (Bldg)	6,500
Appraised OB (L) Value (Bldg)	600
Appraised Land Value (Bldg)	152,600
Special Land Value	0
Total Appraised Parcel Value	883,500
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	883,500

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

GREY, 1A

PAT1= 8X23

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
09/11/2008	PR	00	Measur+Listed
09/11/2008	PR	01	Measur+1Visit
05/15/1997	LB	10	Measu/LtrSnt Letter Se
02/27/1997	BD	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1090	Multi Houses	VR				14,900	SF	5.46	1.2500	6		1.00	600	1.50				1.00	10.24	152,600

Total Card Land Units: 0.34 AC | Parcel Total Land Area: 0.34 AC | Total Land Value: 152,600

Property Location: **10 CHESTNUT STREET** *MAP ID:* **11/ 9/ 15/ /** *Bldg Name:* *State Use:* **1090**

Vision ID: **756** *Account #*756 *Bldg #:* 1 of 2 *Sec #:* 1 *of* 1 *Card* 1 *of* 2 *Print Date:* **12/14/2016 11:34**

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	63		Antique
Model	01		Residential
Grade	10		Very Good +10
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	3		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	9		
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

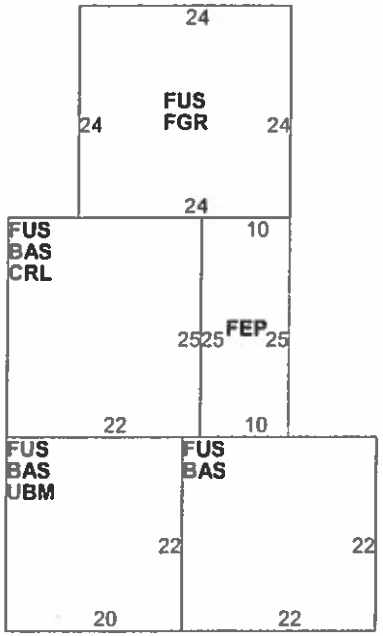
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1090	Multi Houses	100

COST/MARKET VALUATION

Adj. Base Rate:	213.92
Replace Cost	856,738
AYB	1806
EYB	1987
Dep Code	G
Remodel Rating	
Year Remodeled	
Dep %	22
Functional Obsinc	
External Obsinc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	78
Apprais Val	668,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAT1	PATIO-AVG			L	184	6.76	2009		0		50	600
FPL1	BRICK			B	3	2,704.78	1970		1		100	4,900
FPO	EXTRA FPL O			B	3	1,081.91	1959		1		100	1,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,474	1,474	1,474	213.92	315,314
CRL	Crawl Space	0	550	0	0.00	0
FEP	Porch, Enclosed, Finished	0	250	163	139.47	34,868
FGR	Garage	0	576	230	85.42	49,201
FUS	Upper Story, Finished	2,050	2,050	2,050	213.92	438,530
UBM	Basement, Unfinished	0	440	88	42.78	18,825
	Ttl. Gross Liv/Lease Area:	3,524	5,340	4,005		856,738

Property Location: 10 CHESTNUT STREET | MAP ID: 11/ 9/ 15/ / | Bldg Name: | State Use: 1090

Vision ID: 756 | Account #756 | Bldg #: 2 of 2 | Sec #: 1 of 1 | Card 2 of 2 | Print Date: 12/14/2016 11:34

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
JOHN BOURNE HOUSE LLC	1 Level	1 Town/Public	1 Paved	V Village Residential
				2(Urban-Residential
4213 NAUTILUS DRIVE				
MIAMI BEACH, FL 33140				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 0011 0009 0015

House Color

CURRNT USE:
1ST YEAR
FMP EXPIRES

GIS ID: 756

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1090	730,300	730,300
RES LAND	1090	152,600	152,600
RESIDNTL	1090	600	600
	Total	883,500	883,500

4512
(ENNEBUNKPORT, MI

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
JOHN BOURNE HOUSE LLC	16907/ 77	10/15/2014	Q	I	750,000	00
BYERLY WILLIAM F & CONSTANCE	15295/0271	11/07/2007	U	I	820,000	00
VERGA LAURENCE	14668/0397	11/10/2005	Q	I	965,000	00
WALSH MARY JOAN	08816/0159	05/27/1998	Q	I	360,000	00
HANCHETT RICHARD B & MARI	03180/0277		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1090	730,300	2015	1090	730,300	2014	1090	730,300
2016	1090	152,600	2015	1090	152,600	2014	1090	152,600
2016	1090	600	2015	1090	600	2014	1090	600
Total:		883,500	Total:		883,500	Total:		883,500

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

IA, SMALL GUEST HOUSE

AYB=EST

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	54,700
Appraised XF (B) Value (Bldg)	800
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	883,500
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	883,500

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
09/11/2008	PR	00	Measur+Listed
09/11/2008	PR	01	Measur+1Visit
05/15/1997	LB	10	Measu/LtrSnt Letter Se
02/27/1997	BD	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use		Spec Calc		S Adj Fact	Adj. Unit Price	Land Value
2	1090	Multi Houses					0	SF	0.00	1.0000	0		1.00		0.00						.00	0.00	0

Total Card Land Units: 0.00 AC | Parcel Total Land Area: 0.34 AC | Total Land Value: 0

Property Location: **10 CHESTNUT STREET** *MAP ID:* **11/ 9/ 15/ /** *Bldg Name:* *State Use:* **1090**

Vision ID: **756** *Account #* **756** *Bldg #:* **2 of 2** *Sec #:* **1 of 1** *Card* **2 of 2** *Print Date:* **12/14/2016 11:34**

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	36		Cottage
Model	01		Residential
Grade	03		Average
Stories	1		1 Story
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2			
Heat Fuel	04		Electric
Heat Type	07		Electr Basebrd
AC Type	01		None
Total Bedrooms	01		1 Bedroom
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	2		
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

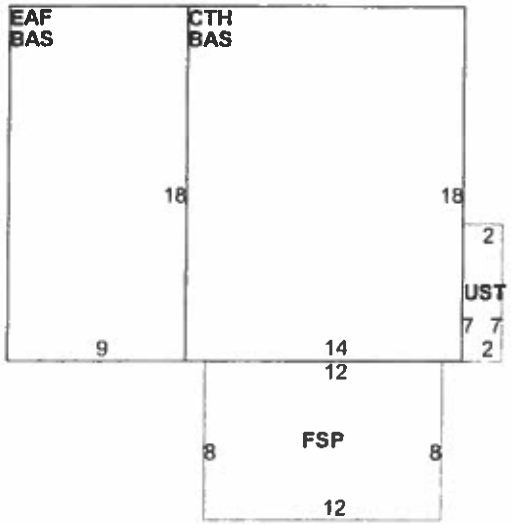
Element	Cd.	Ch.	Description

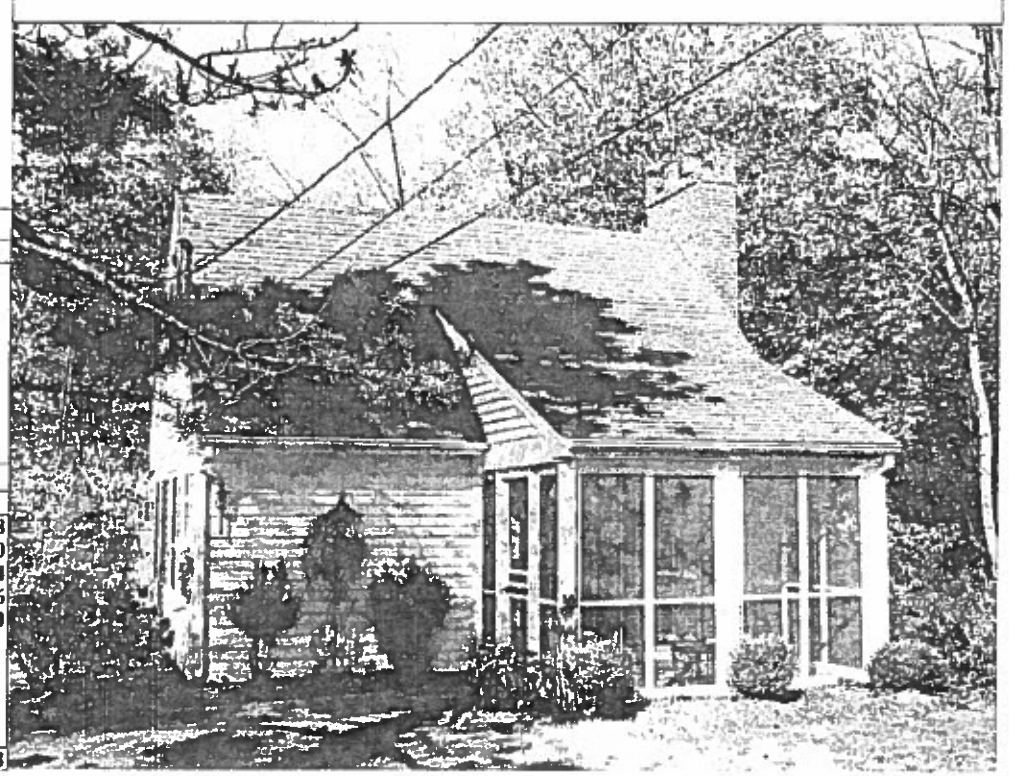
MIXED USE

Code	Description	Percentage
1090	Multi Houses	100

COST/MARKET VALUATION

Adj. Base Rate:	124.00
Replace Cost	64,358
AYB	1950
EYB	1994
Dep Code	G
Remodel Rating	
Year Remodeled	
Dep %	15
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	85
Apprais Val	54,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL	FIREPLACE			B	1	1,400.00	1969		1		100	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	414	414	414	124.00	51,338
CTH	Cathederal Ceiling	0	252	0	0.00	0
EAF	Attic, Expansion, Finished	81	162	81	62.00	10,044
FSP	Porch, Screen, Finished	0	96	19	24.54	2,356
UST	Utility, Storage, Unfinished	0	14	5	44.29	620
	Ttl. Gross Liv/Lease Area:	495	938	519		64,358

Property Location: 8 PEARL STREET | MAP ID: 11/ 7/ 11/ / | Bldg Name: | State Use: 1010

Vision ID: 3506 | Account #3506 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/14/2016 11:34

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MOLTEN JASON W & AMY L	1 Level	1 Town/Public	1 Paved	V Village Residential
				2(Urban-Residential
75 WESTFORD STREET				
CARLISLE, MA 01741				

Additional Owners:

SUPPLEMENTAL DATA

Other ID: 0011 0007 0011

House Color

CURRNT USE:
1ST YEAR
FMP EXPIRES

GIS ID: 3506

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	783,800	783,800
RES LAND	1010	153,400	153,400
RESIDNTL	1010	4,700	4,700
	Total	941,900	941,900

4512
CENNEBUNKPORT, MI

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MOLTEN JASON W & AMY L	17069/ 813	08/03/2015	U	I	550,000	1U
KELLY CLAUDIA M	16942/ 55	12/18/2014	U	I	0	1A
FITZSIMMONS WARREN	06887/0039	01/03/1994	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	783,800	2015	1010	783,800	2014	1010	783,800
2016	1010	153,400	2015	1010	153,400	2014	1010	153,400
2016	1010	4,700	2015	1010	4,700	2014	1010	4,700
	Total:	941,900		Total:	941,900		Total:	941,900

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

WHITE IA (2008)

2017-CK ON CONSTRUCTION

OB 1 14 X 22
OB 2 18 X 25
PDA, (4) STAIRWELLS
(2) BATHS=SHOWER STALL ONLY
27X20 + 23X20=PREVIOUSLY BARN=GAS HEAT

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	777,000
Appraised XF (B) Value (Bldg)	6,800
Appraised OB (L) Value (Bldg)	4,700
Appraised Land Value (Bldg)	153,400
Special Land Value	0
Total Appraised Parcel Value	941,900
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	941,900

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments
PP#4620	03/10/2016	PLI	Plumbing Int	0		0	07/06/2016	INTERNAL PLUMBING
15-399	12/18/2015	RERE	Residential Re	96,000		0	07/06/2016	KITCHEN & BATH RENOVATION

VISIT/ CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
09/10/2008	JG	00	Measur+Listed
07/31/1998	JP	43	Change- Reinspection Re
06/27/1997	AB	10	Measu/LtrSnt Letter Se
06/25/1997	AB	02	Measur+2Visit - Info Car
04/22/1997	RH	01	Measur+1Visit

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	VR				15,700	SF	5.21	1.2500	6		1.00	600	1.50				1.00	9.77	153,400

Total Card Land Units: 0.36 AC | Parcel Total Land Area: 0.36 AC | Total Land Value: 153,400

Property Location: 8 PEARL STREET *MAP ID:* 11/ 7/ 11/ / *Bldg Name:* *State Use:* 1010

Vision ID: 3506 *Account #*3506 *Bldg #:* 1 of 1 *Sec #:* 1 *of* 1 *Card* 1 *of* 1 *Print Date:* 12/14/2016 11:34

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	63		Antique
Model	01		Residential
Grade	10		Very Good +10
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2	05		Drywall/Sheet
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	3		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	11		11 Rooms
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

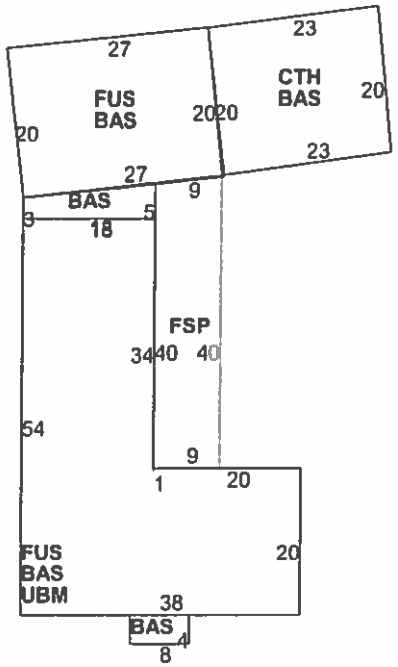
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	208.45
Replace Cost	996,182
AYB	1819
EYB	1987
Dep Code	G
Remodel Rating	
Year Remodeled	
Dep %	22
Functional Obsinc	
External Obsinc	
Cost Trend Factor	1
Condition	UC
% Complete	78
Overall % Cond	78
Apprais Val	777,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR1	GARAGE-AVE			L	308	20.62	1998		0		50	3,200
PAT1	PATIO-AVG			L	450	6.76	1998		0		50	1,500
FPL3	2 STORY CHI			B	3	3,380.98	1965		1		100	5,700
FPO	EXTRA FPL O			B	2	1,081.91	1965		1		50	1,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,502	2,502	2,502	208.45	521,542
CTH	Cathederal Ceiling	0	466	0	0.00	0
FSP	Porch, Screen, Finished	0	356	71	41.57	14,800
FUS	Upper Story, Finished	1,932	1,932	1,932	208.45	402,725
UBM	Basement, Unfinished	0	1,372	274	41.63	57,115
	Ttl. Gross Liv/Lease Area:	4,434	6,628	4,779		996,182

Property Location: 4 PEARL STREET | MAP ID: 11/ 7/ 10/ / | Bldg Name: | State Use: 1010

Vision ID: 3505 | Account #3505 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/14/2016 11:34

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
CORTI JOY A TRUSTEE	1 Level	1 Town/Public	1 Paved	V Village Residential
JOY CORTI REVOCABLE TRUST-200				2(Urban-Residential
PO BOX 13577				

SAVANNAH, GA 31416
Additional Owners:

SUPPLEMENTAL DATA

Other ID: 0011 0007 0010
House Color

CURRNT USE:
1ST YEAR
FMP EXPIRES

GIS ID: 3505
ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	914,300	914,300
RES LAND	1010	162,100	162,100
RESIDNTL	1010	3,600	3,600
Total		1,080,000	1,080,000

4512
KENNEBUNKPORT, MI

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CORTI JOY A TRUSTEE	15966/ 256	10/21/2010	Q	1	1,287,500	00
SHIPPEE THOMAS P & KATHLEEN R	11030/0005	10/15/2001	Q	1	1,375,000	00
BROWN MICHAEL H & BARBARA E	05335/0304	02/15/1990	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	914,300	2015	1010	914,300	2014	1010	914,300
2016	1010	162,100	2015	1010	162,100	2014	1010	162,100
2016	1010	3,600	2015	1010	3,600	2014	1010	3,600
	Total:	1,080,000		Total:	1,080,000		Total:	1,080,000

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

BROWN IG (2008)
BR TURNED INTO LARGE BATH W/TUB,
SHOWER STALL & WALKIN CLOSET
03/RENOV TO FGR
(1) FPL=WST INSERT
2 STAIRWELLS

FGR=HARDWS FLOORING & FIN WALLS
OB1 12X8
OB2 23X26

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	907,700
Appraised XF (B) Value (Bldg)	6,600
Appraised OB (L) Value (Bldg)	3,600
Appraised Land Value (Bldg)	162,100
Special Land Value	0
Total Appraised Parcel Value	1,080,000
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	1,080,000

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments
11-86	04/26/2011	RE	Remodel	60,000		0		REMODEL KITCHEN
02-408	12/24/2002	RE	Remodel	56,000	09/10/2008	100		REM OVER GAR ADD BATH

VISIT/ CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
09/10/2008	JG	00	Measur+Listed
07/15/1998	JD	43	Change- Reinspection Re
10/23/1997	AB	00	Measur+Listed
06/27/1997	AB	10	Measu/LtrSnt Letter Se
06/25/1997	AB	02	Measur+2Visit - Info Car

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	VR				25,650	SF	3.37	1.2500	6		1.00	600	1.50				1.00	6.32	162,100

Total Card Land Units: 0.59 AC | Parcel Total Land Area: 0.59 AC | Total Land Value: 162,100

Property Location: 4 PEARL STREET **MAP ID:** 11/ 7/ 10/ / **Bldg Name:** **State Use:** 1010

Vision ID: 3505 **Account #**3505 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/14/2016 11:34

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	63		Antique
Model	01		Residential
Grade	10		Very Good +10
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	3		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	14		
Bath Style	03		Modern
Kitchen Style	03		Modern

CONSTRUCTION DETAIL (CONTINUED)

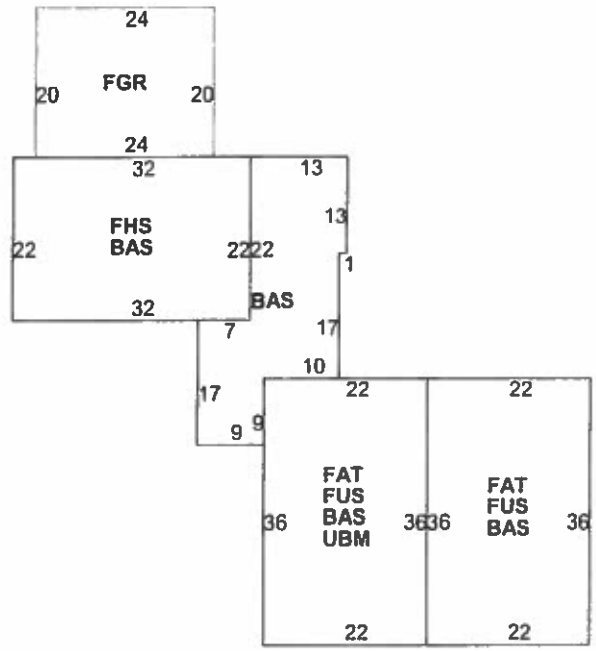
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	200.15
Replace Cost	1,163,678
AYB	1779
EYB	1987
Dep Code	G
Remodel Rating	
Year Remodeled	
Dep %	22
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	78
Apprais Val	907,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD2	W/LIGHTS ET			L	96	16.40	1998		0		50	800
PAT2	PATIO-GOOD			L	506	11.18	1998		0		50	2,800
FPL1	BRICK			B	2	2,704.78	1965		1		100	3,000
FPO	EXTRA FPL O			B	6	1,081.91	1965		1		100	3,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,798	2,798	2,798	200.15	560,022
FAT	Attic, Finished	554	1,584	554	70.00	110,884
FGR	Garage	0	480	192	80.06	38,429
FHS	Half Story, Finished	528	704	528	150.11	105,680
FUS	Upper Story, Finished	1,584	1,584	1,584	200.15	317,039
UBM	Basement, Unfinished	0	792	158	39.93	31,624
	Ttl. Gross Liv/Lease Area:	5,464	7,942	5,814		1,163,678

Property Location: 8 SOUTH STREET | MAP ID: 10/ 5/ 9/ / | Bldg Name: | State Use: 1010

Vision ID: 586 | Account #586 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/14/2016 11:34

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
CARNEY DONALD A	1 Level	1 Town/Public	1 Paved	V Village Residential
				2(Urban-Residential
25 COLPITTS ROAD, UNIT 68				
WESTON, MA 02493				

Additional Owners:

SUPPLEMENTAL DATA

Other ID: 0010 0005 0009

House Color

CURRNT USE:
1ST YEAR
FMP EXPIRES

GIS ID: 586

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	833,900	833,900
RES LAND	1010	384,900	384,900
RESIDNTL	1010	6,800	6,800
	Total	1,225,600	1,225,600

4512
(ENNEBUNKPORT, MI

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CARNEY DONALD A	14198/0112	08/20/2004	Q	I	1,050,000	00
NESHER ROBERT A & JILL C	06801/0246	10/18/1993	U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	833,900	2015	1010	833,900	2014	1010	833,900
2016	1010	384,900	2015	1010	384,900	2014	1010	384,900
2016	1010	6,800	2015	1010	6,800	2014	1010	6,800
	Total:	1,225,600		Total:	1,225,600		Total:	1,225,600

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	830,900
Appraised XF (B) Value (Bldg)	3,000
Appraised OB (L) Value (Bldg)	6,800
Appraised Land Value (Bldg)	384,900
Special Land Value	0
Total Appraised Parcel Value	1,225,600
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**1,225,600**

NOTES

1A YELLOW
1 4 FIX BTH
(1) FPO NOT FUNCTIONAL
FHS= FULL REAR DORMER, 9/08
" GIDEON WALKER"

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
06/02/2009	PP	00	Measur+Listed
09/08/2008	PR	02	Measur+2Visit - Info Car
09/08/2008	PR	01	Measur+1Visit
07/17/1998	DT	43	Change- Reinspection Re
09/18/1997	RH	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	VR				23,895	SF	3.58	3.0000	L		1.00	600	1.50				1.00	16.11	384,900

Total Card Land Units: 0.55 AC | Parcel Total Land Area: 0.55 AC | Total Land Value: 384,900

Property Location: 8 SOUTH STREET *MAP ID:* 10/ 5/ 9/ / *Bldg Name:* *State Use:* 1010

Vision ID: 586 *Account #*586 *Bldg #:* 1 of 1 *Sec #:* 1 *of* 1 *Card* 1 *of* 1 *Print Date:* 12/14/2016 11:34

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	63		Antique
Model	01		Residential
Grade	10		Very Good +10
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plastered
Interior Wall 2	05		Drywall/Sheet
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	3		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	11		11 Rooms
Bath Style	02		Average
Kitchen Style	02		Average

CONSTRUCTION DETAIL (CONTINUED)

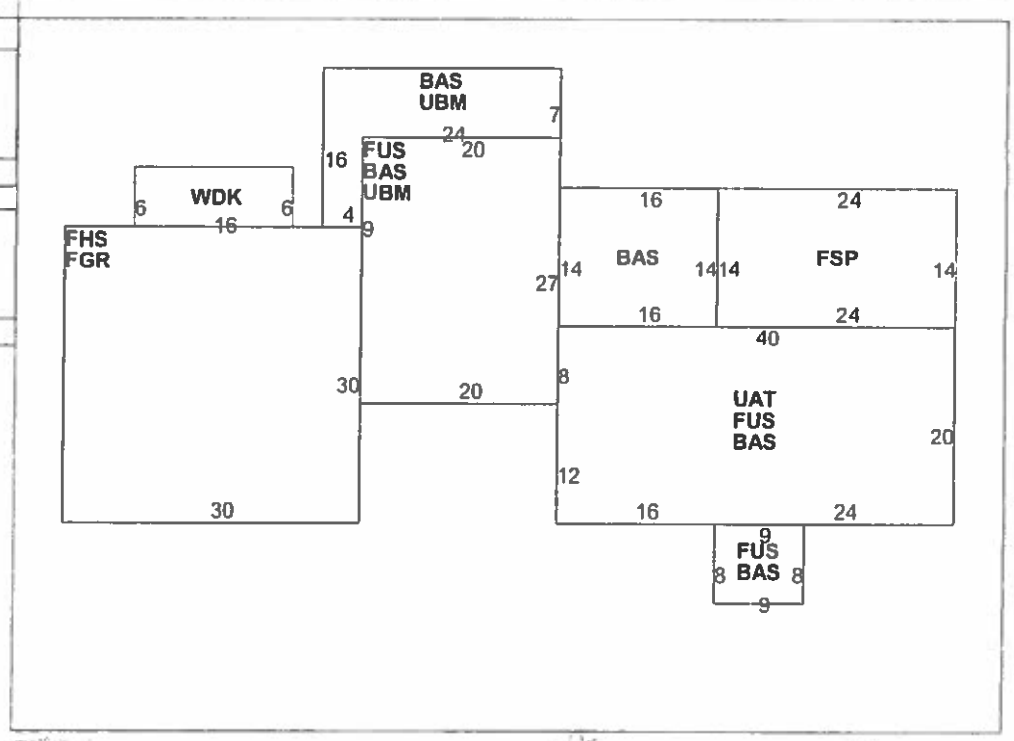
Element	Cd.	Ch.	Description

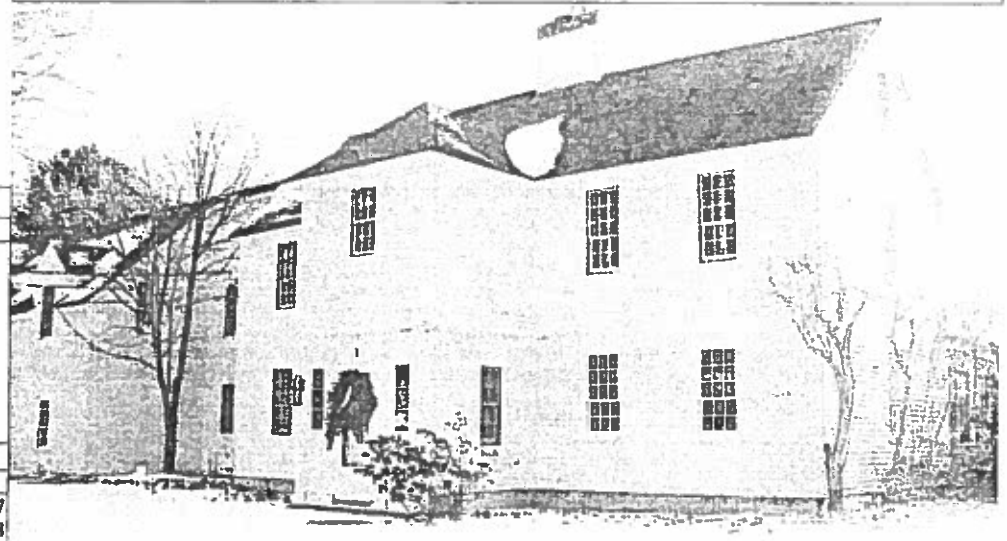
MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	210.16
Replace Cost	966,112
AYB	1745
EYB	1995
Dep Code	VG
Remodel Rating	
Year Remodeled	
Dep %	14
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	86
Apprais Val	830,900
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SPL2	VINYL/PLAST			L	512	26.47	1998		0		50	6,800
FPL1	BRICK			B	1	2,704.78	1970		1		75	1,700
FPO	EXTRA FPL O			B	2	1,081.91	1970		1		100	1,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,840	1,840	1,840	210.16	386,697
FGR	Garage	0	900	360	84.06	75,658
FHS	Half Story, Finished	675	900	675	157.62	141,859
FSP	Porch, Screen, Finished	0	336	67	41.91	14,081
FUS	Upper Story, Finished	1,412	1,412	1,412	210.16	296,748
UAT	Attic, Unfinished	0	800	80	21.02	16,813
UBM	Basement, Unfinished	0	744	149	42.09	31,314
WDK	Deck, Wood	0	96	14	30.65	2,942
	Ttl. Gross Liv/Lease Area:	3,927	7,028	4,597		966,112

Agenda Item Divider

9

RECEIVED
JAN 06 2017
BY:

Robert T. Mills & Elaine M. Ugolini
PO Box 298
Kennebunkport, ME 04046

2 January 2017

Assessors Office
Town of Kennebunkport
PO Box 566
Kennebunkport, ME 04046

Re: Your letter of 6 Dec 2016
Property: Map 22, Block 1, and Lot 1D (22 Squier Lane)

Dear Donna Hays & Becky Nolette,

We don't agree that an abatement is not warranted. The valuation in 2009 may have been appropriate then but we believe that current market value as shown by a purchase/sale between a willing buyer and a willing seller is a better indication of current value.

Please include a copy of this letter with your recommendation to the Board of Selectmen/Assessors for their 12 January meeting.

We plan to attend.

Sincerely,

Robert T Mills and Elaine M Ugolini

TOWN OF KENNEBUNKPORT, MAINE

- INCORPORATED 1653 -

MAINE'S FINEST RESORT

To: Board of Selectmen/Assessors

From: Becky R. Nolette, CMA, Assessing & Development Assistant
Donna Moore Hays, CMA, Assessors Agent

Date: December 16, 2016

Re: Abatement – Cynthia Fogarty

We have received an abatement request submitted by Robert Mills and Elaine Ugolini. Mr. Mills & Ms. Ugolini purchased Lot #4 of the Shawmut Woods Subdivision (Squier Lane) June 7, 2016. The basis for their request is they purchased the property for less than the current assessment. With the purchase occurring after April 1st, 2016, the new owner can apply for an abatement, however the abatement documents need to reflect the previous owner of Cynthia Fogarty.

We recognize that they appear to have been fortunate enough to obtain the parcel at a good price. However, when comparing their parcel with the other properties on Squier Lane, their land value is equitable with the others, and no abatement is warranted.

For your information, we have enclosed Mr. Mills & Ms. Ugolini's application, along with our response. We attached the property cards for the other properties located on Squier Lane, in which you can see the methodology used for the land values are the same for all parcels.

It is our recommendation that the abatement request be denied at your January 12, 2017 meeting.

6 Elm Street, P.O. Box 566, Kennebunkport, Maine 04046 • Tel: (207) 967-4243 Fax: (207) 967-8470

Town of Kennebunkport
Certificate of Abatement

36 M.R.S.A. § 841

2016

We, the undersigned Assessors/Municipal Officers of the municipality of Kennebunkport, Maine hereby certify to Laurie A. Smith, Tax Collector that an abatement of property taxes has been denied as follows:

Date:	January 12, 2017
Type of Tax:	Real Estate
Tax Year:	April 1, 2016
Amount Abated:	Denied
Taxpayer:	Cynthia Fogarty 8 Roberts Lane Saratoga Springs, NY 12866
Location:	Squier Lane
MBL:	22/1/1D

Date: January 12, 2017

_____
Stuart Barwise

_____
Patrick A. Briggs

_____
Allen A. Daggett

Board of Assessors/Selectmen

_____
Edward W. Hutchins

_____
Sheila Matthews-Bull

Recvd 11/28/16

KENNEBUNKPORT ASSESSOR'S OFFICE
APPLICATION FOR ABATEMENT OF PROPERTY TAXES
(Pursuant to Title 36 M.R.S.A. § 841)

1. NAME OF APPLICANT: Robert T. Mills & Elaine M. Vigolini
2. ADDRESS OF APPLICANT: PO Box 298, Kennebunkport 04046
3. TELEPHONE NUMBER: 207-229-1192
4. STREET ADDRESS OF PROPERTY: 22 Squier Ln
5. MAP/BLOCK/LOT: 22/1/1D
6. ASSESSED VALUATION:
   (a) LAND: $167,700
   (b) BUILDING: $
   (c) TOTAL: $167,700
7. OWNER'S OPINION OF CURRENT VALUE:
   (a) LAND: $139,000
   (b) BUILDING: $
   (c) TOTAL: $139,000
8. ABATEMENT REQUESTED (VALUATION AMOUNT): $28,700
9. TAX YEAR FOR WHICH ABATEMENT REQUESTED: 2017
10. AMOUNT OF ANY ABATEMENT(S) PREVIOUSLY GRANTED BY THE ASSESSOR FOR THE ASSESSMENT IN QUESTION: 0

11. REASONS FOR REQUESTING ABATEMENT. PLEASE BE SPECIFIC, STATING GROUNDS FOR BELIEF THAT PROPERTY IS "OVER-VALUED" FOR ASSESSMENT PURPOSES. ATTACH EXTRA SHEETS IF NECESSARY. Please submit any documentation available to support your claim.

The lot was on the market for 3 years indicating that it was over valued. There is an empty lot next to ours (1C) that has also been on the market for some time. We were unwilling to pay the asking price of $158,000. The price was finally dropped to $139,000 which we got. At one time the assessed value may have been reasonable but based on the market, ~~[illegible]~~ not any more.

The above statements are correct to the best of my knowledge and belief.

11/20/2016
Date

Robert T. Mills
Signature of Applicant

THIS APPLICATION MUST BE SIGNED

A separate application form should be filed for each separately assessed parcel of real estate believed to be "over-valued."

BK 17249 PGS 353 - 354
INSTR # 2016021063
RECEIVED YORK SS

06/07/2016 12:53:46 PM
DEBRA ANDERSON
REGISTER OF DEEDS

(space above reserved for recording information)

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

Maine R E Transfer Tax Paid

KNOW ALL MEN BY THESE PRESENTS, That Cynthia A. Fogarty, of 8 Roberts Lane, Saratoga Springs, New York 12866, for consideration paid, grants to Robert T. Mills and Elaine M. Ugolini, both having a mailing address of P.O. Box 298, Kennebunkport, Maine 04046, with ***WARRANTY COVENANTS***, *as joint tenants*, the land in Kennebunkport, in the County of York and State of Maine, described as follows:

A certain lot or parcel of land (the "Premises") designated as Lot 4 on a certain plan captioned "Turner Porter, Shawmut Woods, School Street (Route 9), Kennebunkport, Maine, Final Subdivision Plan" prepared by Sevee & Maher Engineers, Inc. dated November 27, 2002 and signed by the Kennebunkport Planning Board on September 17, 2003, and recorded at the York County Registry of Deeds in Plan Book 286, Page 12 (the Subdivision Plan").

Also conveying the right and easement for pedestrian and vehicular passage, and utilities, in common with the grantor herein, its successors and assigns, including other owners of lots in Shawmut Woods Subdivision and the public, in, on and over all roads as shown on the Subdivision Plan. Excepting and reserving to the Grantor herein the fee interest in said roads shown on the Subdivision Plan which such Grantor may in the future either dedicate to the Town of Kennebunkport, Maine for acceptance as public street or conveys its fee interest therein to the Shawmut Woods Homeowners Association.

The above described premises are conveyed together with the benefit of and subject to the terms of the following:

Easement granted by Shawmut Woods Realty LLC to Central Maine Power Company and Verizon New England, Inc. dated June 1, 2004 and recorded in the York County Registry of Deeds in Book 14193, Page 504;

Terms, conditions and easements set forth in deed of SHAWMUT WOODS REALTY, LLC. to Cynthia A. Fogarty dated May 24, 2004 recorded in the York County Registry of Deeds in Book 14097, Page 203;

Easements, restrictions, reservations, covenants and conditions set forth in a document entitled Restrictive Covenants for Shawmut Woods Subdivision, Kennebunkport, Maine recorded in the York County Registry of Deeds in Book 14034, Page 724;

Matters as are shown on a plan entitled "Turner Porter, Shawmut Woods, School Street (Route 9), Kennebunkport, Maine" recorded in the York County Registry of Deeds in Plan Book 286, Page 12, including, without limitation, the Notes thereon; and

Terms and provisions of a Notice of Decision: Shawmut Woods Final Findings of Fact issued by the Kennebunkport Planning Board, dated September 17, 2003 and recorded in the York County Registry of Deeds in Book 14080, Page 630.

Being the same premises conveyed to Cynthia A. Fogarty by virtue of a deed from Shawmut Woods Realty, LLC. dated May 4, 2004 and recorded in York Registry of Deeds in Book 14097, Page 203.

WITNESS my hand this 6th day of June, 2016.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

Witness

Cynthia A. Fogarty

STATE OF MAINE
County of York, ss.

June 6, 2016

Personally appeared the above named Cynthia A. Fogarty and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public/Attorney-At-Law

FRANCIS L. DUMAIS JR.
Notary Public-Maine
My Commission Expires
April 01, 2017

Print Name: _____

My Commission Expires: _____

AFTER RECORDING RETURN TO:
Robert T. Mills and Elaine M. Ugolini
P.O. Box 298, Kennebunkport, ME 04046

Ex 2p

Deed/BSB2797/na/z-dir

2017 REAL ESTATE TAX BILL

TOWN OF KENNEBUNKPORT
P.O. BOX 566
Kennebunkport, Maine 04046
(207) 967-4243

THIS IS THE ONLY BILL YOU WILL RECEIVE

FOGARTY CYNTHIA A
8 ROBERTS LANE
SARATOGA SPRINGS NY 12866

Sold 6/6/2016

CURRENT BILLING INFORMATION	
LAND VALUE	$167,700.00
BUILDING VALUE	$0.00
TOTAL: LAND & BLDG	$167,700.00
FURNITURE & FIXTURES	$0.00
MACHINERY & EQUIPMENT	$0.00
TELECOMMUNICATIONS	$0.00
MISCELLANEOUS	$0.00
TOTAL PER. PROP.	$0.00
HOMESTEAD EXEMPTION	$0.00
OTHER EXEMPTION	$0.00
NET ASSESSMENT	$167,700.00
TOTAL TAX	$1,388.56
LESS PAID TO DATE	$0.00
TOTAL DUE ->	**$1,388.56**

FIRST HALF DUE: $694.28
SECOND HALF DUE: $694.28

MAP/LOT: 022-001-001D
LOCATION: SQUIER LANE
ACREAGE: 1.43
ACCOUNT: 003402 RE

MIL RATE: 8.28
BOOK/PAGE: B14097P203

TAXPAYER'S NOTICE

Notice is hereby given that your county, school and municipal tax is due for the fiscal year July 1, 2016 through June 30, 2017, and is payable in 2 installments on 09/12/2016 and 03/10/2017. This bill is for the current fiscal year only and does not include past due amounts.

Interest will be charged at the rate of 7% per annum on each installment outstanding as of 09/13/2016 and 03/11/2017.

As per state statute, the ownership and taxable valuation of all real and personal property subject to taxation shall be fixed as of April 1st each year. For this tax bill, that date is April 1, 2016. If you have sold your real estate since April 1, 2016, please forward this bill to the new property owners.

If your taxes are paid by your mortgage holder, please forward them a copy of this bill.

After eight months and no later than one year from the date of commitment, which was July 28, 2016, a lien will be placed on all property for which taxes remain unpaid.

INFORMATION

State Statute requires that municipalities inform taxpayers that State Aid for the fiscal year July 1, 2016 through June 30, 2017, has reduced local property taxes by 0.54%.

As of July 28, 2016, the Town of Kennebunkport has outstanding bonded indebtedness in the amount of $306,666.

For information regarding changes and valuation please contact the Assessor's Office at (207) 967-1603

For information regarding payments, interest or past due amounts, please contact the Tax Collector's Office at (207) 967-1601 or (207) 967-1611.

The Town Office hours are Monday - Friday 8:00 AM - 4:30 PM.

Payments can be made online with a credit card, pinless debit card or electronic check. A convenience fee is charged for this service.

If you would like to be mailed a receipt, please enclose a self-addressed stamped envelope with your payment.

CURRENT BILLING DISTRIBUTION

COUNTY	$102.06	7.350%
MUNICIPAL	$492.66	35.480%
SCHOOL	$793.84	57.170%
TOTAL	$1,388.56	100.000%

Based on $8.28 per $1,000.00

REMITTANCE INSTRUCTIONS

Please make check or money order payable to *TOWN OF KENNEBUNKPORT* and mail to:

TOWN OF KENNEBUNKPORT
P.O. BOX 566
Kennebunkport, Maine 04046

TOWN OF KENNEBUNKPORT, P O BOX 566, KENNEBUNKPORT, ME 04046

ACCOUNT: 003402 RE
NAME: FOGARTY CYNTHIA A
MAP/LOT: 022-001-001D
LOCATION: SQUIER LANE
ACREAGE: 1.43
INTEREST BEGINS ON 03/11/2017

Fiscal year 2017

DUE DATE	AMOUNT DUE	AMOUNT PAID
03/10/2017	$694.28	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

Becky Nolette

From: Becky Nolette
Sent: Wednesday, November 09, 2016 9:26 AM
To: BobMills@POBox.com
Subject: Reduction in taxes
Attachments: abatement_letter_application_for_2017.docx

Bob,

Audrey forwarded me your email, I apologize for not responding sooner. You asked about the steps to take to reduce your assessment. You can complete an application for an abatement. I have attached the abatement application and instructions.. The deadline to file is January 30th, 2017. As part of the request, you will have to prove your lot is not assessed equally with similar properties within the subdivision. When reviewing the other properties on Squier Lane, your land value is equitable with the others.

Purchasing a property for less than the assessed value does not reduce your assessment, nor does paying more for a property increase your assessment. That practice is referred to as "chasing sales" which is illegal in the State of Maine. I would be more than happy to answer any further questions you may have.

Again, I apologize for my delayed response.

Becky R. Nolette, CMA
Assessing & Development Assistant
207-967-1603
bnolette@kennebunkportme.gov

TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

MAINE'S FINEST RESORT

December 6, 2016

Robert T. Mills & Elaine M. Ugolini
PO Box 298
Kennebunkport, ME 04046

Dear Mr. Mills & Ms. Ugolini,

This is in response to your request for abatement on your property identified as Map 22, Block 1, and Lot 1D. We have reviewed your property in relation to the other properties located on Squier Lane.

The Town of Kennebunkport completed a town wide revaluation in 2009. The purpose of any revaluation is to provide equitable assessments and distribution of taxes. The Town performs a yearly sales analysis, in which we track sales trends, and make any necessary adjustments. We do not decrease or increase individual assessments per sale prices. Your sale and that of any similar properties will be used in the future for any adjustments necessary to maintain equity.

We have enclosed copies of the property record cards for all properties located on Squier Lane. You will note the same base lot value is applied to all parcels as well as excess acreage.

I find that in relationship to similar properties your assessment is equitable and no abatement is warranted. It will be my recommendation to the Board of Selectmen/Assessors at their January 12, 2017 meeting that this abatement be denied.

If you have any questions, please contact the office at 967-1603.

Sincerely,

Donna Moore Hays, CMA
Assessors Agent

Becky R. Nolette, CMA
Assessing & Development Assistant

6 Elm Street, P.O. Box 566, Kennebunkport, Maine 04046 • Tel: (207) 967-4243 Fax: (207) 967-8470

Property Location: 22 SQUIER LANE | MAP ID: 22/ 1/ 1/D / | Bldg Name: | State Use: 1300

Vision ID: 102765 | Account # 102765 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 11/28/2016 14:56

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MILLS ROBERT T & UGOLINI ELAI				V Village Residential
				I Urban-Vacant Land
PO BOX 298				F Free Enterprise
KENNEBUNKPORT, ME 04046				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:

CURRNT USE:
1ST YEAR
FMP EXPIRES

GIS ID: 102765

House Color

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1300	167,700	167,700
	Total	167,700	167,700

4512
KENNEBUNKPORT, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MILLS ROBERT T & UGOLINI ELAINE M	17249/ 353	06/07/2016	Q	V	139,000	00
FOGARTY CYNTHIA A	14097/0203	05/25/2004	U	V	199,900	00
PORTER W TURNER JR	11784/0351	07/12/2002			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1300	167,700	2015	1300	167,700	2014	1300	167,70
	Total:	167,700		Total:	167,700		Total:	167,70

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	
Appraised XF (B) Value (Bldg)	
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	167,70
Special Land Value	
Total Appraised Parcel Value	167,70
Valuation Method:	
Exemptions	
Adjustment:	
Net Total Appraised Parcel Value	167,70

NOTES

LOT #4
SHAWMUT WOODS

9/2016-ASSIGNED 22 SQUIER LANE BY E911
OFFICER

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments
16-350	10/19/2016	NSFD	New SFD	344,000		0		SFD WITH ATTACHED 2 CAR GARAGE
PP#4733	10/19/2016	PLS	Plumbing Subsu	0		0		NEW SYSTEM
GPG#15	10/19/2016	GP	Growth Permit	0		0		GROWTH PERMIT

VISIT/ CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
08/11/2008	NC	99	Vacant Land

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1300	RES ACLNDV MDL-00	FE				40,000	SF	2.33	1.7500	8		1.00	200	1.00				1.00	4.08	163,20
1	1300	RES ACLNDV MDL-00	FE				0.51	AC	5,000.00	1.7500	8		1.00	200	1.00				1.00	8,750.00	4,50

Total Card Land Units: 1.43 AC | Parcel Total Land Area: 1.43 AC | Total Land Value: 167,70

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Model	00		Vacant

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1300	RES ACLNDV MDL-00	100

COST/MARKET VALUATION

Adj. Base Rate:	0.00
Replace Cost	0
AYB	
EYB	0
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	
Functional Obsinc	
External Obsinc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	
Apprais Val	
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
	Ttl. Gross Liv/Lease Area:	0	0	0		

No Photo On Record

Property Location: SQUIER LANE
Vision ID: 102764
Account # 102764
MAP ID: 22/ 1/ 1/C /
Bldg #: 1 of 1
Bldg Name:
Sec #: 1 of 1
Card 1 of 1
State Use: 1300
Print Date: 11/28/2016 14:54

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MOODY KAVIN W & VIRGINIA C				F Free Enterprise
				1 Urban-Vacant Land
PO BOX 1811				
KENNEBUNKPORT, ME 04046				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:

CURRNT USE:
1ST YEAR
FMP EXPIRES

House Color

GIS ID: 102764

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1300	165,800	165,800
	Total	165,800	165,800

4512
KENNEBUNKPORT, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MOODY KAVIN W & VIRGINIA C	14094/0668	05/21/2004	U	V	207,400	00
PORTER W TURNER JR	11784/0351	07/12/2002			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1300	165,800	2015	1300	165,800	2014	1300	165,80
	Total:	165,800		Total:	165,800		Total:	165,80

EXEMPTIONS

Year	Type	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

LOT #3
SHAWMUT WOODS

05/NC IN VALUE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	
Appraised XF (B) Value (Bldg)	
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	165,80
Special Land Value	
Total Appraised Parcel Value	165,80
Valuation Method:	
Exemptions	
Adjustment:	
Net Total Appraised Parcel Value	165,80

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments
SD #14	09/29/2004		GROWTH PERMIT	25		0		GROWTH PERMIT SUB-DIV

VISIT/ CHANGE HISTORY

Date	ID	Cd	Purpose/Result
08/11/2008	NC	99	Vacant Land

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1300	RES ACLNDV MDL-00	FE				40,000	SF	2.33	1.7500	8		1.00	200	1.00				1.00	4.08	163,20
1	1300	RES ACLNDV MDL-00	FE				0.30	AC	5,000.00	1.7500	8		1.00	200	1.00				1.00	8,750.00	2,60

Total Card Land Units: 1.22 AC | Parcel Total Land Area: 1.22 AC | Total Land Value: 165,80

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Model	00		Vacant

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1300	RES ACLNDV MDL-00	100

COST/MARKET VALUATION

Adj. Base Rate:	0.00
Replace Cost	0
AYB	
EYB	0
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	
Functional Obsinc	
External Obsinc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	
Apprais Val	
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
	Tl. Gross Liv/Lease Area:	0	0	0		

No Photo On Record

Property Location: 14 SQUIER LANE | MAP ID: 22/ 1/ 1/A / | Bldg Name: | State Use: 1010

Vision ID: 102762 | Account # 102762 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 11/28/2016 14:56

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ACKER GEORGE I & JANET K		2 Septic/Private		F Free Enterprise
14 SQUIER LANE				2 Rural - Residential
KENNEBUNKPORT, ME 04046				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:

CURRNT USE:
1ST YEAR
FMP EXPIRES

GIS ID: 102762

House Color

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	383,800	383,800
RES LAND	1010	163,600	163,600
Total		547,400	547,400

4512
KENNEBUNKPORT, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ACKER GEORGE I & JANET K	14094/0671	05/21/2004	U	V	159,900	00
PORTER W TURNER JR	11784/0351	07/12/2002			0	1N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	383,800	2015	1010	383,800	2014	1010	383,80
2016	1010	163,600	2015	1010	163,600	2014	1010	163,60
Total:		547,400	Total:		547,400	Total:		547,40

EXEMPTIONS

Year	Type	Description	Amount
2009	HM	HOMESTEAD	20,000.00
		Total	20,000.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

LOT #1
SHAWMUT WOODS
COMP 06
LIGHT GREEN

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	383,80
Appraised XF (B) Value (Bldg)	
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	163,60
Special Land Value	
Total Appraised Parcel Value	547,40
Valuation Method:	
Exemptions	20,00
Adjustment:	
Net Total Appraised Parcel Value	527,40

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments
05-22	08/23/2005		BLASTING PERMIT	30		0		BLASTING PERMIT
05-215	08/04/2005	NC	New Construct	345,000		0		3 BEDROOM HOME
SD#19	06/28/2005		GROWTH PERMIT	25		0		SD GROWTH PERMIT

VISIT/ CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
07/24/2009	PRM	41	Change -Source Info err
10/22/2008	PP	02	Measur+2Visit - Info Ca
08/11/2008	NC	00	Measur+Listed
04/13/2006	DH	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	FE				40.000	SF	2.33	1.7500	8		1.00	200	1.00				1.00	4.08	163,20
1	1010	Single Family	FE				0.04	AC	5,000.00	1.7500	8		1.00	200	1.00				1.00	8,750.00	40

Total Card Land Units: 0.96 AC | Parcel Total Land Area: 0.96 AC | Total Land Value: 163,60

Property Location: 14 SQUIER LANE **MAP ID:** 22/ 1/ 1/A / **Bldg Name:** **State Use:** 1010

Vision ID: 102762 **Account #** 102762 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/28/2016 14:56

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	04		Cape Cod
Model	01		Residential
Grade	07		Good +10
Stories	1.25		
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	05		Vinyl/Asphalt
Heat Fuel	03		Gas
Heat Type	04		Forced Air-Duc
AC Type	03		Central
Total Bedrooms	03		3 Bedrooms
Total Bthrms	2		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	7		7 Rooms
Bath Style	03		Modern
Kitchen Style	03		Modern

CONSTRUCTION DETAIL (CONTINUED)

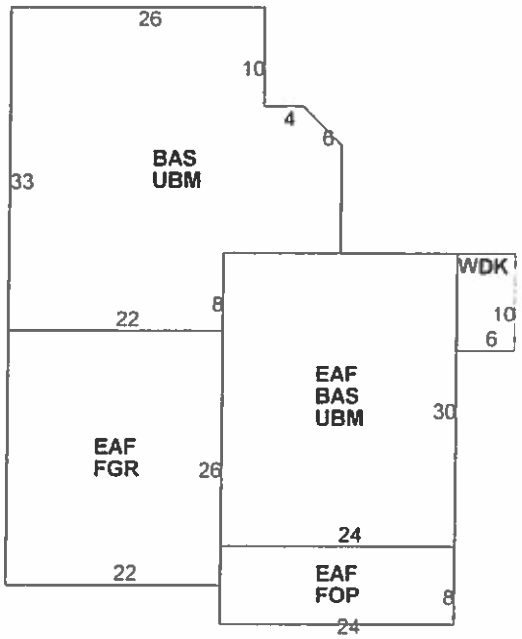
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	131.94
Replace Cost	395,679
AYB	2006
EYB	2006
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	3
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	97
Apprais Val	383,800
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,658	1,658	1,658	131.94	218,752
EAF	Attic, Expansion, Finished	742	1,484	742	65.97	97,897
FGR	Garage	0	572	229	52.82	30,214
FOP	Porch, Open, Finished	0	192	29	19.93	3,826
UBM	Basement, Unfinished	0	1,658	332	26.42	43,803
WDK	Deck, Wood	0	60	9	19.79	1,187
	Ttl. Gross Liv/Lease Area:	2,400	5,624	2,999		395,679

Property Location: 18 SQUIER LANE | MAP ID: 22/ 1/ 1/B / | Bldg Name: | State Use: 1010

Vision ID: 102763 | Account # 102763 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 11/28/2016 14:56

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
LEONARDI JOHN J & LYNDA L		2 Septic/Private		F Free Enterprise
PO BOX 1082				2 Rural - Residential
KENNEBUNKPORT, ME 04046				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:

CURRNT USE:
1ST YEAR
FMP EXPIRES

House Color

GIS ID: 102763 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	441,700	441,700
RES LAND	1010	167,100	167,100
	Total	608,800	608,800

4512
KENNEBUNKPORT, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
LEONARDI JOHN J & LYNDA L	14594/0494	09/08/2005	U	V	199,900	00
SHAWMUT WOODS REALTY LLC	14090/0409	05/19/2004	U	V	0	1B
PORTER W TURNER JR	11784/0351	07/12/2002			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	441,700	2015	1010	441,700	2014	1010	441,70
2016	1010	167,100	2015	1010	167,100	2014	1010	167,10
Total:		608,800	Total:		608,800	Total:		608,80

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	441,70
Appraised XF (B) Value (Bldg)	
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	167,10
Special Land Value	
Total Appraised Parcel Value	608,80
Valuation Method:	
Exemptions	
Adjustment:	
Net Total Appraised Parcel Value	608,80

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

LOT #2 1=G GRAY
SHAWMUT WOODS
COMPLETE 08
OUTSIDE SHOWER

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments
BLP#39	07/11/2006		BLASTING PERMIT	40		0		BLASTING PERMIT #39
06-191	06/26/2006	NC	New Construct	475,000		0		4BR, 3BA SFD W/2CAR GARAGE
GP#4	04/18/2006		GROWTH PERMIT	25		0		SUB GROWTH PERMIT #4

VISIT/ CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
08/11/2008	NC	00	Measur+Listed
04/10/2008	LB	00	Measur+Listed
04/26/2007	DH	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	FE				40,000	SF	2.33	1.7500	8		1.00	200	1.00				1.00	4.08	163,20
1	1010	Single Family	FE				0.44	AC	5,000.00	1.7500	8		1.00	200	1.00				1.00	8,750.00	3,90

Total Card Land Units: 1.36 AC | Parcel Total Land Area: 1.36 AC | Total Land Value: 167,10

Property Location: 18 SQUIER LANE **MAP ID:** 22/ 1/ 1/B / **Bldg Name:** **State Use:** 1010

Vision ID: 102763 **Account #** 102763 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/28/2016 14:56

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	07		Good +10
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	14		Wood Shingle
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2	12		Hardwood
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	3		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	9		9 Rooms
Bath Style	03		Modern
Kitchen Style	03		Modern

CONSTRUCTION DETAIL (CONTINUED)

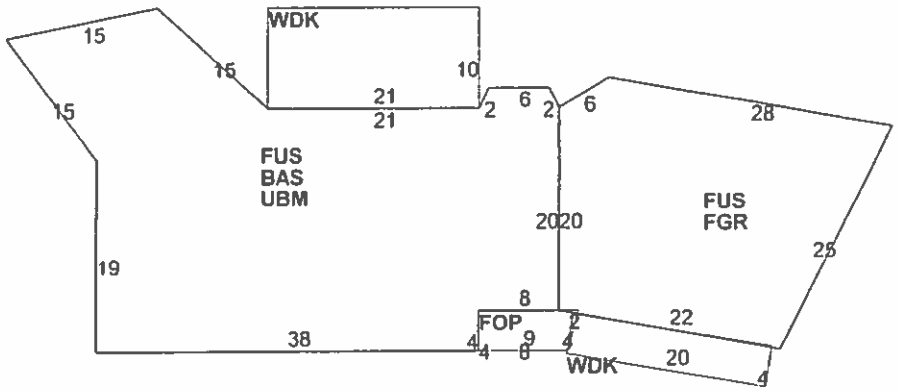
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	122.12
Replace Cost	455,383
AYB	2006
EYB	2006
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	3
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	97
Apprais Val	441,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,260	1,260	1,260	122.12	153,870
FGR	Garage	0	648	259	48.81	31,629
FOP	Porch, Open, Finished	0	38	6	19.28	733
FUS	Upper Story, Finished	1,908	1,908	1,908	122.12	233,004
UBM	Basement, Unfinished	0	1,260	252	24.42	30,774
WDK	Deck, Wood	0	290	44	18.53	5,373
	Ttl. Gross Liv/Lease Area:	3,168	5,404	3,729		455,383

Property Location: 23 SQUIER LANE | MAP ID: 22/ 1/ 1/E / | Bldg Name: | State Use: 1010

Vision ID: 102766 | Account # 102766 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 11/28/2016 14:56

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MACDONALD BRIAN & SUSAN		2 Septic/Private		F Free Enterprise
PO BOX 794				2(Rural - Residential
KENNEBUNKPORT, ME 04046				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:

CURRNT USE:
1ST YEAR
FMP EXPIRES

House Color

GIS ID: 102766 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	480,500	480,500
RES LAND	1010	163,600	163,600
Total		644,100	644,100

4512
(ENNEBUNKPORT, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MACDONALD BRIAN & SUSAN	14928/0314	08/17/2006	U	V	230,000	00
SULLIVAN MICHAEL P & CHRISTINE E	14117/0732	06/09/2004	U	V	199,900	00
SHAWMUT WOODS REALTY LLC	14090/0409	05/19/2004	U	V	0	1B
PORTER W TURNER JR	11784/0351	07/12/2002			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	480,500	2015	1010	480,500	2014	1010	480,50
2016	1010	163,600	2015	1010	163,600	2014	1010	163,60
Total:		644,100	Total:		644,100	Total:		644,10

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

LOT #5 GREEN I=G
SHAWMUT WOODS

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	479,10
Appraised XF (B) Value (Bldg)	1,40
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	163,60
Special Land Value	
Total Appraised Parcel Value	644,10
Valuation Method:	
Exemptions	
Adjustment:	
Net Total Appraised Parcel Value	644,10

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments
06-254	09/07/2006	NC	New Construct	252,000	04/26/2007	100		2 STORY/4BR/305BA/2CAR GAR
SDGP#5	08/31/2006		GROWTH PERMIT	250		0		SD GP #5 GROWTH PERMIT
BLP#40	08/23/2006	RS	Residential	40		0		BLASTING PERMIT BLP#40
06-235	08/15/2006	RS	Residential	40		0		CLEARING FOR SFD

VISIT/ CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
08/11/2008	NC	00	Measur+Listed
04/26/2007	DH	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	FE				40,000	SF	2.33	1.7500	8		1.00	200	1.00				1.00	4.08	163,20
1	1010	Single Family	FE				0.05	AC	5,000.00	1.7500	8		1.00	200	1.00				1.00	8,750.00	40

Total Card Land Units: 0.97 AC | Parcel Total Land Area: 0.97 AC | Total Land Value: 163,60

Property Location: 23 SQUIER LANE | *MAP ID:* 22/ 1/ 1/E / | *Bldg Name:* | *State Use:* 1010

Vision ID: 102766 | *Account #* 102766 | *Bldg #:* 1 of 1 | *Sec #:* 1 of 1 | *Card* 1 of 1 | *Print Date:* 11/28/2016 14:56

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	04		Cape Cod
Model	01		Residential
Grade	07		Good +10
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	14		Carpet
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	3		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	9		9 Rooms
Bath Style	03		Modern
Kitchen Style	03		Modern

CONSTRUCTION DETAIL (CONTINUED)

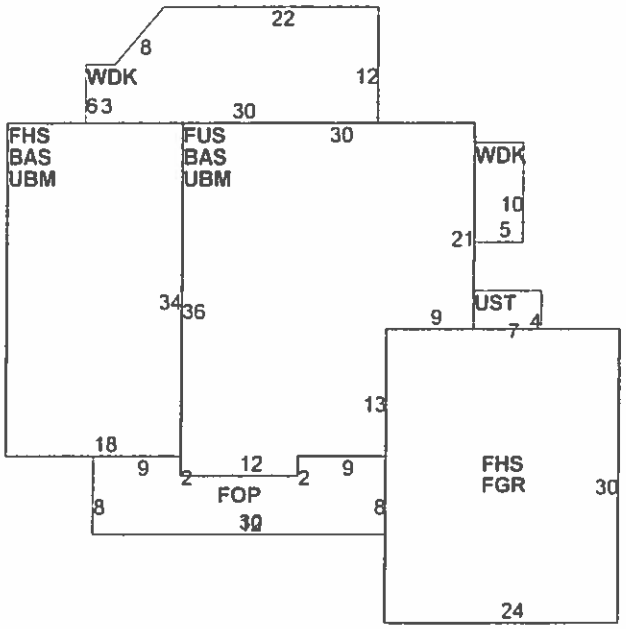
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	118.74
Replace Cost	493,938
AYB	2006
EYB	2006
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	3
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	97
Apprais Val	479,100
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL	FIREPLACE			B	1	1,400.00	2007		1		100	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,539	1,539	1,539	118.74	182,733
FGR	Garage	0	720	288	47.49	34,196
FHS	Half Story, Finished	999	1,332	999	89.05	118,616
FOP	Porch, Open, Finished	0	216	32	17.59	3,800
FUS	Upper Story, Finished	927	927	927	118.74	110,067
UBM	Basement, Unfinished	0	1,539	308	23.76	36,570
UST	Utility, Storage, Unfinished	0	28	10	42.41	1,187
WDK	Deck, Wood	0	377	57	17.95	6,768
	Ttl. Gross Liv/Lease Area:	3,465	6,678	4,160		493,938

Property Location: 17 SQUIER LANE | MAP ID: 22/ 1/ 1/H / | Bldg Name: | State Use: 1010

Vision ID: 102769 | Account # 102769 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 11/28/2016 14:56

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
HIRSCHHORN MARK K		2 Septic/Private		F Free Enterprise
17 SQUIER LANE				2 Rural - Residential
KENNEBUNKPORT, ME 04046				
Additional Owners:				

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	492,100	492,100
RES LAND	1010	170,700	170,700
Total		662,800	662,800

4512
KENNEBUNKPORT, M

VISION

SUPPLEMENTAL DATA

Other ID:

CURRNT USE:
1ST YEAR
FMP EXPIRES

House Color

GIS ID: 102769 | ASSOC PID#

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
HIRSCHHORN MARK K	16730/ 791	07/31/2013	U	I	0	1A
HIRSCHHORN MARK K & HEARD LINDSEY C	16148/ 745	08/17/2011	Q	I	623,000	00
MATTHEWS JUSTIN & JILL	15558/ 856	02/09/2009	Q	V	167,500	00
RIZZO DAVID A & KATHRYN NB	14141/0976	06/30/2004	U	V	189,900	00
SHAWMUT WOODS REATLY LLC	14090/0409	05/19/2004	U	V	0	1B
PORTER W TURNER JR	11784/0351	07/12/2002			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	492,100	2015	1010	492,100	2014	1010	492,10
2016	1010	170,700	2015	1010	170,700	2014	1010	170,70
Total:		662,800	Total:		662,800	Total:		662,80

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	492,10
Appraised XF (B) Value (Bldg)	
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	170,70
Special Land Value	
Total Appraised Parcel Value	662,80
Valuation Method:	C
Exemptions	
Adjustment:	
Net Total Appraised Parcel Value	662,80

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

LOT #8
SHAWMUT WOODS
NC 06 V07 NC 07 V08
NC 08 V09
UC = 4/2010 PICK UP NEW HOUSE

08/10 SUPP HOUSE VALUE
WHITE

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments
12-13	01/19/2012	RRE	Residential Re	200,000		0	05/10/2012	ADD 3 BEDROOMS AND 2 BATHS TO SECOND FLOOR
PP#4095	01/17/2012	PLI	Plumbing Int	0	02/17/2012	0	02/17/2012	INTERIOR PLUMBING REMODEL
11-364	12/27/2011	DE	Demolish	0		0	01/19/2012	INTERIOR DEMO
10-296	11/16/2010	RE	Remodel	4,800		0		FINISH ROOM IN BASEMENT
BLP#3	03/20/2009	RS	Residential	0		0		BLASTING
09-43	03/13/2009	NC	New Construct	259,000		0		4 BR 21/2 BATH SINGLE FAM DWELLING
GPS#1	02/26/2009	RS	Residential	0	03/16/2009	100		GROWTH PERMIT SUBDIVISION

VISIT/ CHANGE HISTORY

Date	ID	Cd	Purpose/Result
05/08/2009	PRM	13	Sales Review
03/16/2009	PH	26	Building Permit M+L
08/11/2008	NC	99	Vacant Land
04/10/2008	LB	40	No change
04/26/2007	DH	40	No change

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj	Notes- Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	FE				40,000	SF	2.33	1.7500	8		1.00	200	1.00				1.00	4.08	163,20
1	1010	Single Family	FE				0.86	AC	5,000.00	1.7500	8		1.00	200	1.00				1.00	8,750.00	7,50

Total Card Land Units: 1.78 AC | Parcel Total Land Area: 1.78 AC | Total Land Value: 170,70

Property Location: 17 SQUIER LANE *MAP ID:* 22/ 1/ 1/11 / *Bldg Name:* *State Use:* 1010

Vision ID: 102769 *Account #* 102769 *Bldg #:* 1 of 1 *Sec #:* 1 *of* 1 *Card* 1 *of* 1 *Print Date:* 11/28/2016 14:56

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	06		Good
Stories	2.5		
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2	14		Wood Shingle
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2	11		Ceram Clay Til
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	06		6 Bedrooms
Total Bthrms	4		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	8		
Bath Style	03		Modern
Kitchen Style	03		Modern

CONSTRUCTION DETAIL (CONTINUED)

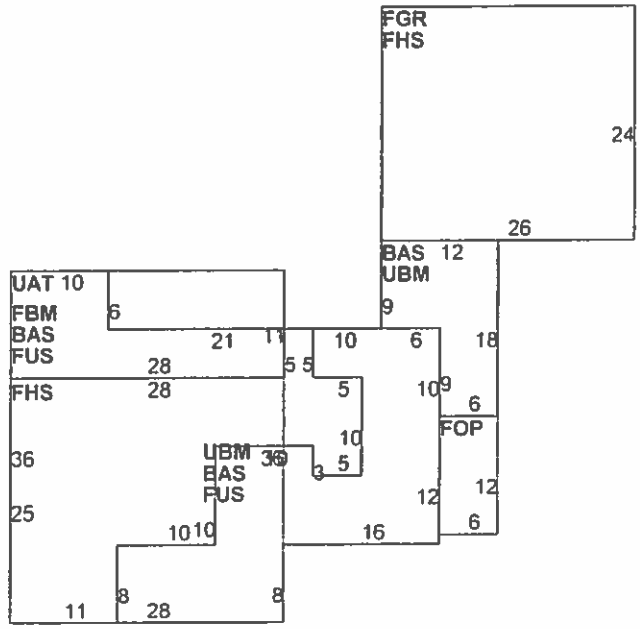
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	105.87
Replace Cost	492,075
AYB	2010
EYB	2009
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	0
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	100
Apprais Val	492,100
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL	FIREPLACE			B		1,400.00	2009		1		100	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,522	1,522	1,522	105.87	161,131
FBM	Basement, Finished	0	308	108	37.12	11,434
FGR	Garage	0	624	250	42.42	26,467
FHS	Half Story, Finished	1,053	1,404	1,053	79.40	111,479
FOP	Porch, Open, Finished	0	72	11	16.17	1,165
FUS	Upper Story, Finished	1,360	1,360	1,360	105.87	143,981
UAT	Attic, Unfinished	0	1,008	101	10.61	10,693
UBM	Basement, Unfinished	0	1,214	243	21.19	25,726
	T/L Gross Liv/Lease Area:	3,935	7,512	4,648		492,075

Property Location: 9 SQUIER LANE | MAP ID: 22/ 1/ 1/J / | Bldg Name: | State Use: 1010

Vision ID: 102770 | Account # 102770 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 11/28/2016 14:56

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
DESCHENES-MARLEY DENISE M		2 Septic/Private		F Free Enterprise
9 SQUIRE LANE				2 Rural - Residential
KENNEBUNKPORT, ME 04046				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:

CURRNT USE:
1ST YEAR
FMP EXPIRES

House Color

GIS ID: 102770 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	381,000	381,000
RES LAND	1010	168,900	168,900
Total		549,900	549,900

4512
KENNEBUNKPORT, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
DESCHENES-MARLEY DENISE M	15553/ 209	01/30/2009	Q	I	602,500	00
MATTHEWS JUSTIN R & JILL E	14390/0920	03/03/2005	U	V	199,900	00
SHAWMUT WOODS REALTY LLC	14090/0409	05/19/2004	U	V	0	1B
PORTER W TURNER JR	11784/0351	07/12/2002		V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	381,000	2015	1010	381,000	2014	1010	381,00
2016	1010	168,900	2015	1010	168,900	2014	1010	168,90
Total:		549,900	Total:		549,900	Total:		549,90

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	381,00
Appraised XF (B) Value (Bldg)	
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	168,90
Special Land Value	
Total Appraised Parcel Value	549,90
Valuation Method:	C
Exemptions	
Adjustment:	
Net Total Appraised Parcel Value	549,90

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

LOT #9 I=G
SHAWMUT WOODS
COMPLETE 06
WHITE

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments
08-122	05/19/2008	AD	Addition	4,000	03/10/2009	100		16X20 DECK
05-57	04/06/2005	NC	New Construct	228,000	03/10/2009	100		4 BEDROOM HOME
05SD#6	03/25/2005		GROWTH PERMIT	25		100		GROWTH PERMIT
05-42	03/21/2005	RS	Residential	2,500		100		CLEAR LOT HOUSE

VISIT/ CHANGE HISTORY

Date	ID	Cd	Purpose/Result
03/16/2009	PRM	13	Sales Review
03/10/2009	PH	26	Building Permit M+L
08/11/2008	NC	00	Measur+Listed
04/13/2006	DH	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	FE				40,000	SF	2.33	1.7500	8		1.00	200	1.00				1.00	4.08	163,20
1	1010	Single Family	FE				0.65	AC	5,000.00	1.7500	8		1.00	200	1.00				1.00	8,750.00	5,70

Total Card Land Units: 1.57 AC | Parcel Total Land Area: 1.57 AC | Total Land Value: 168,90

Property Location: 9 SQUIER LANE *MAP ID:* 22/ 1/ 1/3 / *Bldg Name:* *State Use:* 1010

Vision ID: 102770 *Account #* 102770 *Bldg #:* 1 of 1 *Sec #:* 1 *of* 1 *Card* 1 *of* 1 *Print Date:* 11/28/2016 14:56

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	06		Good
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2	11		Ceram Clay Til
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	2		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	8		
Bath Style	03		Modern
Kitchen Style	03		Modern

CONSTRUCTION DETAIL (CONTINUED)

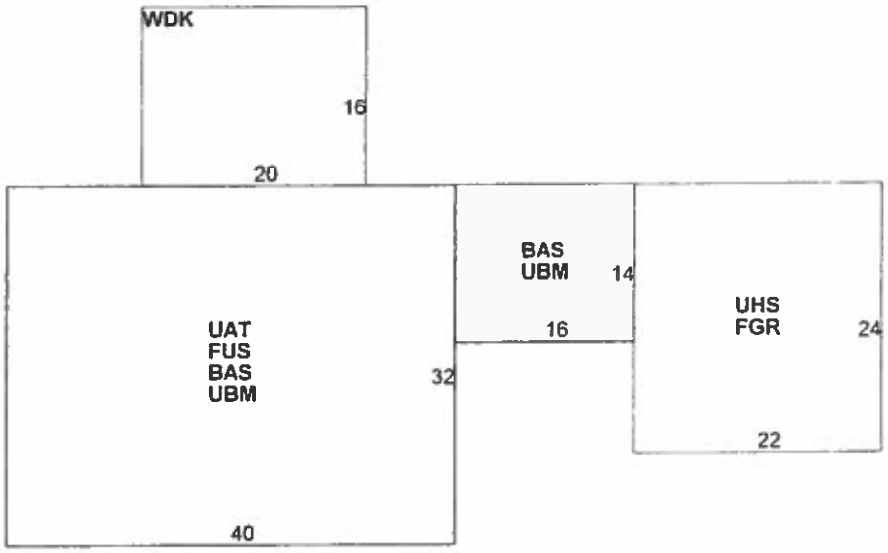
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Family	100

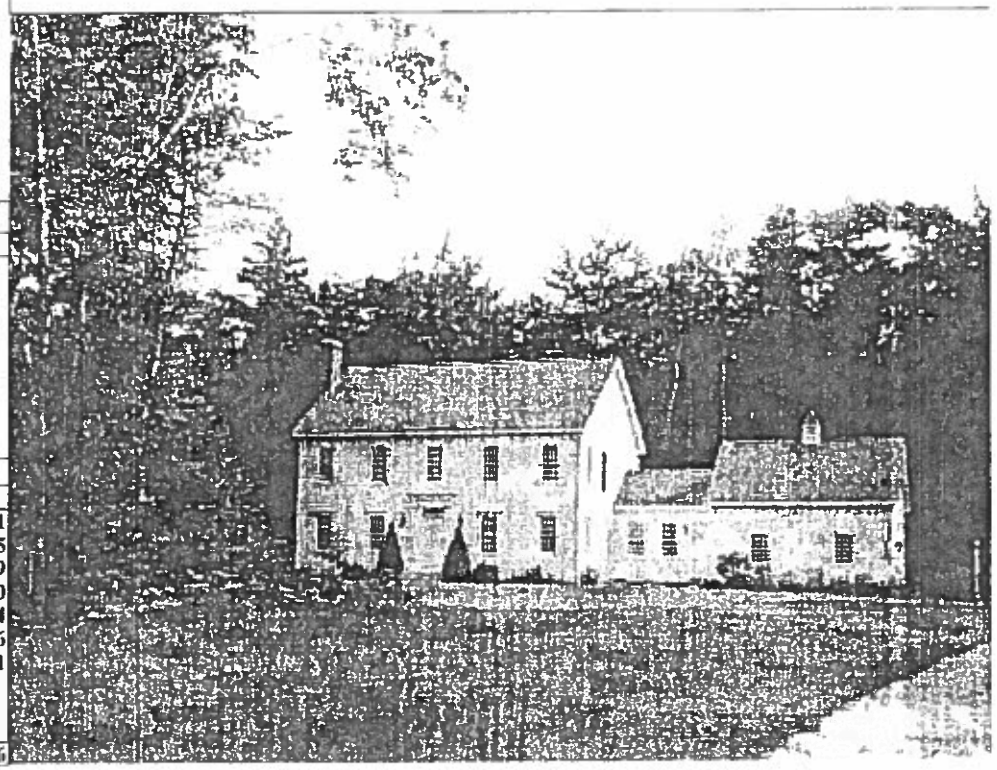
COST/MARKET VALUATION

Adj. Base Rate:	108.98
Replace Cost	392,776
AYB	2006
EYB	2006
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	3
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	97
Apprais Val	381,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,504	1,504	1,504	108.98	163,911
FGR	Garage	0	528	211	43.55	22,995
FUS	Upper Story, Finished	1,280	1,280	1,280	108.98	139,499
UAT	Attic, Unfinished	0	1,280	128	10.90	13,950
UBM	Basement, Unfinished	0	1,504	301	21.81	32,804
UHS	Half Story, Unfinished	0	528	132	27.25	14,386
WDK	Deck, Wood	0	320	48	16.35	5,231
	Tot. Gross Liv/Lease Area:	2,784	6,944	3,604		392,776

Property Location: 7 SQUIER LANE | MAP ID: 22/ 1/ 1/K / | Bldg Name: | State Use: 1010

Vision ID: 102771 | Account # 102771 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 11/28/2016 14:56

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
GAL GEORGE D & CINDY A		2 Septic/Private		F Free Enterprise
9 ARBOR LANE				2 Rural - Residential
WINCHESTER, MA 01890				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:

House Color

CURRNT USE:
1ST YEAR
FMP EXPIRES

GIS ID: 102771

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	476,400	476,400
RES LAND	1010	166,500	166,500
Total		642,900	642,900

4512
KENNEBUNKPORT, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
GAL GEORGE D & CINDY A	16188/ 687	10/24/2011	U	I	557,000	1N
BUTCHER PATRICK E & JENNIFER L	15175/0419	06/06/2007	Q	I	849,900	00
FORTE DANIEL	14488/0264	06/08/2005	U	V	199,000	00
SHAWMUT WOODS REALTY LLC	14090/0409	05/19/2004	U	V	0	1B
PORTER W TURNER JR	11784/0351	07/12/2002		V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	476,400	2015	1010	476,400	2014	1010	476,40
2016	1010	166,500	2015	1010	166,500	2014	1010	166,50
	Total:	642,900		Total:	642,900		Total:	642,90

EXEMPTIONS

Year	Type	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	475,00
Appraised XF (B) Value (Bldg)	1,40
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	166,50
Special Land Value	
Total Appraised Parcel Value	642,90
Valuation Method:	
Exemptions	
Adjustment:	
Net Total Appraised Parcel Value	642,90

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

LOT #10
SHAWMUT WOODS
25% UNFIN V07
GOLD
V07 COMP

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments
	05/17/2006	RS	Residential	25		0		RE-INSPECTION FEE
05-21BLP	08/23/2005		BLASTING PERMIT	30		0		BLASTING PERMIT
SD#20	06/29/2005		GROWTH PERMIT	25		0		SD GROWTH PERMIT #20
05-175	06/29/2005	NC	New Construct	400,000		0		3 BEDROOM HOME

VISIT/ CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
03/16/2009	PRM	13	Sales Review
08/11/2008	NC	02	Measur+2Visit - Info Ca
04/26/2007	DH	00	Measur+Listed
04/13/2006	DH	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	FE				40,000	SF	2.33	1.7500	8		1.00	200	1.00				1.00	4.08	163,20
1	1010	Single Family	FE				0.38	AC	5,000.00	1.7500	8		1.00	200	1.00				1.00	8,750.00	3,30

Total Card Land Units: 1.30 AC | Parcel Total Land Area: 1.3 AC | Total Land Value: 166,50

Property Location: 7 SQUIER LANE | *MAP ID:* 22/ 1/ 1/K / | *Bldg Name:* | *State Use:* 1010

Vision ID: 102771 | *Account #* 102771 | *Bldg #:* 1 of 1 | *Sec #:* 1 of 1 | *Card* 1 of 1 | *Print Date:* 11/28/2016 14:56

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	07		Good +10
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	11		Ceram Clay Til
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	2		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	9		9 Rooms
Bath Style	03		Modern
Kitchen Style	03		Modern

CONSTRUCTION DETAIL (CONTINUED)

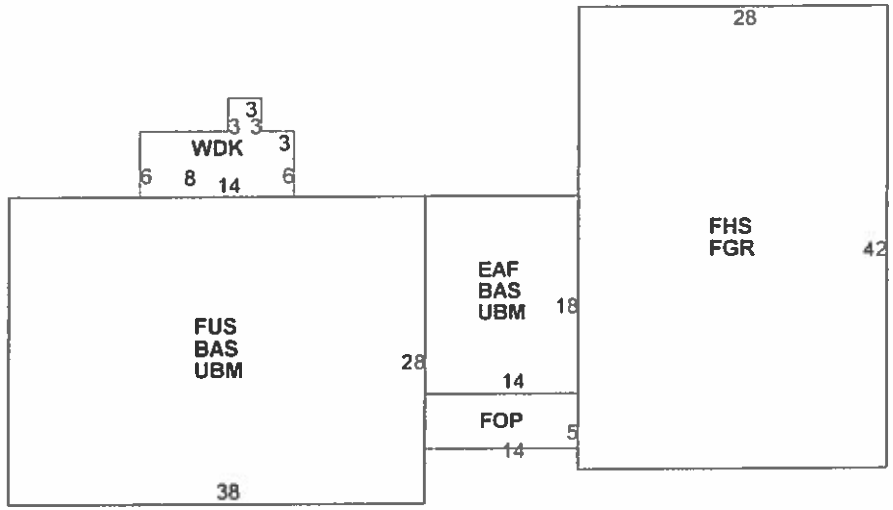
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	118.12
Replace Cost	489,715
AYB	2006
EYB	2006
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	3
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	97
Apprais Val	475,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL	FIREPLACE			B	1	1,400.00	2006		1		100	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,316	1,316	1,316	118.12	155,443
EAF	Attic, Expansion, Finished	126	252	126	59.06	14,883
FGR	Garage	0	1,176	470	47.21	55,515
FHS	Half Story, Finished	882	1,176	882	88.59	104,180
FOP	Porch, Open, Finished	0	70	11	18.56	1,299
FUS	Upper Story, Finished	1,064	1,064	1,064	118.12	125,677
UBM	Basement, Unfinished	0	1,316	263	23.61	31,065
WDK	Deck, Wood	0	93	14	17.78	1,654
	Ttl. Gross Liv/Lease Area:	3,388	6,463	4,146		489,715

Property Location: 21 SQUIER LANE | MAP ID: 22/ 1/ 1/F / | Bldg Name: | State Use: 1010

Vision ID: 102767 | Account # 102767 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 11/28/2016 14:56

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
KUDAS MAREK		2 Septic/Private		F Free Enterprise
PO BOX 1070				2 Rural - Residential
KENNEBUNKPORT, ME 04046				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:

CURRNT USE:
1ST YEAR
FMP EXPIRES

House Color

GIS ID: 102767

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	913,400	913,400
RES LAND	1010	165,000	165,000
Total		1,078,400	1,078,400

4512
KENNEBUNKPORT, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
KUDAS MAREK	14090/0411	05/19/2004	U	V	199,900	00
PORTER W TURNER JR	11784/0351	07/12/2002			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	913,400	2015	1010	913,400	2014	1010	913,40
2016	1010	165,000	2015	1010	165,000	2014	1010	165,00
	Total:	1,078,400		Total:	1,078,400		Total:	1,078,40

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	905,80
Appraised XF (B) Value (Bldg)	7,60
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	165,00
Special Land Value	
Total Appraised Parcel Value	1,078,40
Valuation Method:	
Exemptions	
Adjustment:	
Net Total Appraised Parcel Value	1,078,40

NOTES

LOT #6 TAN
SHAWMUT WOODS
I=VG. GRANITE, DETAILED TRIM, OPEN LAYOU
T, VAULTED HIGH CEILINGS, SS APPLIANCES
HIGH END, 1 RM OVER FGR

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments
BP 1	03/30/2010	RS	Residential	0		0		BLASTING
	06/21/2006	RS	Residential	25		0		REINSPECTION FEE
05-109	05/19/2005	NC	New Construct	750,000		0		4 BEDROOM HOUSE
05SD#4	01/18/2005		GROWTH PERMIT	25		0		GROWTH PERMIT
04-391	11/19/2004	RS	Residential	30		0		CLEAR LOT

VISIT/ CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
07/23/2009	PRM	41	Change -Source Info err
10/22/2008	PP	07	Measur/Inf/Dr Info take
08/11/2008	NC	02	Measur+2Visit - Info Ca
04/26/2007	LB	00	Measur+Listed
04/13/2006	DH	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	FE				40,000	SF	2.33	1.7500	8		1.00	200	1.00				1.00	4.08	163,20
1	1010	Single Family	FE				0.29	AC	5,000.00	1.7500	8		0.70	200	1.00				1.00	6,125.00	1,80

Total Card Land Units: 1.21 AC | Parcel Total Land Area: 1.21 AC | Total Land Value: 165,00

Property Location: 21 SQUIER LANE | *MAP ID:* 22/ 1/ 1/F / | *Bldg Name:* | *State Use:* 1010

Vision ID: 102767 | *Account #* 102767 | *Bldg #:* 1 of 1 | *Sec #:* 1 of 1 | *Card* 1 of 1 | *Print Date:* 11/28/2016 14:56

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	10		Very Good +10
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	14		Carpet
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	03		Central
Total Bedrooms	04		4 Bedrooms
Total Bthrms	4		
Total Half Baths	2		
Total Xtra Fixtrs			
Total Rooms	10		10 Rooms
Bath Style	03		Modern
Kitchen Style	03		Modern

CONSTRUCTION DETAIL (CONTINUED)

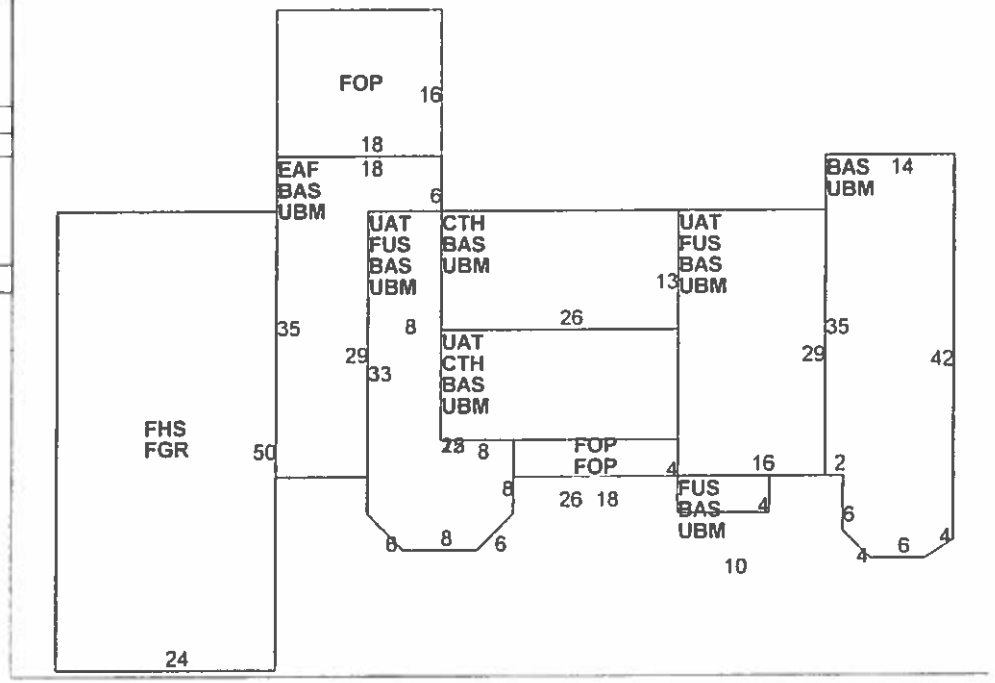
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	164.95
Replace Cost	933,765
AYB	2006
EYB	2006
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	3
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	97
Apprais Val	905,800
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL	FIREPLACE			B	2	1,400.00	2006		1		100	2,700
WHL	WHIRLPOOL			B	1	5,000.00	2006		1		100	4,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,518	2,518	2,518	164.95	415,337
CTH	Cathederal Ceiling	0	650	0	0.00	0
EAF	Attic, Expansion, Finished	199	398	199	82.47	32,824
FGR	Garage	0	1,200	480	65.98	79,175
FHS	Half Story, Finished	900	1,200	900	123.71	148,452
FOP	Porch, Open, Finished	0	432	65	24.82	10,722
FUS	Upper Story, Finished	880	880	880	164.95	145,153
UAT	Attic, Unfinished	0	1,152	115	16.47	18,969
UBM	Basement, Unfinished	0	2,518	504	33.02	83,133
	Ttl. Gross Liv/Lease Area:	4,497	10,948	5,661		933,765

Property Location: 19 SQUIER LANE | MAP ID: 22/ 1/ 1/G / | Bldg Name: | State Use: 1010

Vision ID: 102768 | Account # 102768 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 11/28/2016 14:56

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
KUDAS JACEK & SHARRY		2 Septic/Private		F Free Enterprise
				2 Rural - Residential
PO BOX 1070				
KENNEBUNKPORT, ME 04046				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:

House Color

CURRNT USE:
1ST YEAR
FMP EXPIRES

GIS ID: 102768

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	784,600	784,600
RES LAND	1010	173,100	173,100
Total		957,700	957,700

4512
KENNEBUNKPORT, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
KUDAS JACEK & SHARRY	14090/0414	05/19/2004	U	V	209,900	00
PORTER W TURNER JR	11784/0351	07/12/2002		V	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	784,600	2015	1010	784,600	2014	1010	784,60
2016	1010	173,100	2015	1010	173,100	2014	1010	173,10
	Total:	957,700		Total:	957,700		Total:	957,70

EXEMPTIONS

Year	Type	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	783,20
Appraised XF (B) Value (Bldg)	1,40
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	173,10
Special Land Value	
Total Appraised Parcel Value	957,70
Valuation Method:	
Exemptions	
Adjustment:	
Net Total Appraised Parcel Value	957,70

ASSESSING NEIGHBORHOOD

NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

LOT #7
SHAWMUT WOODS
06 COMP
BLUE

09 CHG GRADE/ABATE

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp	Date Comp.	Comments
05-108	05/19/2005	NC	New Construct	750,000		0		NEW 5 BD ROOM HOUSE
05BLP#9	04/19/2005		BLASTING PERMIT	30		0		BLASTING PERMIT
05SD#5	01/18/2005		GROWTH PERMIT	25		0		GROWTH PERMIT
04-392	11/19/2004	RS	Residential	30		0		CLEAR LOT

VISIT/ CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
08/11/2008	NC	02	Measur+2Visit - Info Ca
05/11/2006	DH	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.		C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	FE				40,000	SF	2.33	1.7500	8		1.00	200	1.00				1.00	4.08	163,20
1	1010	Single Family	FE				1.61	AC	5,000.00	1.7500	8		0.70	200	1.00				1.00	6,125.00	9,90

Total Card Land Units: 2.53 AC | Parcel Total Land Area: 2.53 AC | Total Land Value: 173,10

Property Location: 19 SQUIER LANE *MAP ID:* 22/ 1/ 1/G / *Bldg Name:* *State Use:* 1010

Vision ID: 102768 *Account #* 102768 *Bldg #:* 1 of 1 *Sec #:* 1 *of* 1 *Card* 1 *of* 1 *Print Date:* 11/28/2016 14:56

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	07		Good +10
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	14		Carpet
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	03		Central
Total Bedrooms	05		5 Bedrooms
Total Bthrms	5		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	11		11 Rooms
Bath Style	03		Modern
Kitchen Style	03		Modern

CONSTRUCTION DETAIL (CONTINUED)

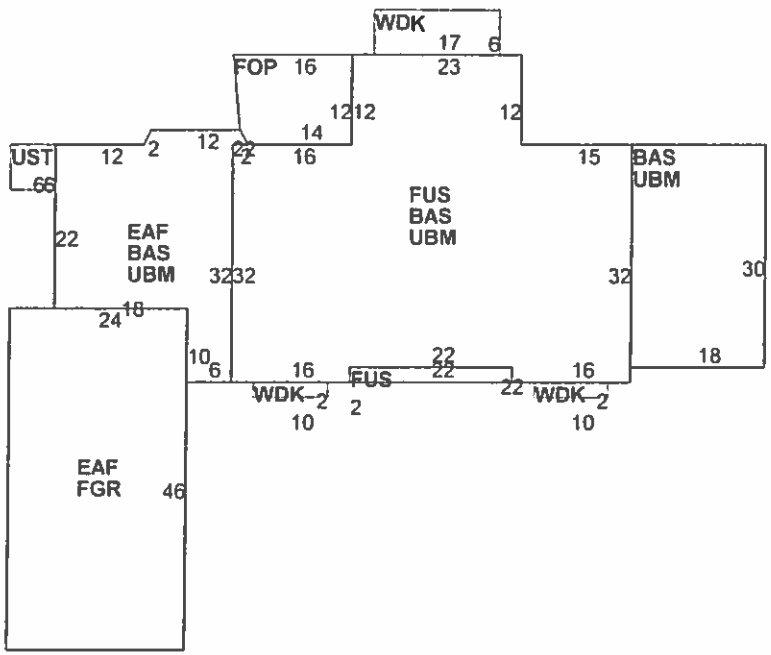
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	113.66
Replace Cost	807,416
AYB	2006
EYB	2006
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	3
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	97
Apprais Val	783,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

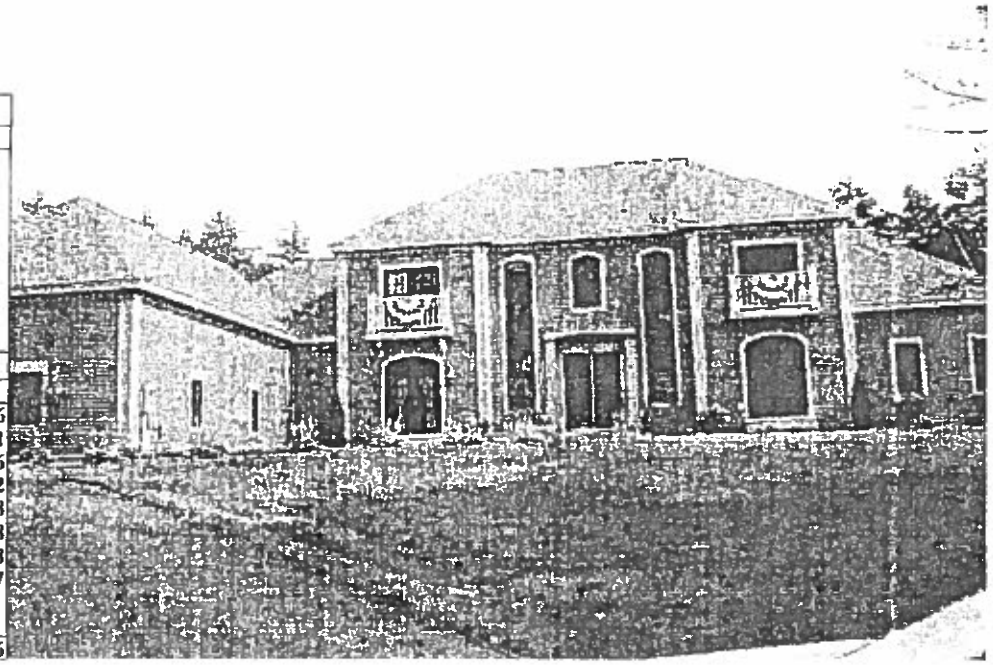


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL	FIREPLACE			B	1	1,400.00	2006		1		100	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	3,114	3,114	3,114	113.66	353,926
EAF	Attic, Expansion, Finished	859	1,718	859	56.83	97,631
FGR	Garage	0	1,104	442	45.50	50,236
FOP	Porch, Open, Finished	0	184	28	17.30	3,182
FUS	Upper Story, Finished	2,004	2,004	2,004	113.66	227,768
UBM	Basement, Unfinished	0	3,114	623	22.74	70,808
UST	Utility, Storage, Unfinished	0	36	13	41.04	1,478
WDK	Deck, Wood	0	142	21	16.81	2,387
	Ttl. Gross Liv/Lease Area:	5,977	11,416	7,104		807,416



Agenda Item Divider

109

Kennebunkport Public Health

December 20,2016

At: Kennebunkport Board of Selectmen
Laurie Smith Kennebunkport Town Manager

Please accept this generous donation of $100. from an anonymous donor.This gift is to be dedicated to the Kennebunkport Emergency Fuel Program.

Judy Barrett
Alison Kenneway

10a

Kennebunkport Public Health

December 20,2016

At: Kennebunkport Board of Selectmen
Laurie Smith Kennebunkport Town Manager

Please accept this generous donation of $20.00. from an anonymous donor. This gift is to be dedicated to the Kennebunkport Emergency Fuel Program.

Judy Barrett
Alison Kenneway

10b

Kennebunkport Public Health

December 22,2016

At: Kennebunkport Board of Selectmen
Laurie Smith Kennebunkport Town Manager

Please accept this generous donation of $2006.00. from the Church on the Cape This gift is to be dedicated to the Kennebunkport Emergency Fuel Program.

Judy Barrett
Alison Kenneway

CHURCH ON THE CAPE
McCLELLAND MUSIC FOUNDATION
PO BOX 7663
CAPE PORPOISE, ME 04014

52-7450/2112

204

DATE 12/19/16

PAY TO THE ORDER OF Kennebunkport Fuel Assistance Fund $ 2006.00

Two thousand sixty and x/100 DOLLARS

Kennebunk Savings

MEMO Winter 2016-17

Nelson L. Goodwin

0204

10c

KENNEBUNKPORT PUBLIC HEALTH

December 31, 2016

To: Kennebunkport Board of Selectmen
Laurie Smith, Kennebunkport Town Manager

Please accept this generous donation of $1,000 from Betsy Ames of Coldwell Banker Residential Brokerage. This gift is to be dedicated to the Kennebunkport Emergency Fuel Assistance Program.

Judy Barrett
Alison Kenneway.

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

SOLD ON Betsy and Jim

SOLD ON BETSY AND JIM, LLC
18 SCHOOL STREET
KENNEBUNKPORT, ME 04046-6131
207-967-5558

KENNEBUNK SAVINGS BANK
KENNEBUNK FINANCIAL CENTER
50 PORTLAND ROAD
KENNEBUNK, ME 04043

1073
52-7450/2112

12/29/2016

PAY TO THE ORDER OF Town Of Kennebunkport $ **1,000.00

One Thousand Only****** DOLLARS

Town Of Kennebunkport
PO Box 566
Kennebunkport, ME 04046

MEMO Donation to the town's Fuel Fund

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈ 33 007058 ⑈

10d

Kennebunkport Public Health

December 31,2016

At: Kennebunkport Board of Selectmen
Laurie Smith Kennebunkport Town Manager

Please accept this generous donation of $360.30 from Nonantum's Prelude Cookie Walk. This gift is to be dedicated to the Kennebunkport Emergency Fuel Program.

Judy Barrett
Alison Kenneway

SEASIDE HOTEL ASSOC LTD PARTNERSHIP
NONANTUM RESORT
C/O GINN REAL ESTATE
220 MAINE MALL RD.
SOUTH PORTLAND, ME 04106

3775

51-7218/2211
B0402

DATE 12-27-16

PAY TO THE ORDER OF KENNEBUNKPORT PUBLIC HEALTH $360.30

THREE HUNDRED SIXTY AND 30/100 DOLLARS

People's United Bank
peoples.com

FOR FUEL ASSISTANCE FUND

[redacted]

Agenda Item Divider

11

JOHN R. & CARTER A. BRYAN CHARITABLE TRUST

6345 RIDGEWAY ROAD
RICHMOND, VIRGINIA 23226

December 1, 2016

Mrs. Carol Cook, Director of Parks & Recreation
c/o Town of Kennebunkport
P.O. Box 566
Kennebunkport, ME 04046

Re: 2016 Donation

Dear Carol:

The John R. and Carter A. Bryan Charitable Trust is pleased to support Kennebunkport's Parks & Recreation program again this year. Each year we receive many requests for support and we give each request our greatest consideration.

It is with great pleasure that we make a donation this year in the amount of $2,500. We hope our donation will help the town with either its playground projects or any other Parks & Recreation program needs.

The mission of Kennebunkport's Parks & Recreation program is an important one and we wish you all the best in your continued efforts in fulfilling that mission.

Sincerely,

John R. Bryan

John R. Bryan, Trustee

JOHN R. AND CARTER A. BRYAN 12-03
CHARITABLE TRUST
6345 RIDGEWAY RD.
RICHMOND, VA 23226

682/510
1000004878277

1367

DATE 12/1/16

PAY TO THE ORDER OF Kennebunkport Parks & Recreation $ 2,500.00

two thousand & five hundred dollars 00/100 DOLLARS

SUNTRUST ACH RT 061000104

MEMO 2016 donation

John R. Bryan

⑆061000104⑆ 1367

Agenda Item Divider

129

TOWN OF KENNEBUNKPORT, MAINE

~ INCORPORATED 1653 ~

MAINE'S FINEST RESORT

Kerry Bogdan
FEMA Region I Senior Engineer
99 High Street 6th Floor
Boston, MA 02110

January 4th, 2017

Dear Kerry,

Thanks for taking the time to discuss the latest York County Flood Maps with me last month. As part of our discussion it is my understanding that FEMA intends to schedule public outreach meetings only after the Letters of Final Determination (LFD) have been issued. I am formally requesting that the public meeting date for Kennebunkport be scheduled between the issuance of the preliminary maps and the start of the official appeal period. It is my belief that having the public meeting after the LFD has been issued will result in significant public outcry. Property owners should be given the opportunity to discuss their questions and concerns with FEMA and their elected officials before the start of the official appeal period. It will be difficult for there to be constructive conversations should the public meetings occur after any appeals can be filed or changes made. Please pass this request along to anyone who may be involved in this decision process.
Thank you for your consideration.

Sincerely,

Werner Gilliam

Werner Gilliam, CFM
Director of Planning and Development
Town of Kennebunkport

CC:
Laurie Smith, Town Manager
Bonita Pothier, Regional Representative for Senator Angus King
Alex Pelczar, Regional Representative for Senator Susan Collins

6 Elm Street, P.O. Box 566, Kennebunkport, Maine 04046 • Tel: (207) 967-4243 Fax: (207) 967-8470