



TOWN OF CAPE ELIZABETH, MAINE

**2018 COMMITMENT REPORT
FISCAL YEAR 2019**

**CLINTON J. SWETT, CMA
ASSESSOR**

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TOWN OF CAPE ELIZABETH

Assessing, Codes & Planning
PO Box 6260
320 Ocean House Road
Cape Elizabeth, Maine 04107-0060

Phone (207) 799-1619
Email: Clinton.Swett@capeelizabeth.org

August 3, 2018

To: The Honorable Council Chair, Members of the Town Council, Town Manager, and Town Clerk of the Town of Cape Elizabeth, Maine.

Subject: 2018 Commitment Report

Attached you will find the 2018 Commitment Report for the Town of Cape Elizabeth. The various forms and certifications set forth how the property tax rate is set and the overlay is arrived at. The Assessor's Certification and Certificate show the distribution of property tax revenue by the broad categories required by the Maine Revenue Services. The Municipal Valuation Report and Valuation Analysis Report set forth the Valuation statistics for the Town, including all exempt properties. These reports make up the basis for meeting all of the reporting requirements of the Maine Revenue Service and the County Commissioners.

In the back of the report I have included information such as the statutorily required language stating the amount by which the taxpayer's tax has been reduced by the distribution of state-municipal revenue sharing, reimbursement for the Homestead Exemption, and State aid for education. Additionally, it includes the maximum allowable interest rate for overdue taxes, Portland Water District assessment, and the Ratio Declaration and Reimbursement Application to Maine Revenue Services. This additional data is intended to serve as source material employed in the determination of the 2018-2019 property tax mill rate.

If you have any questions regarding any of the information contained in these reports, please contact the Assessor.

Sincerely,

Clinton J. Swett, CMA #722
Cape Elizabeth, Maine, Town Assessor



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August 3, 2018

To: The Honorable Council Chair, Members of the Town Council, Town Manager, and Town Clerk of the Town of Cape Elizabeth, Maine.

Subject: 2018 – 2019 Tax Rate Composition and Percentage Breakdown.

Dear Honorable Council Chair, Council Members, and Town Manager:

As a result of the annual valuation analysis of the Town of Cape Elizabeth's taxable properties, I am setting the tax rate at \$19.02 per thousand dollars of valuation for fiscal year 2019.

The town's certified ratio, as reported to Maine Revenue Services, for fiscal year 2018 is 89%; this is based on the ratio of ASSESSED value versus SALE prices. The silver-lining is that sales are strong, unfortunately, we have to adjust our exemptions by 89%. Homestead Exemptions are \$17,800, Veterans/Widow Exemptions are \$5,300 and Blind Exemptions are \$3,600 in reduced taxable value.

This tax rate will be applied in the following manner:

| | | <u>Mil Rate</u> | <u>Taxes</u> |
|---|-------------------------|-----------------|----------------------|
| Taxable valuation & revenue | \$ 1,716,471,800 | 0.01902 | \$ 32,647,294 |
| Homestead Exemption Revenue from State | \$ 24,397,125 | 0.01902 | \$ 464,033 |
| Business Equipment Exempt Revenue | \$ 587,550 | 0.01902 | \$ 11,175 |
| Total Assessed Valuation & Tax Revenue | \$ 1,741,456,475 | 0.01902 | \$ 33,122,502 |

Taxes to be raised:

| | |
|---|----------------------|
| Gross Appropriations (from Budget): | \$ 39,506,414 |
| Less non-tax revenues: | \$ (6,809,282) |
| Net minimum to be raised by taxes: | \$ 32,697,132 |
| Plus Overlay (covering abatements and un-collectables): | \$ 425,370 |
| Net to be raised by taxes: | \$ 33,122,502 |

Taxes are committed to the Tax Collector on August 3, 2018, and the tax bills will be mailed out on or around August 17, 2018. The due date for tax payments will be October 1, 2018 and April 1, 2019, with a late interest rate of 8% per annum (as mandated by the State). The last date for appeals would be February 4, 2019 (185 days after commitment date).

Sincerely,

Clinton J. Swett, CMA #722
Cape Elizabeth, Maine, Town Assessor



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August 3, 2018

To: The Honorable Council Chair, Members of the Town Council, Town Manager, and Town Clerk of the Town of Cape Elizabeth, Maine.

Subject: 2018 – 2019 Tax Rate Composition and Percentage Breakdown.

Dear Honorable Council Chair, Council Members, and Town Manager:

The 2018-2019 Tax rate has been set at \$19.02 per thousand dollars of assessed valuation. This rate is set for fiscal year 2019.

With the establishment of a tax rate there are many questions as to the composition and percentage breakdown of the rate by which a property is taxed. I have done a complete breakdown by consolidating municipal, County, and school departments. This breakdown is identified below, and contains the tax rate per grouping and the relationship of each rate as a percentage of the overall tax rate.

| Tax Rate Composition and Percentage Breakdown | 2019 Budget Amt | Percentage | Rate |
|--|------------------------|-------------------|-----------------|
| Town Services | \$ 7,336,367 | 22% | \$ 4.28 |
| County Assessment | \$ 1,376,569 | 4% | \$ 0.80 |
| School Department | \$ 23,623,299 | 72% | \$ 13.77 |
| Homestead Exemption | \$ 300,000 | 1% | \$ 0.17 |
| Total | \$ 32,636,235 | 100% | \$ 19.02 |

This information is supplied as an additional source of data on the composition of the tax rate for the Town of Cape Elizabeth. I hope that it is useful in discussions and in gaining a stronger understanding of the property tax rate.

Sincerely,

Clinton J. Swett, CMA #722
Cape Elizabeth, Maine, Town Assessor



Cape Elizabeth Town Council Minutes

DRAFT Monday, May 14, 2018

7:00 p.m. Cape Elizabeth Town Hall

Council Chambers

Jessica L. Sullivan, Chairman
James M. "Jamie" Garvin
Caitlin R. Jordan
Penelope A. Jordan
Sara W. Lennon
Valerie A. Randall
Christopher M. Straw

The meeting was convened by Town Council Chairman Jessica L. Sullivan at 7:00 p.m.

The Pledge of Allegiance to the Flag

Roll Call by the Town Clerk

All members of the town council were present.

Debra M. Lane, Town Clerk
Matthew E. Sturgis, Town Manager

Town Council Reports and Correspondence

Councilor Penelope Jordan announced the Comprehensive Plan Committee will hold a public forum on June 6 – more details to follow. Citizens are encouraged to continue answering the online questions.

Chairman Sullivan noted two letters received from Gary Cummings, 36 Richmond Terrace relating to the school budget.

Review and Discussion – Fiscal Year 2017 Audit Results

Jennifer Connors of Runyon Kersteen Ouellette was present to review the steps taken to correct items identified as significant deficiencies and actions to insure ongoing remediation. The timing of the audit has been changed from mid-July to mid-August providing staff time to reconcile the June bank statement and process year-end adjustments. Identifying capital projects has been addressed. The auditor has provided a new spreadsheet for staff to track projects while in progress.

Mr. Sturgis mentioned he is contemplating closing the tax office to the public at noon on Friday, June 29. This will enable staff to close the fiscal year and start anew on Monday, July 2.

Finance Committee Report

Councilor Garvin, Finance Chairman and Town Manager Sturgis reviewed the financial dashboard and revenues and expenditures to date.

Citizen Opportunity for Discussion of Items Not on the Agenda

None

**Page 2 Town Council Minutes
May 14, 2018**

Town Manager's Monthly Report

Town Manager's Report
May 14, 2018

In light of the evening's lengthy agenda, I will keep tonight's Manager's Report brief.

The Cape Elizabeth Police held a drug take back day on April 28th, where unused and unwanted medications were collected to be disposed of properly. This is always a very successful event which resulted in 194.5 pounds of unwanted medications brought back for proper disposal.

Public works is extremely busy with street sweeping, and they are continuing to address spring cleanup.

The combined stormwater overflow project to eliminate the illicit connections to the storm sewer has been extremely successful. The project has resulted in 37 illicit connections being properly connected and the project will be completed this week.

If you have visited Fort Williams Park you will notice the pedestrian improvements at the picnic shelter parking lot are complete and look great, and the retaining wall on the battery is progressing.

This past Saturday 400 vehicles came to participate in the household hazardous waste event at the recycling center. This is also very popular and provides the opportunity to dispose of unwanted materials that are generally difficult to dispose of.

Finally, as we arrive at the end of the budget process I would like to express my gratitude to all of the Town departments and department heads for helping in the crafting of the Town budget. The town is blessed with some of the best department heads in the state and their work is reflected in the town budget.

Matthew E. Sturgis, Town Manager

Review of Draft Minutes of April 9, 2018 and Special Meetings held on May 1 and May 7, 2018

Moved by Christopher M. Straw and Seconded by Caitlin R. Jordan

ORDERED, the Cape Elizabeth Town Council approves the minutes of the meeting held on April 9, 2018 with the following amendments to the draft:

Page 2

Janet Villiotte, 7 Montgomery Terrace sent an email to the town council on April 8, relating to ~~"concerns about financial mismanagement, administrative mismanagement and lack of transparency by the Cape Elizabeth School Board."~~ A public meeting with the school board is requested to address the concerns. See attachment.

Strike the attachment of the memo.

Terri Patterson, 15 Surf Road stated she has been involved with many committees over the years and has a good sense of how things work. Thank you to Janet Villiotte for her research. ~~Citizens need to be involved and voice their concerns. The facts in the memo don't tell the full story. She feels the tone of the memo was harsh and somewhat insulting, aggressive and accusatory.~~

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May 14, 2018**

Moved by Christopher M. Straw and Seconded by Penelope A. Jordan

ORDERED, the Cape Elizabeth Town Council tables the minutes of the meeting held on April 9, 2018 pending discussion at an upcoming workshop of what documents/correspondence should be included in the minutes and how public comments at a meeting are documented.

(7 yes) (0 no)

Moved by Valerie A. Randall and Seconded by Penelope A. Jordan

ORDERED, the Cape Elizabeth Town Council approves the minutes of the special meeting held on May 1, 2018 as presented.

(7 yes) (0 no)

Moved by Sara W. Lennon and Seconded by James M. Garvin

ORDERED, the Cape Elizabeth Town Council approves the minutes of the special meeting held on May 7, 2018 with the following name and address corrections:

Page 2 Complete the address - Stella Crawford – 470 Mitchell Road

Page 2 Correct the first name - Sarah Shapiro-Hunt should be Sandy Shapiro-Hunt

Page 3 Complete the last name – Tara should be Tara Simopoulos

(7 yes) (0 no)

Item ##71 – 76 Tabled from May 7, 2018

Moved by Caitlin R. Jordan and Seconded by James M. Garvin

ORDERED, the Cape Elizabeth Town Council removes Item ##71 – 76 from the table from May 7, 2018.

(7 yes) (0 no)

Item #71-2018 Municipal Budget Approval

Intro – Mr. Sturgis

Moved by Caitlin R. Jordan and Seconded by Penelope A. Jordan

ORDERED, The Cape Elizabeth Town Council, having held a public hearing on Monday, May 7, 2018 does hereby adopt the municipal budget for Fiscal Year 2019 and hereby makes the following gross appropriations for each listed department as presented.

(5 yes) (2 no Councilors Randall and Sullivan)

| | Expenditures by Department | Budget FY 2019 |
|-----|----------------------------|----------------|
| 110 | ADMINISTRATION | \$ 619,268 |
| 120 | ASSESSING/CODES PLANNING | \$ 394,897 |
| 130 | TOWN COUNCIL | \$ 500 |
| 135 | LEGAL AND AUDIT | \$ 110,000 |
| 140 | ELECTIONS | \$ 38,576 |
| 150 | BOARDS AND COMMISSIONS | \$ 19,506 |

| | | | |
|-----|--|----|-----------|
| 530 | PUBLIC INFORMATION | \$ | 65,409 |
| | Subtotal General Government | \$ | 1,248,156 |
| 160 | INSURANCE | \$ | 108,000 |
| 170 | EMPLOYEE BENEFITS/HR SUPPORT | \$ | 1,429,500 |
| 180 | DEBT SERVICE | \$ | 1,365,841 |
| 520 | CONTRIBUTIONS | \$ | 120,414 |
| 710 | INTERGOVT. ASSESSMENTS | \$ | 77,624 |
| | Subtotal-Nondistributed | \$ | 3,101,379 |
| 210 | POLICE DEPARTMENT | \$ | 1,477,465 |
| 215 | ANIMAL CONTROL | \$ | 25,620 |
| 220 | PUBLIC SAFETY COMMUNICATIONS | \$ | 192,593 |
| 225 | WETeam | \$ | 24,392 |
| 230 | FIRE DEPARTMENT | \$ | 460,212 |
| 235 | FIRE POLICE UNIT | \$ | 14,204 |
| 240 | MISC. PUBLIC PROTECTION | \$ | 160,158 |
| 250 | EMERGENCY PREPAREDNESS | \$ | 4,986 |
| | Subtotal-Public Safety | \$ | 2,359,630 |
| 310 | PUBLIC WORKS | \$ | 1,315,779 |
| 320 | REFUSE DISPOSAL/RECYCLING | \$ | 517,068 |
| | Subtotal-Public Works | \$ | 1,832,847 |
| 410 | HUMAN SERVICES | \$ | 53,995 |
| 510 | LIBRARY | \$ | 547,306 |
| 600 | FACILITIES MANAGEMENT | \$ | 255,482 |
| 610 | TOWN HALL | \$ | 23,141 |
| 615 | LIBRARY BUILDING | \$ | 42,328 |
| 620 | TOWN CENTER FIRE STATION | \$ | 25,372 |
| 621 | COMMUNITY CENTER BUILDING | \$ | 74,950 |
| 622 | DONALD RICHARDS POOL FACILITY | \$ | 224,157 |
| 630 | POLICE STATION | \$ | 54,616 |
| 631 | CAPE COTTAGE FIRE STATION | \$ | 6,735 |
| | Subtotal-Facilities | \$ | 706,781 |
| 633 | COMMUNITY SERVICES ADMINISTRATION | \$ | 274,363 |
| 634 | FITNESS CENTER | \$ | 61,888 |
| 635 | RICHARDS POOL PROGRAMS | \$ | 231,724 |
| 636 | COMMUNITY SVCS ADULT PROGRAMS | \$ | 119,614 |
| 637 | COMMUNITY SERVICES YOUTH PROGRAMS | \$ | 419,799 |

| | | | |
|-----|-------------------------------|----|-----------|
| 638 | CAPE CARE | \$ | 138,467 |
| 640 | PARKS & TOWN LANDS | \$ | 109,103 |
| 641 | SCHOOL GROUNDS | \$ | 170,678 |
| 645 | FORT WILLIAMS PARK | \$ | 236,352 |
| 660 | TREES | \$ | 25,613 |
| | Subtotal-Parks and Recreation | \$ | 1,787,601 |
| 715 | CAPITAL PROJECTS | \$ | 741,900 |

Item #72- 2018 School Budget Approval

Opportunity for Public Comment

John Christie, 6 Albion Road, former member of the school board said the increase is consistent with school budget increases of the last 10 years. Even with varied state funding (increases and decreases) funding from the state, the school board is providing steady and consistent funding - something the legislature should be doing. The state provides volatile funding.

Katherine Ray, 532 Spurwink Avenue former member of the school board and town council asked the town council to not rubber stamp the school budget; think of the town as a whole. If the school board wants a resource officer it should be decided and funded in the school budget. Enrollments are going down and budgets going up -- very concerning. Will be voting against the school budget but not because of lack of support for the schools.

Tom Dunham, 11 Becky's Cove Road is troubled with the \$249,000 for the feasibility study. There needs to be a town-wide discussion on the possible expenditure of \$27M. Can you imagine what the cost will be to fund the bond? Will vote no on the school budget.

Chris Sutherland, 379 Spurwink Avenue, Westbrook High School teacher. Ponder the implications. There is no leadership from Augusta; pressure is on districts for leadership and funding. Understand as a governmental body you are sending a message to teachers in your own and other districts.

Tim Thompson – 6 Pine Ridge Road is pleased the student resource officer passed. Safety is driving the need for a feasibility study. Need to get a better process in place with a project of this size. With the difficult year could the study be pushed off a year? 10% increase is going to be a real challenge. Need to better understand why Cape Elizabeth is \$4,854 over what the EPS formula calls for.

Heather Altenburg, 31 Olde Colony Lane, member of the school board said the number \$27M for school renovations doesn't exist - it's not what we are talking about. We're talking about a feasibility study that is necessary and essential to determine the needs. There is a dire need to do work in the schools and address safety. This is inevitable, putting off will cost more.

David Plimpton, 1000 Sawyer Road has already emailed the council. The cart is before the horse. There was a CIP process in 2014 looking at CIP for 2016-2024. Why weren't the safety issues addressed in the 2016 \$1.75M bond? The town pays for the bond. If the school board wants a CIP process, they should ask the council to authorize a study or bond. The \$250,000 feasibility study and \$60,000 custodial position should be removed from the budget. Will be voting against the budget.

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May 14, 2018**

John Voltz, 33 Philip Road, member of the school board said people ask how did we get here – why is the budget increase so high? This is not a one-year issue. Funding has been taken from unassigned fund balance – can't do that every year. There hasn't been major work done on the schools for about 20 years – the problems have been ignored. Come see what the schools look like. Augusta doesn't believe in what we are doing – do we? I do.

Kimberly Carr, 19 Rock Crest Drive, member of the school board said we show a devalue of education if the budget isn't funded. The proposed budget provides for what has been provided for. Hopefully we can find other resources to fund the school budget.

Jana Zimmerman, 81 Oakhurst Road said the schools have declined and places can be shown that are unsafe and need to be addressed. Safety measures are needed. Some spaces don't provide a proper space to learn.

Moved by Caitlin R. Jordan and Seconded by Sara W. Lennon

ORDERED, the Cape Elizabeth Town Council approves the school budget as recommended by the school board for a total appropriation of \$25,641,276.

Moved by Caitlin R. Jordan and Seconded by Sara W. Lennon

ORDERED, the Cape Elizabeth Town Council amends the motion to include the following categories ##1 – 8 relating to the school budget.

(7 yes) (0 no)

1. ORDERED: **Cost Center Summary.** That the Town of Cape Elizabeth appropriate the following:

| | |
|--------------------------------|-----------------------------|
| Regular Instruction | <u>\$ 12,268,865</u> |
| Special Education | <u>\$ 3,377,782</u> |
| Career and Technical Education | <u>\$ 0</u> |
| Other Instruction | <u>\$ 886,866</u> |
| Student and Staff Support | <u>\$ 2,626,017</u> |
| System Administration | <u>\$ 763,056</u> |
| School Administration | <u>\$ 1,163,413</u> |
| Transportation | <u>\$ 820,343</u> |
| Facilities Maintenance | <u>\$ 3,180,055</u> |
| Debt Service | <u>\$ 492,050</u> |
| All Other Expenditures | <u>\$ 62,829</u> |
| Total Appropriations | <u>\$25,641,276</u> |

2. ORDERED: **State/Local EPS Funding Allocation.** That the Town of Cape Elizabeth appropriate **\$16,812,487** for the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act and that the Town of Cape Elizabeth raise **\$15,566,076** as the Town's contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act in accordance with the Maine Revised Statutes, Title 20-A, section 15688.

Explanation: The Town's contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act is the amount of money determined by state law to be the minimum amount that the Town must raise in order to receive the full amount of state dollars.

3. ORDERED: **Non-State Funded Debt Service**. That the Town of Cape Elizabeth raise and appropriate **\$492,050** for the annual payments on debt service previously approved by the legislative body for non-state-funded school construction projects, or non-state funded portions of school construction projects in addition to the funds appropriated as the local share of the Town's contribution to the total cost of funding public education from kindergarten to grade 12.

Explanation: Non-state-funded debt service is the amount of money needed for the annual payments on the Town's long-term debt for major capital school construction projects that are not approved for state subsidy. The bonding of this long-term debt was previously approved by the voters or other legislative body.

4. ORDERED: **Food Service Transfer**. That the Town of Cape Elizabeth raise and appropriate **\$62,829** to transfer to the Food Service Program.

Explanation: Monies raised for Food Service are not to be included in the calculation of the Local Additional Funds article because they are outside of the State's Essential Programs and Services funding model.

5. ORDERED: **Additional Local Funds**. That the Town of Cape Elizabeth raise and appropriate **\$7,751,344** in additional local funds, which exceeds the State's Essential Programs and Services funding model by **\$7,751,344** as required to fund the budget recommended by the school board.

The School Board recommends an appropriation which exceeds the State Essential Program and Services model for the following reasons:

The state's funding model does not support all of the costs for K-12 education. It includes only those costs considered essential by the state's Essential Programs and Services (EPS) model.

Explanation: The additional local funds are those locally raised funds over and above the Town's local contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act and local amounts raised for the annual payment on non-state-funded debt service that will help achieve the Town's budget for educational programs.

6. ORDERED: **Total School Budget Summary**. That the Town of Cape Elizabeth authorizes the School Board to expend **\$25,641,276** for the fiscal year beginning July 1, 2018 and ending June 30, 2019 from the Town's contributions to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act, non-state-funded school construction projects, additional local funds for school purposes under the Maine Revised Statutes, Title 20-A, section 15690, unexpended balances, tuition receipts, state subsidy and other receipts for the support of schools.
7. ORDERED: **Special Funds**. That the Town of Cape Elizabeth authorizes the School Board to expend sums as may be received from federal or state grants or programs or other sources during the fiscal year for school purposes, provided that such grants, programs, or other sources do not require the expenditure of other funds not previously appropriated.

8. ORDERED: Changes in Anticipated State Subsidy (50% to reduce taxes/50% to fund balance): That in the event the Town receives more state general purpose aid for education than the \$1,246,411 amount included in the school budget, the Town shall use 50% of the extra amount to reduce the amount of taxes raised for the school budget, and 50% to supplement the school department unassigned fund balance; and that in the event the amount of that state aid is less than the amount included in the school budget, the Town Treasurer shall execute a journal entry in the amount of any shortfall to be debited from.

Original Motion as Amended: (3 yes) (4 no Councilors Garvin, Penelope Jordan, Randall and Sullivan)

Moved by Sara W. Lennon and Seconded by Christopher M. Straw

ORDERED, the Cape Elizabeth Town Council approves the school budget for a total appropriation of \$25,392,276 and categories ##1 – 8 relating to the school budget as follows:
(6 yes) (1 no Councilor Caitlin Jordan)

1. ORDERED: **Cost Center Summary**. That the Town of Cape Elizabeth appropriate the following:

| | |
|--------------------------------|----------------------|
| Regular Instruction | <u>\$ 12,268,865</u> |
| Special Education | <u>\$ 3,377,782</u> |
| Career and Technical Education | <u>\$ 0</u> |
| Other Instruction | <u>\$ 886,866</u> |
| Student and Staff Support | <u>\$ 2,626,017</u> |
| System Administration | <u>\$ 763,056</u> |
| School Administration | <u>\$ 1,163,413</u> |
| Transportation | <u>\$ 820,343</u> |
| Facilities Maintenance | <u>\$ 3,180,055</u> |
| Debt Service | <u>\$ 492,050</u> |
| All Other Expenditures | <u>\$ 62,829</u> |

Total Appropriations

Amount Proposed by School Committee: \$25,641,276
Amount Approved by the Town Council and Submitted to Voters: \$25,392,276

The amount adopted by the town council is the amount submitted to the voters at referendum. If the council has changed the total budget recommended by the school committee, and that change is approved at referendum, the school committee shall adjust the individual cost center lines as provided by 20-A M.R.S.A. §2307.

2. ORDERED: **State/Local EPS Funding Allocation**. That the Town of Cape Elizabeth appropriate **\$16,812,487** for the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act and that the Town of Cape Elizabeth raise **\$15,566,076** as the Town's contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act in accordance with the Maine Revised Statutes, Title 20-A, section 15688.

Explanation: The Town's contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act is the amount of money determined by state law to be the minimum amount that the Town must raise in order to receive the full amount of state dollars.

3. ORDERED: **Non-State Funded Debt Service**. That the Town of Cape Elizabeth raise and appropriate **\$492,050** for the annual payments on debt service previously approved by the legislative body for non-state-funded school construction projects, or non-state funded portions of school construction projects in addition to the funds appropriated as the local share of the Town's contribution to the total cost of funding public education from kindergarten to grade 12.

Explanation: Non-state-funded debt service is the amount of money needed for the annual payments on the Town's long-term debt for major capital school construction projects that are not approved for state subsidy. The bonding of this long-term debt was previously approved by the voters or other legislative body.

4. ORDERED: **Food Service Transfer**. That the Town of Cape Elizabeth raise and appropriate **\$62,829** to transfer to the Food Service Program.

Explanation: Monies raised for Food Service are not to be included in the calculation of the Local Additional Funds article because they are outside of the State's Essential Programs and Services funding model.

5. ORDERED: **Additional Local Funds**. That the Town of Cape Elizabeth raise and appropriate **\$7,502,344** in additional local funds, which exceeds the State's Essential Programs and Services funding model by **\$7,502,344** as required to fund the budget recommended by the school board.

The School Board recommends an appropriation which exceeds the State Essential Program and Services model for the following reasons:

The state's funding model does not support all of the costs for K-12 education. It includes only those costs considered essential by the state's Essential Programs and Services (EPS) model.

Explanation: The additional local funds are those locally raised funds over and above the Town's local contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act and local amounts raised for the annual payment on non-state-funded debt service that will help achieve the Town's budget for educational programs.

6. ORDERED: **Total School Budget Summary**. That the Town of Cape Elizabeth authorizes the School Board to expend **\$25,392,276** for the fiscal year beginning July 1, 2018 and ending June 30, 2019 from the Town's contributions to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act, non-state-funded school construction projects, additional local funds for school purposes under the Maine Revised Statutes, Title 20-A, section 15690, unexpended balances, tuition receipts, state subsidy and other receipts for the support of schools.
7. ORDERED: **Special Funds**. That the Town of Cape Elizabeth authorizes the School Board to expend sums as may be received from federal or state grants or programs or other sources during the fiscal year for school purposes, provided that such grants, programs, or other sources do not require the expenditure of other funds not previously appropriated.

**Page 10 Town Council Minutes
May 14, 2018**

8. **ORDERED:** Changes in Anticipated State Subsidy (50% to reduce taxes/50% to fund balance): That in the event the Town receives more state general purpose aid for education than the \$1,246,411 amount included in the school budget, the Town shall use 50% of the extra amount to reduce the amount of taxes raised for the school budget, and 50% to supplement the school department unassigned fund balance; and that in the event the amount of that state aid is less than the amount included in the school budget, the Town Treasurer shall execute a journal entry in the amount of any shortfall to be debited from.

Moved by James M. Garvin and Seconded by Caitlin R. Jordan

ORDERED, the Cape Elizabeth Town Council suspends the Town Council Rules to take up new items after 10:00 p.m.

(7 yes) (0 no)

Item #73-2018 Approval of Cumberland County Assessment

Moved by Caitlin R. Jordan and Seconded by Penelope A. Jordan

ORDERED, The Cape Elizabeth Town Council, having held a public hearing on Monday, May 7, 2018 does hereby approve for inclusion in the Fiscal Year 2019 budget the assessment from Cumberland County for 2019 amounting to \$1,392,240.

(7 yes) (0 no)

Item #74-2018 Approval of Local Homestead Exemption Funds

Moved by Caitlin R. Jordan and Seconded by Sara W. Lennon

ORDERED, The Cape Elizabeth Town Council, having held a public hearing on Monday, May 7, 2018 does hereby approve for inclusion in the Fiscal Year 2019 budget the amount of \$300,000 for the local share of homestead exemptions.

(7 yes) (0 no)

Item #75-2018 Property Tax Levy Limit

Moved by Caitlin R. Jordan and Seconded by Sara W. Lennon

ORDERED, The Cape Elizabeth Town Council in accordance with Title 30-A MRSA Section 5721-A the Town of Cape Elizabeth hereby increases the property tax levy limit for municipal services to \$7,456,365.

(7 yes) (0 no)

Item #76-2018 Proposed FY 2019 General Fund Budget Summary Motion

Moved by Caitlin R. Jordan and Seconded by Sara W. Lennon

ORDERED, the Cape Elizabeth Town Council, having held a public hearing on Monday, May 7, 2018, does hereby adopt the General Fund Budget for Fiscal Year 2019 with gross expenditures of \$39,452,890, and gross revenues of \$6,800,984 and with the amount of \$32,651,906 to be raised from taxation, and to fix Monday, October 1, 2018, and Monday, April 1, 2019 as the dates upon each of which one-half of such tax is due and payable, with interest to accrue upon taxes due and unpaid after each such date at the rate of eight percent (8.00%) per annum. In accordance with 36 M.R.S.A. Section 506, the Tax Collector and Town Treasurer are authorized to accept prepayment or decline prepayment of taxes not yet committed or prior to any due date and pay no interest thereon. In accordance with 36 M.R.S.A. Section 506-A, a taxpayer who pays an amount accepted by the tax collector and town treasurer in excess of that finally assessed shall be repaid the amount of

overpayment plus interest from the date of overpayment at the minimum annual rate per annum set by the State of Maine.
(7 yes) (0 no)

| | FY 2018 | FY 2019 | \$ Change | % Change |
|---|---------------|------------------|-----------------|----------------|
| | BUDGET | BUDGET | FY 18 to FY 19 | FY 18 to FY 19 |
| EXPENDITURES | | | | |
| TOTAL MUNICIPAL | \$ 12,137,599 | \$ 12,368,374 | \$ 230,775 | 1.9% |
| COUNTY ASSESSMENT | \$ 1,331,050 | \$ 1,392,240 | \$ 61,190 | 4.6% |
| Local Homestead Exemption | \$ 375,630 | \$ 300,000 | \$ (75,630) | -20.1% |
| SCHOOL DEPARTMENT | \$ 24,879,013 | \$ 25,392,276 | \$ 513,263 | 2.1% |
| | \$ 38,723,292 | \$ 39,452,890 | \$ 729,598 | 1.9% |
| REVENUE | | | | |
| TOTAL MUNICIPAL | \$ 4,938,670 | \$ 5,032,007 | \$ 93,337 | 1.9% |
| SCHOOL DEPARTMENT | \$ 3,332,211 | \$ 1,768,977 | \$ (1,563,234) | -46.9% |
| TOTAL | \$ 8,270,881 | \$ 6,800,984 | \$ (1,469,897) | -17.8% |
| NET TO TAXES | | | | |
| TOWN SERVICES | \$ 7,198,929 | \$ 7,336,367 | \$ 137,438 | 1.9% |
| Local Homestead Exemption | \$ 375,630 | \$ 300,000 | \$ (75,630) | -20.1% |
| COUNTY ASSESSMENT | \$ 1,331,050 | \$ 1,392,240 | \$ 61,190 | 4.6% |
| SCHOOL DEPARTMENT | \$ 21,546,802 | \$ 23,623,299 | \$ 2,076,497 | 9.6% |
| TOTAL | \$ 30,452,411 | \$ 32,651,906 | \$ 2,199,495 | 7.2% |
| TAX RATES (Rounded to nearest ¢) | | | | |
| Local Homestead Exemption | \$ 0.22 | \$ 0.18 | \$ (0.05) | -20.6% |
| TOTAL MUNICIPAL | \$ 4.25 | \$ 4.31 | \$ 0.06 | 1.4% |
| COUNTY ASSESSMENT | \$ 0.79 | \$ 0.82 | \$ 0.03 | 4.0% |
| SCHOOL DEPARTMENT | \$ 12.74 | \$ 13.88 | \$ 1.14 | 8.9% |
| TOTAL | \$ 18.00 | \$ 19.18 | \$ 1.18 | 6.6% |
| TAX RATE VALUATION BASIS | 1,692,995,900 | \$ 1,702,025,100 | \$ 9,029,200.00 | 0.5% |

Item #86-2018 Discussion of Citizens' Concerns Relating to the Management of the School Department

Opportunity for Public Comment

Tom Dunham, 11 Becky's Cove Lane attended the school board meeting last week and was totally underwhelmed by the behavior of the school board. The thoughts of David Plimpton are apropos. The school board should apologize to Janet Villiotte for their behavior.

Councilor Straw disclosed his wife is on the school board.

Tim Thompson, 6 Pine Ridge Road the council made a giant step forward with the concession of reducing the school budget by \$249,000. It will make it easier, although still difficult, to get the school budget passed. Some of the buzz around town could be dispelled if the planned workshop is with the school board is held and questions are answered.

John Voltz, 33 Philip Road, member of the school board said the school board chairman has responded to the citizen memorandum and no comments or questions have been received by anyone since the meeting a week ago. So as far as the school board is concerned there are no outstanding questions.

Janet Villiotte, 7 Montgomery Terrace said "I was the citizen as you all know who was addressed at the school board meeting last week." "The manner in which I was addressed publically and on camera would not warrant me feeling comfortable to respond to the email that I received."

Moved by Caitlin R. Jordan and Seconded by Christopher M. Straw

ORDERED, the Cape Elizabeth Town Council requests a joint workshop with the school board to discuss budgetary processes, the one-town concept and collaborative efforts on making the town better.

Moved by Caitlin R. Jordan and Seconded by Penelope A. Jordan

ORDERED, the Cape Elizabeth Town Council amends the motion to ask the school board to meet in workshop session and present answers to the Janet Villiotte's memo sent to the town council on April 8, 2018.

(7 yes) (0 no)

Original Motion as Amended: (5 yes) (2 no Councilors Garvin and Lennon)

Item #87-2018 Inn By The Sea Licenses

Intro – Ms. Lane

Councilor Caitlin Jordan disclosed she does business with Inn By The Sea.

Moved by Sara W. Lennon and Seconded by Valerie A. Randall

ORDERED, the Cape Elizabeth Town Council approves the renewal malt, spirituous and vinous liquor license and special amusement permit for Inn By The Sea located at 40 Bowery Beach Road as presented.

(7 yes) (0 no)

Item #88-2018 Spurwink School Reuse Committee Recommendation

Intro – Councilor Garvin, Chairman Spurwink School Reuse Committee

Moved by James M. Garvin and Seconded by Penelope A. Jordan

ORDERED, the Cape Elizabeth Town Council acknowledges receipt of the report from the Spurwink School Reuse Committee and extends thanks to the members of the committee for their work and refers the report to a future workshop.

(7 yes) (0 no)

Item #89-2018 Naming of New Private Drive – Waltman Way

Present – Chief Williams

Moved by Caitlin R. Jordan and Seconded by Penelope A. Jordan

ORDERED, the Cape Elizabeth Town Council approves the recommendation of Chief Williams, Addressing Coordinator and Clint Swett, Addressing Officer to name the new private driveway Map U38 Lot 45, off Running Tide Road, as Waltman Way.

(7 yes) (0 no)

**Item #90-2018 Request for a Zone Change to Business Zone A – 560 Shore Road
Relating to Used Car Sales**

Intro – Mr. Sturgis

Councilor Penelope Jordan disclosed her sister Carol Anne Jordan is the chairman of the planning board.

Councilor Straw disclosed he lives near 560 Shore Road and has friends that are abutters to the property.

Moved by James M. Garvin and Seconded by Caitlin R. Jordan

ORDERED, the Cape Elizabeth Town Council sets to public hearing on Monday, June 11, 2018 at 7:00 p.m. at the Town Hall the proposed amendment to Chapter 19 Zoning Ordinance relating to used car sales in Business District A (BA).

(7 yes) (0 no)

Sec. 19-1-3. Definitions

Repair garage: Any building, structure, improvements or land used for commercial purposes to repair, rebuild, recondition or maintain automobile engines, motor vehicles, trailers or similar vehicles.

Sec. 19-6-5. Business District A (BA)

B. Permitted Use

3. The following nonresidential uses:

h. Repair Garage (In the Shore Road Business A District, a repair garage may include up to three (3) vehicles at any time for sale) (Effective July 8, 2009)

**Item #91-2018 Report from the Fort Williams Park Committee Relating to Commercial
Van, Bus and Vehicle Traffic at Fort William Park**

Intro – Mr. Sturgis

Present – Kathleen Raftice, Director of Community Services and Fort Williams Park

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May 14, 2018**

Moved by Caitlin R. Jordan and Seconded by Valerie A. Randall

ORDERED, the Cape Elizabeth Town Council acknowledges receipt of the recommendations from the Fort Williams Park Committee and extends thanks to the members of the committee for their work and refers the report to a future workshop.

(7 yes) (0 no)

Item #92-2018 Harbors Committee Report

Intro – Councilor Caitlin Jordan, Member Harbors Committee

Moved by Caitlin R. Jordan and Seconded by Penelope A. Jordan

ORDERED, the Cape Elizabeth Town Council acknowledges receipt of the report from the Harbors Committee and extends thanks to the members of the committee for their work and refers the report to a future workshop.

(7 yes) (0 no)

**Item #93-2018 Group Use Request for Fort Williams Park - Camp Sunshine
Thursday, August 23, 2018**

Intro – Mr. Sturgis

Present – Kathleen Raftice, Director of Community Services and Fort Williams Park

Moved by Caitlin R. Jordan and Seconded by Sara W. Lennon

ORDERED, the Cape Elizabeth Town Council approves the recommendation of the Fort Williams Park Committee for a group use of Fort Williams Park for Camp Sunshine on Thursday, August 23, 2018 including a \$500.00 group use fee as presented.

(7 yes) (0 no)

**Item #94-2018 2018 Board and Committee Goals – Fort Williams Park Committee
and Thomas Memorial Library Committee**

Intro – Mr. Sturgis

Moved by Caitlin R. Jordan and Seconded by Sara W. Lennon

ORDERED, the Cape Elizabeth Town Council acknowledges receipt of the Fort Williams Park Committee and Thomas Memorial Library Committee's 2018 goals and objectives.

(7 yes) (0 no)

Citizens may at this point in the meeting raise any topic that is not on the agenda that pertains to Cape Elizabeth local government.

None

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May 14, 2018

Adjournment

Moved by James M. Garvin and Seconded by Penelope A. Jordan
ORDERED, the Cape Elizabeth Town Council adjourns at 10:55 p.m.
(7 yes) (0 no)

Respectfully Submitted,

Debra M. Lane, Town Clerk

ASSESSORS' CERTIFICATION OF ASSESSMENT

WE HEREBY CERTIFY that the pages herein, numbered from 1 to END inclusive, contain a list and valuation of estates, real and personal, liable to be taxed in the Municipality of Cape Elizabeth for state, county, district, and municipal taxes for the fiscal year 07/01/18 to 06/30/19 as they existed on the first day of April, 2018.
mm/dd/yy mm/dd/yy

IN WITNESS THEREOF, we have hereunto set our hands at Cape Elizabeth, this 3rd day of August, 2018.
municipality

Municipal Assessor(s)

Clinton J. Swett

Clinton J. Swett, Town Assessor, CMA #722

MUNICIPAL TAX ASSESSMENT WARRANT

State of Maine Municipality Cape Elizabeth County Cumberland
To Matthew Sturgis, Tax Collector

In the name of the State of Maine, you are hereby required to collect of each person named in the list herewith committed to you the amount set down on said list as payable by that person.

Assessments:

| | | |
|---|----------------------|-----------------------------|
| 1. County tax | \$ <u>1,376,569</u> | |
| 2. Municipal appropriation | \$ <u>12,668,374</u> | |
| 3. TIF financing plan amount | \$ <u>69,195</u> | |
| 4. Local education appropriation | \$ <u>25,392,276</u> | |
| 5. Overlay not to exceed 5% of "net to be raised" | \$ <u>425,370</u> | |
| 6. Total Assessments | | \$ <u>39,931,784</u> |

Deductions:

| | | |
|--|---------------------|-----------------------------|
| 7. State municipal revenue sharing | \$ <u>424,298</u> | |
| 8. Homestead exemption reimbursement | \$ <u>464,033</u> | |
| 9. BETE reimbursement | \$ <u>11,175</u> | |
| 10. Other revenue | \$ <u>6,384,984</u> | |
| 11. Total deductions | | \$ <u>7,284,490</u> |
| 12. Net assessment for commitment | | \$ <u>32,647,294</u> |

(line 6 minus line 11)

You are to pay to Matthew Sturgis, the Municipal Treasurer, or to any successor in office, the taxes herewith committed, paying on the last day of each month all money collected by you, and you are to complete and make an account of your collections of the whole sum on or before 10/01/18.
mm/dd/yy

In case of the neglect of any person to pay the sum required by said list until after 10/01/18; mm/dd/yy
you will add interest to so much thereof as remains unpaid at the rate of Eight (8%) percent per annum, commencing 08/03/18 to the time of payment, and collect the same with the tax remaining unpaid.
mm/dd/yy

Given under our hands, as provided by a legal vote of the Municipality and warrants received pursuant to the laws of the State of Maine, this 08/03/18.
mm/dd/yy

Assessor(s) of: Cape Elizabeth
Clinton J. Swett.
Clinton J. Swett, Town Assessor, CMA #722

CERTIFICATE OF COMMITMENT

To Matthew Sturgis, the Collector of the Municipality of Cape Elizabeth, aforesaid.

Herewith are committed to you true lists of the assessments of the estates of the persons wherein named; you are to levy and collect the same, of each one their respective amount, therein set down, of the sum total of \$ 32,647,294 (being the amount of the lists contained herein), according to the tenor of the foregoing warrant.

Given under our hands this 08/03/18.
mm/dd/yy

Assessor(s) of: Cape Elizabeth
Clinton J. Swett.
Clinton J. Swett, Town Assessor, CMA #722

File the original certificate with the tax collector. File a copy in the valuation book.

**CERTIFICATE OF ASSESSMENT TO BE RETURNED TO MUNICIPAL TREASURER
STATE OF MAINE**

County of Cumberland, ss.

We hereby certify that we have assessed a tax on the estate, real and personal, liable to be taxed in the Municipality of Cape Elizabeth for the fiscal year 07/01/18 to 06/30/19, at \$ 19.02 mills, on a total taxable valuation of \$ 1,716,471,800.

Assessments:

| | | |
|---|----------------------|----------------------|
| 1. County tax | \$ <u>1,376,569</u> | |
| 2. Municipal appropriation | \$ <u>12,668,374</u> | |
| 3. TIF financing plan amount | \$ <u>69,195</u> | |
| 4. Local education appropriation | \$ <u>25,392,276</u> | |
| 5. Overlay not to exceed 5% of "net to be raised" | \$ <u>425,370</u> | |
| 6. Total assessments | | \$ <u>39,931,784</u> |

Deductions:

| | | |
|--|---------------------|----------------------|
| 7. State municipal revenue sharing | \$ <u>424,298</u> | |
| 8. Homestead exemption reimbursement | \$ <u>464,033</u> | |
| 9. BETE reimbursement | \$ <u>11,175</u> | |
| 10. Other revenue | \$ <u>6,384,984</u> | |
| 11. Total deductions | | \$ <u>7,284,490</u> |
| 12. Net assessment for commitment | | \$ <u>32,647,294</u> |

(line 6 minus line 11)

Lists of all the same we have committed to Matthew Sturgis, Tax Collector of said Municipality, with warrants in due form of law for collecting and paying the same to Matthew Sturgis, Municipal Treasurer of said Municipality, or the successor in office, on or before such date, or dates, as provided by legal vote of the Municipality and warrants received pursuant to the laws of the State of Maine. (36 M.R.S. §712)

Given under our hands this 08/03/18.

mm/dd/yy

Municipal Assessor(s)



Clinton J. Swett, Town Assessor, CMA #722

File the original certificate with the treasurer. File a copy in the valuation book.
PTA 201 (05/18)

MAINE REVENUE SERVICES - 2018 MUNICIPAL TAX RATE CALCULATION STANDARD FORM

Municipality: Cape Elizabeth

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

| | | | |
|--|------|------------------------|---|
| 1. Total taxable valuation of real estate | 1 | 1,709,959,200 | (must match MVR Page 1, line 6) |
| 2. Total taxable valuation of personal property | 2 | 6,512,600 | (must match MVR Page 1, line 10) |
| 3. Total taxable valuation of real estate and personal property (Line 1 plus line 2) | 3 | 1,716,471,800 | (must match MVR Page 1, line 11) |
| 4. (a) Total exempt value for all homestead exemptions granted | 4(a) | 39,035,400 | (must match MVR Page 1, line 14f) |
| (b) Homestead exemption reimbursement value | 4(b) | 24,397,125 | (line 4(a) multiplied by 0.625) |
| 5. (a) Total exempt value of all BETE qualified property | 5(a) | 1,175,100 | (must match MVR Page 2, line 15c) |
| (b) The statutory standard reimbursement for 2018 is 50% Municipalities with significant personal property & equipment may qualify for more than 50% reimbursement. Contact MRS for the Enhanced Calculator Form. | 5(b) | 587,550 | (line 5(a) multiplied by 0.5) |
| 6. Total valuation base (Line 3 plus line 4(b) plus line 5(b)) | 6 | 1,741,456,475 | |
| ASSESSMENTS | | | |
| 7. County tax | 7 | \$1,376,569.00 | |
| 8. Municipal appropriation | 8 | \$12,668,374.00 | |
| 9. TIF Financing plan amount | 9 | \$69,195.00 | (must match MVR Page 2, line 16c + 16d) |
| 10. Local education appropriation (local share/contribution) (Adjusted to municipal fiscal year) | 10 | \$25,392,276.00 | |
| 11. Total assessments (Add lines 7 through 10) | 11 | \$39,506,414.00 | |
| ALLOWABLE DEDUCTIONS | | | |
| 12. Anticipated state municipal revenue sharing | 12 | \$424,298.00 | |
| 13. Other revenues: (All other revenues that have been formally appropriated to be used to reduce the commitment such as excise tax revenue, Tree Growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not include any homestead or BETE reimbursement)) | 13 | \$6,384,984.00 | |
| 14. Total deductions (Line 12 plus line 13) | 14 | \$6,809,282.00 | |
| 15. Net to be raised by local property tax rate (Line 11 minus line 14) | 15 | \$32,697,132.00 | |
| 16. \$32,697,132.00 x 1.05 = \$34,331,988.60 Maximum Allowable Tax (Amount from line 15) | | | |
| 17. \$32,697,132.00 ÷ 1,741,456,475 = 0.018776 Minimum Tax Rate (Amount from line 15) (Amount from line 6) | | | |
| 18. \$34,331,988.60 ÷ 1,741,456,475 = 0.019715 Maximum Tax Rate (Amount from line 16) (Amount from line 6) | | | |
| 19. 1,716,471,800 x 0.019020 = \$32,647,293.64 Tax for Commitment (Amount from line 3) (Selected Rate) (Enter on MVR Page 1, line 13) | | | |
| 20. \$32,697,132.00 x 0.05 = \$1,634,856.60 Maximum Overlay (Amount from line 15) | | | |
| 21. 24,397,125 x 0.019020 = \$464,033.32 Homestead Reimbursement (Amount from line 4b) (Selected Rate) (Enter on line 8, Assessment Warrant) | | | |
| 22. 587,550 x 0.019020 = \$11,175.20 BETE Reimbursement (Amount from line 5b) (Selected Rate) (Enter on line 9, Assessment Warrant) | | | |
| 23. \$33,122,502.15 - \$32,697,132.00 = \$425,370.15 Overlay (Line 19 plus lines 21 and 22) (Amount from line 15) (Enter on line 5, Assessment Warrant) | | | |

DO NOT QUALIFY

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant,
Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.

Cumberland County Government

142 Federal Street, Portland, Maine 04101
207-871-8380 • cumberlandcounty.org

James H. Gailey, County Manager

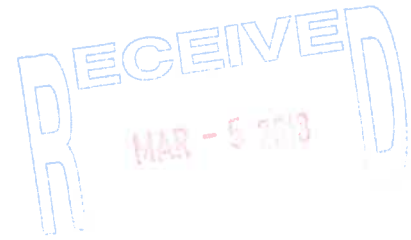
Alex Kimball, Deputy Manager, Finance & Administration

March 2, 2018

Matthew Sturgis
PO Box 6260
Cape Elizabeth, ME 04107

Dear Mr. Sturgis,

Matt



On behalf of the Board of Commissioners and our county leadership team, I have enclosed the Cumberland County's 2018 Assessment. As you will note from the attached information, the County's mil rate for FY2018 is .00069498348 or \$0.69 per thousand. This represents a net increase of 4.54% in taxes raised, or approximately a \$0.01 increase for the average taxpayer as compared to last year, which varies by municipality depending on the valuation.

We know our municipalities are facing many difficult decisions and I want you to know our partnership with you is a commitment we take seriously. If you would like to learn more about our 2018 budget, please visit our website at www.cumberlandcounty.org.

We are committed to working collaboratively with our municipalities as a facilitator, convener, and service provider. With our economies of scale and the use of modern technology, we understand and accept our responsibility to continue to look for ways to provide for more efficient, value added public services that help you achieve your goals.

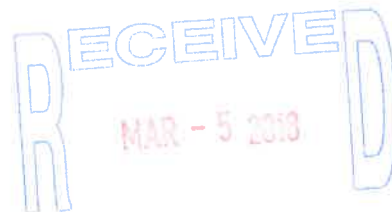
If you have any questions or concerns about the assessment or what we are doing as a county government, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "James H. Gailey".

James H. Gailey
County Manager

WARRANT
STATE OF MAINE
COUNTY OF CUMBERLAND



Assessor, Town of Cape Elizabeth

Pursuant to the provisions of Title 30-A, M.S.R.A. section 706, an estimate of sums necessary for defraying the charges of the County of Cumberland for the fiscal year 2018 was voted December 11, 2017 by the Board of County Commissioners. A tax of \$30,612,625 is to be assessed, collected and paid according to law, and applied for the purposes aforesaid.

Whereas, upon a due apportionment of the said sum on the Towns/Cities in said County, your Town/City's proportion is found to be: **\$1,376,569 on a valuation of \$1,980,850,000.**

Tax Rate: 0.000694938348

Your municipality is hereby required, in the name of the State of Maine and the County of Cumberland, to assess the said sum upon the polls and estates in said Town/City, agreeable to the laws in said State, and cause the same in like manner to be collected and paid to Treasurer, Cumberland County upon this Warrant issued for the same, **on or before the first day of September 2018.**

March 2, 2018

Attest:

A handwritten signature in black ink that reads "James H. Gailey".

James H. Gailey
Cumberland County Manager

FY2018 COUNTY OF CUMBERLAND-

2018 Final Valuation

The tax distribution schedule describes the amount of tax required from each municipality based on their equalized valuation to provide the revenue necessary for county operations. Previous year information is provided for comparison purposes. The tax calculation table at the bottom of the schedule shows the factors of expenditures, revenues, and surplus used to calculate the amount of county property tax assessed on the real and personal property in each municipality.

The State of Maine Valuation for 2018 shows overall County increase of **Valuation Growth**

RECEIVED
MAR - 5 2018

| Tax Distribution Schedule | | | | | | |
|----------------------------------|----------------------|-------------------|----------------------|--------------|-------------------|--------------------|
| | 3.27% | | 4.53% | | | |
| Town | State 2017 Valuation | 2017 Tax | State 2018 Valuation | Val Change % | 2018 Tax | Percent Tax Change |
| Baldwin | 150,050,000 | 104,271 | 156,800,000 | 4.5% | 108,967 | 4.50% |
| Bridgton | 969,700,000 | 673,846 | 996,400,000 | 2.8% | 692,437 | 2.76% |
| Brunswick | 2,184,050,000 | 1,517,700 | 2,252,400,000 | 3.1% | 1,565,279 | 3.13% |
| Cape Elizabeth | 1,915,450,000 | 1,331,050 | 1,980,850,000 | 3.4% | 1,376,569 | 3.42% |
| Casco | 637,100,000 | 442,722 | 648,250,000 | 1.8% | 450,494 | 1.76% |
| Chebeague Island | 180,350,000 | 125,326 | 192,150,000 | 6.5% | 133,532 | 6.55% |
| Cumberland | 1,171,250,000 | 813,904 | 1,264,650,000 | 8.0% | 878,854 | 7.98% |
| Falmouth | 2,338,100,000 | 1,624,750 | 2,401,350,000 | 2.7% | 1,668,790 | 2.71% |
| Freeport | 1,520,550,000 | 1,056,633 | 1,595,900,000 | 5.0% | 1,109,052 | 4.96% |
| Frye Island | 151,700,000 | 105,417 | 152,500,000 | 0.5% | 105,978 | 0.53% |
| Gorham | 1,602,450,000 | 1,113,546 | 1,682,600,000 | 5.0% | 1,169,303 | 5.01% |
| Gray | 888,850,000 | 617,664 | 928,000,000 | 4.4% | 644,903 | 4.41% |
| Harpswell | 1,862,850,000 | 1,294,498 | 1,896,600,000 | 1.8% | 1,318,020 | 1.82% |
| Harrison | 505,450,000 | 351,238 | 528,600,000 | 4.6% | 367,344 | 4.59% |
| Long Island | 152,500,000 | 105,973 | 166,150,000 | 9.0% | 115,464 | 8.96% |
| Naples | 741,450,000 | 515,235 | 773,550,000 | 4.3% | 537,570 | 4.33% |
| New Gloucester | 493,500,000 | 342,934 | 505,350,000 | 2.4% | 351,187 | 2.41% |
| North Yarmouth | 466,000,000 | 323,824 | 484,450,000 | 4.0% | 336,663 | 3.96% |
| Portland | 8,501,550,000 | 5,907,743 | 9,049,500,000 | 6.4% | 6,288,845 | 6.45% |
| Pownal | 234,900,000 | 163,232 | 245,150,000 | 4.4% | 170,364 | 4.37% |
| Raymond | 1,046,300,000 | 727,076 | 1,067,550,000 | 2.0% | 741,881 | 2.04% |
| Scarborough | 3,899,350,000 | 2,709,666 | 4,068,100,000 | 4.3% | 2,827,079 | 4.33% |
| Sebago | 364,450,000 | 253,257 | 380,850,000 | 4.5% | 264,667 | 4.51% |
| South Portland | 3,738,700,000 | 2,598,030 | 4,008,550,000 | 7.2% | 2,785,695 | 7.22% |
| Standish | 1,024,950,000 | 712,240 | 1,054,250,000 | 2.9% | 732,639 | 2.86% |
| Westbrook | 1,945,800,000 | 1,352,140 | 2,017,700,000 | 3.7% | 1,402,177 | 3.70% |
| Windham | 1,877,500,000 | 1,304,678 | 1,916,750,000 | 2.1% | 1,332,023 | 2.10% |
| Yarmouth | 1,575,000,000 | 1,094,470 | 1,635,900,000 | 3.9% | 1,136,850 | 3.87% |
| | 42,139,850,000 | 29,283,063 | 44,050,850,000 | 4.53% | 30,612,625 | 4.54% |
| Tax Calculation | 2015 | 2016 | 2017 | | 2018 | |
| Total Estimated Expend | 39,267,552 | 39,895,902 | 41,464,388 | | 43,098,407 | |
| Total Estimated Revenue | (12,493,956) | (12,251,379) | (12,181,326) | | (12,485,782) | |
| Designated Surplus | - | - | - | | - | Net Increase |
| Tax Revenue Required | 26,773,596 | 27,644,523 | 29,283,062 | | 30,612,625 | 4.54% |
| | 2015 | 2016 | 2017 | | 2018 | |
| Mil Rate | 0.0006798849 | 0.000677449 | 0.0006949019 | | 0.0006949383 | |
| Per \$1,000 | 0.6798849 | 0.6774489 | 0.694901904 | | 0.694938348 | |
| Amount for \$200,000 ↑ \$ | 135.98 | \$ 135.49 | \$ 138.98 | | \$ 138.99 | |
| Increase | | \$ (0.49) | \$ 3.49 | | \$ 0.01 | |

TAX ASSESSOR'S RETURN

Pursuant to a Warrant from James H. Gailey, Clerk of Cumberland County, dated March 2, 2018 we have assessed the polls and estates of the residents and non-residents of the Town/City of Cape Elizabeth, County of Cumberland in the amount of \$ 1,376,569 and have forwarded lists thereof to Matthew Sturgis, Collector of said Town/City. Said assessment of taxes to be paid to Treasurer, Cumberland County, on or before the first day of September 2018.



Clinton J. Swett, Town Assessor, CMA #722

Assessors,
Town/City of Cape Elizabeth

\$ 1,376,569

TO BE FILLED IN AND FORWARDED TO THE COUNTY TREASURER, 142 FEDERAL STREET, PORTLAND, MAINE 04101-4196 WITH PAYMENT OF TAXES BY SEPTEMBER 1, 2018.

INTEREST RATE ON UNPAID TAXES SET AT 7% AND SHALL BE ASSESSED SIXTY (60) DAYS AFTER SEPTEMBER 1, 2018.

2018 Municipal Valuation Return



DUE DATE - NOVEMBER 1, 2018 (or within 30 days of commitment, whichever is later)

*Mail the signed original to Maine Revenue Services, Property Tax Division,
PO Box 9106, Augusta, ME 04332-9106 and affix copy to front cover of Municipal Valuation book.*

For help in filling out this return, please see the Municipal Valuation Return Guidance Document at
www.maine.gov/revenue/forms/property/appsformspubs.htm

Cape Elizabeth
Municipality

MAINE REVENUE SERVICES - 2018 MUNICIPAL VALUATION RETURN

(36 M.R.S. § 383)

DUE DATE - NOVEMBER 1, 2018 (or within 30 days of commitment, whichever is later)

1. County: **Cumberland**

Commitment Date: **8/3/2018**
mm/dd/yyyy

2. Municipality **Cape Elizabeth**

3. 2018 Certified Ratio (Percentage of current just value upon which assessments are based.) 3 **89.00%**
Homestead, veterans, blind, and BETE Exemptions, Tree Growth and Farmland values must be adjusted by this percentage

TAXABLE VALUATION OF REAL ESTATE

(Exclude exempt valuation of all categories)

4. Land (include value of transmission, distribution lines and substations, dams and power houses) 4 **704,330,600**

5. Buildings 5 **1,005,628,600**

6. Total **taxable** valuation of real estate (sum of lines 4 & 5 above) 6 **1,709,959,200**
(must match Municipal Tax Rate Calculation Standard Form page 10, line 1)

TAXABLE VALUATION OF PERSONAL PROPERTY

(Exclude exempt valuation of all categories)

7. Production machinery and equipment 7 **3,607,500**

8. Business equipment (furniture, furnishings and fixtures) 8 **2,803,000**

9. All other personal property 9 **102,100**

10. Total **taxable** valuation of personal property (sum of lines 7 through 9 above) 10 **6,512,600**
(must match Municipal Tax Rate Calculation Standard Form page 10, line 2)

OTHER TAX INFORMATION

11. Total taxable valuation of real estate and personal property (sum of lines 6 & 10 above) 11 **1,716,471,800**
(must match Municipal Tax Rate Calculation Standard Form page 10, line 3)

12. 2018 Property Tax Rate (example .01520) 12 **0.019020**

13. 2018 Property Tax Levy (includes overlay and any fractional gains from rounding) 13 **\$32,647,293.64**
Note: This is the exact amount of 2018 tax actually committed to the collector
(must match Municipal Tax Rate Calculation Standard Form page 10, line 19)

HOMESTEAD EXEMPTION REIMBURSEMENT CLAIM

Homestead exemptions must be adjusted by the municipality's certified ratio

14. a. Total number of \$20,000 homestead exemptions granted 14a **2,193**

b. Total exempt value for all \$20,000 homestead exemptions granted (Line 14a x \$20,000) 14b **39,035,400**

c. Total number of properties fully exempted (valued less than \$20,000) by homestead exemptions granted 14c **0**

d. Total exempt value for all properties fully exempted (valued less than \$20,000) by homestead exemptions granted 14d **0**

e. Total number of homestead exemptions granted (sum of 14a & 14c) 14e **2,193**

f. Total exempt value for all homestead exemptions granted (sum of 14b & 14d) 14f **39,035,400**
(Must match Municipal Tax Rate Calculation Standard Form page 10, line 4a)

g. Total **assessed value** of all homestead qualified property (land and buildings) 14g **877,811,300**

MAINE REVENUE SERVICES - 2018 MUNICIPAL VALUATION RETURN

Municipality: Cape Elizabeth

BUSINESS EQUIPMENT TAX EXEMPTION (BETE) REIMBURSEMENT CLAIM

| | | |
|--|-----|-----------|
| 15. a. Number of BETE applications processed for tax year 2018 | 15a | 24 |
| b. Number of BETE applications approved | 15b | 24 |
| c. Total exempt value of all BETE qualified property (Must match Municipal Tax Rate Calculation Standard Form page 10, line 5a) | 15c | 1,175,100 |
| d. Total exempt value of BETE property located in a municipal retention TIF district | 15d | 0 |

TAX INCREMENT FINANCING (TIF)

| | | |
|---|-----|-----------|
| 16. a. Total amount of increased taxable valuation above original assessed value within TIF districts | 16a | 3,638,000 |
| b. Amount of captured assessed value within TIF districts | 16b | 3,638,000 |
| c. Property tax revenue that is appropriated and deposited into either a project cost account or a sinking fund account | 16c | 69,195 |
| d. BETE reimbursement revenue that is appropriated and deposited into either a project cost account or a sinking fund account (Lines 16c and 16d combined must match Municipal Tax Rate Calculation Standard Form page 10, line 9) | 16d | \$0.00 |

EXCISE TAX

| | | |
|--|-----|----------------|
| 17. a. Enter whether excise taxes are collected based on a calendar or fiscal year | 17a | Fiscal |
| b. Motor vehicle excise tax collected | 17b | \$2,189,059.71 |
| c. Watercraft excise tax collected | 17c | \$15,831.60 |

ELECTRICAL GENERATION AND DISTRIBUTION PROPERTY

| | | |
|--|----|-------------|
| 18. Total valuation of distribution and transmission lines owned by electric utility companies | 18 | \$5,832,400 |
| 19. Total valuation of all electrical generation facilities | 19 | \$0 |

FOREST LAND CLASSIFIED UNDER THE TREE GROWTH TAX LAW PROGRAM

(36 M.R.S. §§ 571 - 584-A)

| | | |
|--|--------|---------|
| 20. Average per acre unit value used for undeveloped acreage (land not classified) | 20 | \$5,800 |
| 21. Classified forest land. (Do Not include land classified in Farmland as woodland) | | |
| a. Number of parcels classified as of April 1, 2018 | 21a | 46 |
| b. Softwood acreage | 21b | 149.66 |
| c. Mixed wood acreage | 21c | 311.20 |
| d. Hardwood acreage | 21d | 104.13 |
| e. Total number of acres of forest land only (sum of lines 21 b, c, and d above) | 21e | 564.99 |
| 22. Total assessed valuation of all classified forest land for tax year 2018 | 22 | 217,244 |
| a. Per acre values used to assess Tree Growth classified forest land value: | | |
| (1) Softwood | 22a(1) | 384.00 |
| (2) Mixed Wood | 22a(2) | 405.00 |
| (3) Hardwood | 22a(3) | 324.00 |

MAINE REVENUE SERVICES - 2018 MUNICIPAL VALUATION RETURN

Municipality: Cape Elizabeth

TREE GROWTH TAX LAW CONTINUED

| | | |
|--|------|--|
| 23. Number of forestland acres first classified for tax year 2018 | 23 | <input type="text" value="0.00"/> |
| 24. Land withdrawn from Tree Growth classification (36 M.R.S. § 581) | | |
| a. Total number of parcels withdrawn from 4/2/17 through 4/1/18 | 24a | <input type="text" value="1"/> |
| b. Total number of acres withdrawn from 4/2/17 through 4/1/18 | 24b | <input type="text" value="1.88"/> |
| c. Total value of penalties assessed by the municipality due to withdrawal of classified Tree Growth land from 4/2/17 through 4/1/18 | 24c | <input type="text" value="\$873.40"/> |
| d. Total number of \$500 penalties assessed for non-compliance | 24d | <input type="text" value="0"/> |
| 24-1 Since April 1, 2017, have any Tree Growth acres been transferred to Farmland? | 24-1 | <input type="text" value="NO"/> Yes/No |

LAND CLASSIFIED UNDER THE FARM AND OPEN SPACE TAX LAW PROGRAM
(36 M.R.S. §§ 1101 to 1121)

FARM LAND:

| | | |
|--|--------|--------------------------------------|
| 25. Number of parcels classified as Farmland as of April 1, 2018 | 25 | <input type="text" value="24"/> |
| 26. Number of acres first classified as Farmland for tax year 2018 | 26 | <input type="text" value="0.00"/> |
| 27. a. Total number of acres of all land now classified as Farmland (Do not include Farm woodland) | 27a | <input type="text" value="315.14"/> |
| b. Total valuation of all land now classified as Farmland (Do not include Farm woodland) | 27b | <input type="text" value="132,270"/> |
| 28. a. Number of <u>Farm</u> woodland acres: | | |
| (1) Softwood acreage | 28a(1) | <input type="text" value="168.64"/> |
| (2) Mixed wood acreage | 28a(2) | <input type="text" value="246.45"/> |
| (3) Hardwood acreage | 28a(3) | <input type="text" value="215.44"/> |
| b. Total number of acres of all land now classified as <u>Farm</u> woodland | 28b | <input type="text" value="630.53"/> |
| c. Total valuation of all land now classified as <u>Farm</u> woodland | 28c | <input type="text" value="234,370"/> |
| d. Per acre rates used for <u>Farm</u> woodland: | | |
| (1) Softwood | 28d(1) | <input type="text" value="384"/> |
| (2) Mixed Wood | 28d(2) | <input type="text" value="405"/> |
| (3) Hardwood | 28d(3) | <input type="text" value="324"/> |
| 29. Land withdrawn from Farmland classification (36 M.R.S. § 1112) | | |
| a. Total number of parcels withdrawn from 4/2/17 through 4/1/18 | 29a | <input type="text" value="0"/> |
| b. Total number of acres withdrawn from 4/2/17 through 4/1/18 | 29b | <input type="text" value="0.00"/> |
| c. Total value of penalties assessed by the municipality due to the withdrawal of classified Farmland from 4/2/17 through 4/1/18 | 29c | <input type="text" value="\$0.00"/> |

OPEN SPACE:

| | | |
|--|----|--|
| 30. Number of parcels classified as Open Space as of April 1, 2018 | 30 | <input type="text" value="24"/> |
| 31. Number of acres first classified as Open Space for tax year 2018 | 31 | <input type="text" value="13.65"/> |
| 32. Total number of acres of land now classified as Open Space | 32 | <input type="text" value="541.37"/> |
| 33. Total valuation of all land now classified as Open Space | 33 | <input type="text" value="2,106,408"/> |

MAINE REVENUE SERVICES - 2018 MUNICIPAL VALUATION RETURN

Municipality: Cape Elizabeth

OPEN SPACE CONTINUED

| | |
|---|---|
| 34. Land withdrawn from Open Space classification (36 M.R.S. § 1112) | |
| a. Total number of parcels withdrawn from 4/2/17 through 4/1/18 | 34a <input type="text" value="0"/> |
| b. Total number of acres withdrawn from 4/2/17 through 4/1/18 | 34b <input type="text" value="0.00"/> |
| c. Total value of penalties assessed by the municipality due to the withdrawal of classified Open Space land from 4/2/17 through 4/1/18 | 34c <input type="text" value="\$0.00"/> |

LAND CLASSIFIED UNDER THE WORKING WATERFRONT TAX LAW

(36 M.R.S., §§ 1131 - 1140-B)

| | |
|---|---|
| 35. Number of parcels classified as Working Waterfront as of April 1, 2018 | 35 <input type="text" value="0"/> |
| 36. Number of acres first classified as Working Waterfront for tax year 2018 | 36 <input type="text" value="0.00"/> |
| 37. Total acreage of all land now classified as Working Waterfront | 37 <input type="text" value="0.00"/> |
| 38. Total valuation of all land now classified as Working Waterfront | 38 <input type="text" value="0"/> |
| 39. Land withdrawn from Working Waterfront classification (36 M.R.S. § 1138) | |
| a. Total number of parcels withdrawn from 4/2/17 through 4/1/18 | 39a <input type="text" value="0"/> |
| b. Total number of acres withdrawn from 4/2/17 through 4/1/18 | 39b <input type="text" value="0.00"/> |
| c. Total value of penalties assessed by the municipality due to the withdrawal of classified Working Waterfront land from 4/2/17 through 4/1/18 | 39c <input type="text" value="\$0.00"/> |

EXEMPT PROPERTY

(36 M.R.S. §§ 651, 652, 653, 654-A, 656)

| | |
|---|--|
| 40. Enter the exempt value of all the following classes of property which are exempt from property taxation by law. | |
| a. Public Property (§ 651(1)(A) and (B)) | |
| (1) United States | 40a(1) <input type="text" value="\$2,831,900"/> |
| (2) State of Maine (excluding roads) | 40a(2) <input type="text" value="\$19,631,800"/> |
| Total value of public property (40a(1) + 40a(2)) | 40a <input type="text" value="22,463,700"/> |
| b. Real estate owned by the Water Resources Board of the State of New Hampshire located within this state (§ 651(1)(B-1)) | 40b <input type="text" value="0"/> |
| c. Property of any public municipal corporation of this state (including county property) appropriated to public uses (§ 651(1)(D)) (County, Municipal, Quasi-Municipal owned property) | 40c <input type="text" value="67,349,800"/> |
| d. Pipes, fixtures, hydrants, conduits, gatehouses, pumping stations, reservoirs and dams of a public municipal corporation supplying water, power or light if located outside the limits of the municipality (§ 651(1)(E)) | 40d <input type="text" value="0"/> |
| e. Airport or landing field of a <u>public municipal corporation</u> used for airport or aeronautical purposes (§ 651(1)(F)) | 40e <input type="text" value="0"/> |
| f. Landing area of a <u>privately</u> owned airport when owner grants free use of that landing area to the public (§ 656(1)(C)) | 40f <input type="text" value="0"/> |
| g. Pipes, fixtures, conduits, buildings, pumping stations, and other facilities of a public municipal corporation used for sewerage disposal if located outside the limits of the municipality (§ 651(1)(G)) | 40g <input type="text" value="0"/> |

MAINE REVENUE SERVICES - 2018 MUNICIPAL VALUATION RETURN

Municipality: Cape Elizabeth

EXEMPT PROPERTY CONTINUED

| | | |
|--|---------|-----------|
| 40. h. Property of benevolent and charitable institutions. (§ 652(1)(A)) | 40h | 3,937,600 |
| i. Property of literary and scientific institutions. (§ 652(1)(B)) | 40i | 0 |
| j. Property of the American Legion, Veterans of Foreign Wars, American Veterans, Sons of Union Veterans of the Civil War, Disabled American Veterans and Navy Clubs of the USA. (§ 652(1)(E)) | | |
| 1) Total exempt value of veterans organizations. | 40 j(1) | 0 |
| 2) Exempt value attributable to purposes other than meetings, ceremonials, or instruction facilities (reimbursable exemption). | 40 j(2) | 0 |
| k. Property of chambers of commerce or boards of trade (§ 652(1)(F)) | 40k | 0 |
| l. Property of houses of religious worship and parsonages (§ 652(1)(G)) | | |
| 1) Number of parsonages within this municipality | 40 l(1) | 4 |
| 2) Total exempt value of those parsonages | 40 l(2) | 80,000 |
| 3) Total taxable value of those parsonages | 40 l(3) | 978,900 |
| 4) Total exempt value of all houses of religious worship | 40 l(4) | 6,422,900 |
| TOTAL EXEMPT VALUE OF ALL HOUSES OF RELIGIOUS WORSHIP AND PARSONAGES (Sum of lines 40l(2) + 40l(4)) | 40l | 6,502,900 |
| m. Property owned or held in trust for fraternal organizations operating under the lodge system (do not include college fraternities) (§ 652(1)(H)) | 40m | 0 |
| n. Personal property leased by a benevolent and charitable organization exempt from taxation under § 501 of the Internal Revenue Code of 1954 and the primary purpose is the operation of a hospital licensed by the Dept. of Health and Human Services, health maintenance organization or blood bank (§ 652(1)(K)) (Value of property <u>owned</u> by a hospital should be reported on line 40h) | 40n | 0 |
| o. Exempt value of real property of all persons determined to be legally blind (§ 654-A) (\$4,000 adjusted by certified ratio) | 40o | 21,600 |
| p. Aqueducts, pipes and conduits of any corporation supplying a municipality with water (§ 656(1)(A)) | 40p | 9,294,200 |
| q. Animal waste storage facilities constructed after April 1, 1999 and certified as exempt by the Commissioner of Agriculture, Conservation and Forestry (§ 656(1)(J)) (reimbursable exemption) | 40q | 0 |
| r. Pollution control facilities that are certified as such by the Commissioner of Environmental Protection (§ 656(1)(E)) | 40r | 0 |
| s. Snowmobile trail grooming equipment registered under 12 M.R.S. § 13113 (§ 655(1)(T)) (reimbursable exemption) | 40s | 0 |

MAINE REVENUE SERVICES - 2018 MUNICIPAL VALUATION RETURN

Municipality: Cape Elizabeth

EXEMPT PROPERTY CONTINUED

40. u. **Other.** The Laws of the State of Maine provide for exemption of quasi-municipal organizations such as authorities districts and trust commissions. These exemptions will not be found in Title 36.

Examples: Section 5114 of Title 30-A provides for exemption of real and personal property of an Urban Renewal Authority or Chapter 164, P. & S.L. of 1971 provides for exemption of real estate owned by the Cobbossee-Annabessacook Authority. (See also 30-A M.R.S., § 5413, Revenue Producing Municipal Facilities Act.)

Enter the full name of the organization in your municipality that has been granted exempt status through such a law, the provision of the law granting the exemption and the estimated full value of real property.

| NAME OF ORGANIZATION | PROVISION OF LAW | EXEMPT VALUE |
|--|----------------------|---|
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
| <input type="text"/> | <input type="text"/> | <input type="text"/> |
| TOTAL | | 40u <input type="text" value="0"/> |
| 40. TOTAL VALUE OF ALL PROPERTY EXEMPTED BY LAW | | 40 <input type="text" value="110,926,600"/> (sum of all exempt value) |

MUNICIPAL RECORDS

41. a. Does your municipality have tax maps? 41a YES/NO
 If yes, proceed to b, c and d. If no, move to line 42. Give date when tax maps were originally obtained and name of contractor. (This does not refer to the annual updating of tax maps.)
- b. Date 41b mm/dd/yyyy
- c. Name of contractor 41c
- d. Are your tax maps PAPER, GIS, or CAD? 41d
42. Enter the number of land parcels within your municipality (Not the number of tax bills) 42
43. Total **taxable** land **acreage** in your municipality. 43
44. a. Has a professional town-wide revaluation been completed in your municipality?
 If yes, please answer the questions below. 44a YES/NO
 If no, please proceed to line 45.
- b. Did the revaluation include any of the following? Please enter each category with **YES** or **NO**.
- 44b (1) LAND
- 44b (2) BUILDINGS
- 44b (3) PERSONAL PROPERTY
- c. Effective Date 44c mm/dd/yyyy
- d. Contractor Name 44d
- e. Cost 44e

MAINE REVENUE SERVICES - 2018 MUNICIPAL VALUATION RETURN

Municipality: Cape Elizabeth

MUNICIPAL RECORDS CONTINUED

45. Enter the best choice that describes how the municipality administers its assessment function. Choose SINGLE ASSESSOR, ASSESSORS' AGENT or BOARD OF ASSESSORS. Include the name of any single assessor or agent.

a) Function 45a
b) Name 45b
c) Email address 45c

46. Enter the beginning and ending dates of the fiscal year in your municipality.

FROM 46a TO 46b
mm/dd/yyyy mm/dd/yyyy

47. Interest rate charged on overdue 2018 property taxes (36 M.R.S. § 505) 47
(not to exceed 8.00%)

48. Date(s) that 2018 property taxes are due. 48a 48b
48c 48d
mm/dd/yyyy mm/dd/yyyy

49. Are your assessment records computerized?

49a YES/NO Name of software used 49b

50. Has your municipality implemented a local property tax relief program?

50a YES/NO How many people qualified? 50b
How much relief was granted? 50c

51. Has your municipality implemented a local elderly volunteer tax credit program under 36 M.R.S. § 6232(1-A)?

51a YES/NO How many people qualified? 51b
How much relief was granted? 51c

I/We, the Assessor(s) of the Municipality of do state that the foregoing information contained herein is, to the best knowledge and belief of this office, reported correctly and that all of the requirements of the law have been followed in valuing, listing and submitting the information.

ASSESSOR(S) SIGNATURES

Clinton J. Swett, CMA #722

Assessor

DATE
mm/dd/yyyy

NOTICE: This return must be completed and sent to the Property Tax Division by November 1, 2018 or within 30 days after the commitment date, whichever is later, in order to avoid reduction or loss of any entitlement under the Tree Growth Tax Law municipal reimbursement program for the 2018 tax year.

MAINE REVENUE SERVICES - 2018 MUNICIPAL VALUATION RETURN

Municipality: **Cape Elizabeth** County: **Cumberland**

VALUATION INFORMATION

1. Enter the number and type of new, demolished and converted residential buildings in your municipality since April 1, 2017, giving the approximate increase or decrease in full market value.

| | One Family | Two Family | 3-4 Family | 5 Family Plus | Mobile Homes | Seasonal Homes |
|------------------------|--------------|------------|------------|---------------|--------------|----------------|
| New | 32 | | | 1 | | |
| Demolished | 5 | | | | | |
| Converted | | | | | | |
| Valuation Increase (+) | \$15,840,200 | | | \$2,472,800 | | |
| Valuation Loss (-) | | | | | | |
| Net Increase/Loss | \$15,840,200 | \$0 | \$0 | \$2,472,800 | \$0 | \$0 |

2. Enter any new industrial or commercial growth started or expanded since April 1, 2017, giving the approximate full market value and additional machinery, equipment, etc.

| |
|--|
| 5-unit family plus bldg was actually a combination COMMERCIAL/10-UNIT APT bldg, when completed it has an assessed value of \$2,472,800. |
| Cape Elizabeth has many DEMO/REBUILD construction projects. |
| |
| |
| |
| |

3. Enter any extreme losses in valuation since April 1, 2017, giving a brief explanation such as "fire" or "mill closing", etc. giving the loss at full market value.

| |
|------------------------|
| None were noted |
| |
| |
| |
| |
| |
| |

4. Explain any general increase or decrease in valuation since April 1, 2017 based on revaluations, change in ratio used, adjustments, etc.

| |
|--|
| Sales continue to be strong along the waterfront and upscale neighborhoods in Cape Elizabeth, our sales ratio was 79%, with the additional 10% allowable, we certified at 89% for this fiscal year. |
| I see a town-wide revaluation (full remeasure/relist) in the next 2 to 3 years, providing there are no market downturns (bubble burst). |
| |
| |
| |
| |
| |
| |

MAINE REVENUE SERVICES - 2018 MUNICIPAL TAX RATE CALCULATION STANDARD FORM

Municipality: Cape Elizabeth

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

- | | | | |
|---|------|---|-----------------------|
| 1. Total taxable valuation of real estate | 1 | 1,709,959,200 <small>(must match MVR Page 1, line 6)</small> | |
| 2. Total taxable valuation of personal property | 2 | 6,512,600 <small>(must match MVR Page 1, line 10)</small> | |
| 3. Total taxable valuation of real estate and personal property (Line 1 plus line 2) | 3 | 1,716,471,800 <small>(must match MVR Page 1, line 11)</small> | |
| 4. (a) Total exempt value for all homestead exemptions granted | 4(a) | 39,035,400 <small>(must match MVR Page 1, line 14f)</small> | |
| (b) Homestead exemption reimbursement value | 4(b) | 24,397,125 <small>(line 4(a) multiplied by 0.625)</small> | |
| 5. (a) Total exempt value of all BETE qualified property | 5(a) | 1,175,100 <small>(must match MVR Page 2, line 15c)</small> | |
| (b) The statutory standard reimbursement for 2018 is 50% Municipalities with significant personal property & equipment may qualify for more than 50% reimbursement. Contact MRS for the Enhanced Calculator Form. | 5(b) | 587,550 <small>(line 5(a) multiplied by 0.5)</small> | DO NOT QUALIFY |
| 6. Total valuation base (Line 3 plus line 4(b) plus line 5(b)) | 6 | 1,741,456,475 | |

ASSESSMENTS

- | | | | |
|--|----|--|--|
| 7. County tax | 7 | \$1,376,569.00 | |
| 8. Municipal appropriation | 8 | \$12,668,374.00 | |
| 9. TIF Financing plan amount | 9 | \$69,195.00 <small>(must match MVR Page 2, line 16c + 16d)</small> | |
| 10. Local education appropriation (local share/contribution) <small>(Adjusted to municipal fiscal year)</small> | 10 | \$25,392,276.00 | |
| 11. Total assessments (Add lines 7 through 10) | 11 | \$39,506,414.00 | |

ALLOWABLE DEDUCTIONS

- | | | | |
|--|----|------------------------|--|
| 12. Anticipated state municipal revenue sharing | 12 | \$424,298.00 | |
| 13. Other revenues: (All other revenues that have been formally appropriated to be used to reduce the commitment such as excise tax revenue, Tree Growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not Include any homestead or BETE reimbursement)) | 13 | \$6,384,984.00 | |
| 14. Total deductions (Line 12 plus line 13) | 14 | \$6,809,282.00 | |
| 15. Net to be raised by local property tax rate (Line 11 minus line 14) | 15 | \$32,697,132.00 | |

- | | | | | | | |
|-----|---|---|--|---|---|-------------------------|
| 16. | \$32,697,132.00 <small>(Amount from line 15)</small> | x | 1.05 | = | \$34,331,988.60 | Maximum Allowable Tax |
| 17. | \$32,697,132.00 <small>(Amount from line 15)</small> | ÷ | 1,741,456,475 <small>(Amount from line 6)</small> | = | 0.018776 | Minimum Tax Rate |
| 18. | \$34,331,988.60 <small>(Amount from line 16)</small> | ÷ | 1,741,456,475 <small>(Amount from line 6)</small> | = | 0.019715 | Maximum Tax Rate |
| 19. | 1,716,471,800 <small>(Amount from line 3)</small> | x | 0.019020 <small>(Selected Rate)</small> | = | \$32,647,293.64 <small>(Enter on MVR Page 1, line 13)</small> | Tax for Commitment |
| 20. | \$32,697,132.00 <small>(Amount from line 15)</small> | x | 0.05 | = | \$1,634,856.60 | Maximum Overlay |
| 21. | 24,397,125 <small>(Amount from line 4b)</small> | x | 0.019020 <small>(Selected Rate)</small> | = | \$464,033.32 <small>(Enter on line 8, Assessment Warrant)</small> | Homestead Reimbursement |
| 22. | 587,550 <small>(Amount from line 5b)</small> | x | 0.019020 <small>(Selected Rate)</small> | = | \$11,175.20 <small>(Enter on line 9, Assessment Warrant)</small> | BETE Reimbursement |
| 23. | \$33,122,502.15 <small>(Line 19 plus lines 21 and 22)</small> | - | \$32,697,132.00 <small>(Amount from line 15)</small> | = | \$425,370.15 <small>(Enter on line 5, Assessment Warrant)</small> | Overlay |

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant,
Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.

06/05/2018

EXEMPTION CODES

06/05/2018

USE CODES

06/05/2018

ZONES

| Code | Description | Exemption Type |
|------|--------------|----------------|
| 00 | | P Property |
| 01 | WW II VET | P Property |
| 02 | WW II WID | P Property |
| 03 | BLIND VET | P Property |
| 05 | WW I VET | P Property |
| 06 | BLIND | P Property |
| 07 | PARA VET | P Property |
| 09 | WW I WID | P Property |
| 10 | TOWN GENERAL | P Property |
| 11 | TOWN CONSERV | P Property |
| 12 | TOWN CEM | P Property |
| 13 | TOWN/SCHOOL | P Property |
| 15 | TOWN POWER | P Property |
| 16 | TOWN TRUST | P Property |
| 19 | HSE REL WSHF | P Property |
| 20 | HOSP/NURS | P Property |
| 21 | CHAR INST | F Property |
| 22 | FRATERNAL GF | P Property |
| 23 | BOY SCOUTS | P Property |
| 24 | US GOVT | P Property |
| 25 | STATE OF ME. | P Property |
| 26 | FOR.WAT.DIST | P Property |
| 27 | REGIONAL SCH | P Property |
| 28 | MISC. | P Property |
| 29 | UNKNOWN | P Property |
| 30 | CHURCH RES. | P Property |
| 31 | TREE GROWTH | P Property |
| 51 | WW II VET NR | P Property |
| 52 | WW II WID NR | P Property |
| 55 | WW I VET NR | P Property |
| 57 | PARA VET NR | P Property |
| 58 | TWO VETS NR | P Property |
| 59 | WW I WID NR | P Property |
| 61 | KOREA VET | P Property |
| 62 | KOREA WID | P Property |
| 63 | VIETNAM VET | P Property |
| 64 | VIETNAM WID | P Property |
| 69 | OTHER VET | P Property |
| 70 | OTHER VET NR | P Property |
| 71 | KOREA VET NR | P Property |
| 72 | KOREA WID NR | P Property |
| 73 | V-NAM VET NR | P Property |
| 74 | V-NAM WID NR | P Property |
| 75 | HOMESTEAD EX | P Property |
| 90 | GULF WAR VET | P Property |
| 91 | 100% DIS VET | P Property |
| 92 | 100% DIS WID | P Property |
| 93 | 100% DSVT NR | P Property |
| 94 | 100% DSWD NR | P Property |

06/05/2018

PROPERTY TYPES

| Code | Description |
|------|--------------|
| 10 | VACANT LOT |
| 20 | RESIDENTIAL |
| 25 | MANUFACT HSG |
| 30 | ACCESSORY |
| 40 | COMMERCIAL |
| 50 | FARM/AGRICUL |
| 60 | UTILITIES |
| 70 | EXEMPT |
| 80 | OTHER |
| 90 | TREE GROWTH |
| 93 | |
| 95 | |
| 97 | VAC SHORE |
| 98 | |
| 99 | RES SHORE |

| Code | Description |
|------|--------------|
| 01 | RESIDENTIAL |
| 02 | AGRICULTURAL |
| 03 | COMMON AREA |
| 04 | COMMERCIAL |
| 05 | AFF HSE RSTR |
| 07 | SHORE FRONT |
| 08 | LEASED LAND |
| 09 | MISC LAND |
| 10 | CONDOMINIUM |
| 11 | 1 FAMILY |
| 12 | 2 FAMILY |
| 13 | 3 FAMILY |
| 14 | 4 FAMILY |
| 15 | MULTI FAMILY |
| 16 | MULTI DWLGS |
| 17 | SEASONAL |
| 18 | SEASON CONV |
| 19 | SF RES W/OFF |
| 20 | 1 FAM W/L.Q. |
| 21 | ELD.RENT.UNT |
| 24 | GARAGE |
| 25 | SHOP BLDG |
| 26 | UTIL/STORAGE |
| 27 | HOME OCC/BUS |
| 29 | MISC RES |
| 30 | AUTO REPAIR |
| 33 | BANK |
| 37 | LT MANUFAC |
| 38 | MEDICAL FAC |
| 39 | MERCH/RETAIL |
| 40 | SEASON RETAL |
| 41 | SERV STATION |
| 42 | HOTEL/MO/INN |
| 43 | NURSING/CARE |
| 44 | OFFICE |
| 45 | VARIETY STOR |
| 46 | REST/TAKEOUT |
| 47 | SEAS REST/TO |
| 48 | COMM SH FTG |
| 49 | MISC COMM |
| 50 | MERC/RET/APT |
| 51 | PRODUCE/CROP |
| 52 | FARM STAND |
| 55 | BARN |
| 56 | POLE BARN |
| 57 | SHED |
| 58 | GREENHOUSE |
| 59 | MISC AGRI |
| 60 | CHURCH |
| 61 | PARS/RECT |
| 62 | SCHOOL |
| 63 | LIBRARY |
| 64 | TOWN |
| 65 | STATE |
| 66 | FEDERAL |
| 67 | PUBLIC SAFTY |
| 68 | WATER DIST |
| 69 | SEWER DIST |
| 77 | EXEMPT LAND |
| 78 | EXEMPT BLDG |
| 79 | MISC EXEMPT |
| 80 | GAS CO. |
| 81 | POWER CO. |
| 82 | TEL CO. |
| 83 | CABLE CO. |
| 84 | COMMUN CO. |
| 85 | TOWN SEWER |
| 86 | OTHER |

| Code | Description |
|------|--------------|
| BA | BUS DIST 80M |
| BB | BUS DIST 80M |
| BC | BUS FLOAT DS |
| F | FLOOD HAZARD |
| FW | FORT WILL PK |
| RA | RES DIST 80M |
| RC | RES DIST 20M |
| RP | RESOURCE PRO |
| S | SHORELAND ZO |
| W | WETLAND |

TABLE: SRDT4 TITLE: NBHD
COLUMNS: 2

CODE DESCRIPTION

| Code | Description |
|------|--------------|
| 01 | SHORE/OAKHUR |
| 02 | SHORE/LAWSON |
| 03 | MITCHELL N/S |
| 04 | OCEAN/SPURW |
| 05 | OCEAN/MITCH |
| 06 | OCEAN/SCOTT |
| 07 | FOWLER E/W |
| 08 | SHORE AC/WF |
| 09 | PEBBLES C |
| 10 | OLD OC/SAC |
| 11 | BROAD COVE |
| 12 | TWO LIGHTS |
| 13 | OC HS/BOW |
| 14 | SARY/SPURW |
| 15 | BOW/C E JORD |
| 16 | RICHMOND ISL |

TABLE: SRDT3 TITLE: QUALIFIED/DISC
COLUMNS: 2

QUALIFIED?

| Code | Description |
|------|--------------|
| 1 | QUALIFIED |
| 2 | FAMILY |
| 3 | ABUTTER |
| 4 | SPLIT |
| 5 | MULTIPLE LOT |
| 6 | CONST/DEVEL |
| 7 | LEGAL |
| 8 | OTHER |
| 9 | OTHER1 |

TABLE: SRDT1 TITLE: STYLE
COLUMNS: 2

CODE DESCRIPTION

| Code | Description |
|------|--------------|
| 10 | RANCH |
| 15 | CAPE |
| 20 | GARRISON |
| 25 | GAMBREL |
| 30 | RAISED RANCH |
| 35 | SPLIT LEVEL |
| 40 | TRI LEVEL |
| 45 | COLONIAL |
| 50 | CONVENTIONAL |
| 55 | CONTEMPORARY |
| 60 | A FRAME |
| 65 | LOG |
| 70 | SOLAR |
| 75 | SPECIAL CNST |
| 80 | MULTIPL/COND |
| 85 | MULTIPL/APT |
| 90 | OTHER |

END

REAL ESTATE:

| PROPERTY TYPE | # OF PARCELS | LAND VALUE | BUILDING VALUE | TOTAL VALUATION | PROPERTY EXEMPTIONS | NET VALUE |
|---------------|--------------|----------------|------------------|------------------|---------------------|------------------|
| 00 | 66 | 3,046,800.00 | 1,897,000.00 | 4,943,800.00 | 17,800.00 | 4,926,000.00 |
| 10 | 331 | 23,743,000.00 | 9,305,700.00 | 33,048,700.00 | 1,848,400.00 | 31,200,300.00 |
| 20 | 3711 | 604,236,300.00 | 820,475,300.00 | 1,424,711,600.00 | 39,413,300.00 | 1,385,298,300.00 |
| 30 | 6 | 837,900.00 | 345,300.00 | 1,183,200.00 | .00 | 1,183,200.00 |
| 40 | 45 | 11,519,300.00 | 28,362,800.00 | 39,882,100.00 | 2,008,900.00 | 37,873,200.00 |
| 50 | 15 | 1,628,800.00 | 536,100.00 | 2,164,900.00 | 34,900.00 | 2,130,000.00 |
| 60 | 14 | 8,853,100.00 | 7,909,100.00 | 16,762,200.00 | 8,260,300.00 | 8,501,900.00 |
| 70 | 90 | 43,492,300.00 | 53,028,300.00 | 96,520,600.00 | 95,544,600.00 | 976,000.00 |
| 80 | 5 | 892,000.00 | 290,900.00 | 1,182,900.00 | .00 | 1,182,900.00 |
| 90 | 23 | 1,963,800.00 | 831,400.00 | 2,795,200.00 | 242,400.00 | 2,552,800.00 |
| 97 | 15 | 7,905,000.00 | 1,161,800.00 | 9,066,800.00 | 1,061,900.00 | 8,004,900.00 |
| 99 | 139 | 146,249,300.00 | 81,484,900.00 | 227,734,200.00 | 1,604,500.00 | 226,129,700.00 |
| RE TOTALS | 4460 | 854,367,600.00 | 1,005,628,600.00 | 1,859,996,200.00 | 150,037,000.00 | 1,709,959,200.00 |
| TOTAL ACRES | .00 | Hrdwd .00 | Sftwd .00 | Mixed .00 | LotSz 9098.82 | |

EXEMPT PROPERTY:

| EXEMPT CODE | EXEMPTION DESCRIPTION | # OF ENTRIES | PROPERTY EXEMPTIONS | TAX CREDIT EXEMPTIONS |
|-------------|-----------------------|--------------|---------------------|-----------------------|
| 1 | WW II VET | 11 | 58,300.00 | |
| 2 | WW II WID | 13 | 68,900.00 | |
| 6 | BLIND | 6 | 21,600.00 | |
| 10 | TOWN GENERAL | 84 | 20,623,700.00 | |
| 11 | TOWN CONSERV | 6 | 661,600.00 | |
| 13 | TOWN/SCHOOL | 1 | 46,064,500.00 | |
| 19 | HSE REL WSHP | 5 | 6,422,900.00 | |
| 21 | CHAR INST | 18 | 3,937,600.00 | |
| 23 | BOY SCOUTS | 1 | 75,000.00 | |
| 24 | US GOVT | 4 | 2,831,900.00 | |
| 25 | STATE OF ME. | 8 | 19,631,800.00 | |
| 26 | POR.WAT.DIST | 9 | 9,294,200.00 | |
| 30 | CHURCH RES. | 4 | 80,000.00 | |
| 51 | WW II VET NR | 15 | 79,500.00 | |
| 52 | WW II WID NR | 12 | 63,600.00 | |
| 61 | KOREA VET | 30 | 159,000.00 | |
| 62 | KOREA WID | 11 | 58,300.00 | |
| 63 | VIETNAM VET | 66 | 349,800.00 | |
| 64 | VIETNAM WID | 5 | 26,500.00 | |
| 69 | OTHER VET | 1 | 5,300.00 | |
| 70 | OTHER VET NR | 1 | 5,300.00 | |
| 71 | KOREA VET NR | 14 | 74,200.00 | |

EXEMPT PROPERTY:

| EXEMPT CODE | EXEMPTION DESCRIPTION | # OF ENTRIES | PROPERTY EXEMPTIONS | TAX CREDIT EXEMPTIONS |
|------------------|-----------------------|--------------|---------------------|-----------------------|
| 72 | KOREA WID NR | 5 | 26,500.00 | |
| 73 | V-NAM VET NR | 62 | 328,600.00 | |
| 74 | V-NAM WID NR | 5 | 26,500.00 | |
| 75 | HOMESTEAD EX | 2193 | 39,035,400.00 | |
| 90 | GULF WAR VET | 2 | 10,600.00 | |
| 91 | 100% DIS VET | 3 | 15,900.00 | |
| EXEMPTION TOTALS | | 2595 | 150,037,000.00 | |

PERSONAL PROPERTY:

| | # OF PIECES | VALUATION | EXEMPT AMT | NET VALUE |
|--------------------------|-------------|--------------|--------------|--------------|
| MACHINERY | 67 | 3,607,500.00 | .00 | 3,607,500.00 |
| FURN & FIXT | 42 | 2,803,000.00 | .00 | 2,803,000.00 |
| COMPUTER | 20 | 102,100.00 | .00 | 102,100.00 |
| BETE_1 | 24 | 1,175,100.00 | 1,175,100.00 | .00 |
| PERSONAL PROPERTY TOTALS | 153 | 7,687,700.00 | 1,175,100.00 | 6,512,600.00 |

TOTAL PROPERTY VALUATION:

| | # OF PIECES | TOTAL VALUATION |
|------------------------------|-------------|-------------------|
| Real Estate | 4460 | 1,859,996,200.00 |
| LESS: Property Exemptions | 2595 | < 150,037,000.00> |
| Personal Property | 153 | 7,687,700.00 |
| Personal Property Exemptions | 24 | < 1,175,100.00> |
| Grand Total | | 1,716,471,800.00 |

Town of Cape Elizabeth - TIF District #1
For Fiscal Year 2019

| <u>RealEstate ID</u> | <u>Owner Name</u> | <u>Acct No#</u> | <u>Land Value</u> | <u>Building Value</u> | <u>Total Value</u> | <u>2014 Land V</u> | <u>2014 Bldg V</u> | <u>2014 Total</u> | <u>Lot Size</u> |
|----------------------|---------------------------------|-----------------|--------------------|-----------------------|---------------------|--------------------|--------------------|---------------------|-----------------|
| U22082000000 | MAC REALTY LLC | V0192R | \$ 189,600 | \$ 220,300 | \$ 409,900 | \$ 189,600 | \$ 220,300 | \$ 409,900 | 0.48 |
| U22080000000 | JOHNSON LIVING TRUST 2/9/2018 | J0396R | \$ 115,800 | \$ 309,600 | \$ 425,400 | \$ 115,800 | \$ 309,600 | \$ 425,400 | 0.36 |
| U22079000000 | LONG EDDY REALTY TRUST | L1406R | \$ 79,500 | \$ 317,600 | \$ 397,100 | \$ 79,500 | \$ 317,600 | \$ 397,100 | 0.15 |
| U22078000000 | CUMBERLAND FARMS INC | R0001R | \$ 213,800 | \$ 456,200 | \$ 670,000 | \$ 213,800 | \$ 456,200 | \$ 670,000 | 0.61 |
| U22076000000 | 287 ROUTE 77 LLC | V0002R | \$ 261,200 | \$ 177,800 | \$ 439,000 | \$ 261,200 | \$ 177,800 | \$ 439,000 | 0.91 |
| U22076C 000 | DILL CYNTHIA A & | D0935R | \$ 123,100 | \$ 365,000 | \$ 488,100 | \$ 123,100 | \$ 365,000 | \$ 488,100 | 0.60 |
| U22076B 000 | DONNELLY JON PATRICK & | D1311R | \$ 133,700 | \$ 458,900 | \$ 592,600 | \$ 133,700 | \$ 458,900 | \$ 592,600 | 1.96 |
| U22075000000 | HILL MICHAEL A | H1670R | \$ 75,100 | \$ 8,100 | \$ 83,200 | \$ 75,100 | \$ 8,100 | \$ 83,200 | 0.14 |
| U22074000000 | TWO PENGUIN PROPERTIES LLC | H1650R | \$ 119,200 | \$ 311,600 | \$ 430,800 | \$ 119,200 | \$ 311,600 | \$ 430,800 | 0.45 |
| U21011000000 | HEIDRICH, ELEANOR | D0856R | \$ 146,900 | \$ 110,100 | \$ 257,000 | \$ 146,900 | \$ 110,100 | \$ 257,000 | 0.30 |
| U21009000000 | 303 OCEAN HOUSE REAL ESTATE LLC | N0467R | \$ 128,100 | \$ 191,800 | \$ 319,900 | \$ 128,100 | \$ 191,800 | \$ 319,900 | 0.31 |
| U21008000000 | BALFOUR SCOTT A | B0460R | \$ 100,300 | \$ 69,800 | \$ 170,100 | \$ 100,300 | \$ 69,800 | \$ 170,100 | 0.14 |
| U21007000000 | THOMPSON TIMOTHY L | T0408R | \$ 144,500 | \$ 202,500 | \$ 347,000 | \$ 144,500 | \$ 202,500 | \$ 347,000 | 0.29 |
| U21006000000 | MURRAY GERALD W & | M2941R | \$ 85,300 | - | \$ 85,300 | \$ 85,300 | - | \$ 85,300 | 0.38 |
| U21005000000 | MURRAY GERALD W | M2930R | \$ 143,100 | \$ 120,000 | \$ 263,100 | \$ 143,100 | \$ 120,000 | \$ 263,100 | 1.10 |
| U21005A 000 | MURRAY GERALD W & | M2942R | \$ 118,900 | \$ 263,600 | \$ 382,500 | \$ 118,900 | \$ 263,600 | \$ 382,500 | 0.80 |
| U21003B 000 | LATHROP & LATHROP INC | L0426R | \$ 530,300 | \$ 1,003,400 | \$ 1,533,700 | \$ 530,300 | \$ 1,003,400 | \$ 1,533,700 | 2.50 |
| U21001000000 | KMC PROPERTIES LLC | K0724R | \$ 337,500 | \$ 673,400 | \$ 1,010,900 | \$ 337,500 | \$ 673,400 | \$ 1,010,900 | 0.76 |
| U20017000000 | BLAKE RACHEL Y | B1715R | \$ 137,400 | \$ 240,600 | \$ 378,000 | \$ 137,400 | \$ 240,600 | \$ 378,000 | 2.00 |
| U20016000000 | JORDAN NORMAN R JR | J0950R | \$ 84,000 | - | \$ 84,000 | \$ 84,000 | - | \$ 84,000 | 0.49 |
| U20016A 000 | JORDAN NORMAN R JR | J0960R | \$ 16,300 | - | \$ 16,300 | \$ 16,300 | - | \$ 16,300 | 1.00 |
| U20015000000 | JORDAN NORMAN JR | J0962R | \$ 84,800 | \$ 117,200 | \$ 202,000 | \$ 84,800 | \$ 117,200 | \$ 202,000 | 0.50 |
| U11016D 000 | CAPE DENTAL ASSOCIATES | C0192R | \$ 154,600 | \$ 126,500 | \$ 281,100 | \$ 154,600 | \$ 126,500 | \$ 281,100 | 0.28 |
| U11016001000 | SMITH BRANDI L | K0383R | \$ 60,000 | \$ 124,400 | \$ 184,400 | \$ 60,000 | \$ 124,400 | \$ 184,400 | 0.12 |
| U11016C 000 | OCEAN HOUSE CONDOMINIUMS | CONDO | - | - | - | - | - | - | 0.48 |
| U11016B 000 | 1234 SHORE ROAD LLC | K0436R | \$ 193,800 | \$ 204,200 | \$ 398,000 | \$ 193,800 | \$ 204,200 | \$ 398,000 | 0.44 |
| U11016004000 | COHN PHYLLIS C | C1623R | \$ 60,000 | \$ 141,300 | \$ 201,300 | \$ 60,000 | \$ 141,300 | \$ 201,300 | 0.12 |
| U11016002000 | 312 OCEAN HOUSE LLC | D0936R | \$ 60,000 | \$ 110,200 | \$ 170,200 | \$ 60,000 | \$ 110,200 | \$ 170,200 | 0.12 |
| U11016003000 | GOODINE JENNIFER L | G0904R | \$ 60,000 | \$ 75,800 | \$ 135,800 | \$ 60,000 | \$ 75,800 | \$ 135,800 | 0.12 |
| U11016A 000 | ISIS DEVELOPMENT LLC | I0089R | \$ 217,000 | - | \$ 217,000 | \$ 217,000 | - | \$ 217,000 | 0.85 |
| U11015000000 | KLS LLC | K0720R | \$ 160,000 | \$ 138,100 | \$ 298,100 | \$ 160,000 | \$ 138,100 | \$ 298,100 | 1.00 |
| U11014000000 | 1226 SHORE ROAD LLC | F0977R | \$ 252,400 | \$ 595,200 | \$ 847,600 | \$ 252,400 | \$ 595,200 | \$ 847,600 | 1.50 |
| R02004006000 | HAFFENREFFER R F IV TRUST | H0036R | \$ 207,500 | - | \$ 207,500 | \$ 207,500 | - | \$ 207,500 | 4.10 |
| U22074001000 | TWO PENGUIN PROPERTIES LLC | T1801R | \$ 174,700 | \$ 2,728,900 | \$ 2,903,600 | LOT SPLIT IN 2018 | LOT SPLIT IN 2018 | \$ - | 1.37 |
| U22074003000 | TWO PENGUIN PROPERTIES LLC | T1802R | \$ 83,800 | - | \$ 83,800 | LOT SPLIT IN 2018 | LOT SPLIT IN 2018 | \$ - | 0.31 |
| | | | \$5,052,200 | \$ 9,862,100 | \$14,914,300 | | | \$11,276,300 | 27.04 |

FY 2015 OAV = \$ 11,276,300
 FY 2019 Total Value = \$ 14,914,300
 Captured Value = \$ 3,638,000

FY 2019 Tax Rate = \$ 0.01902
 Captured Revenue = \$ 69,194.76

18 DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES

125 BUREAU OF REVENUE SERVICES

Chapter 202: TREE GROWTH TAX LAW VALUATIONS - 2018

SUMMARY: 36 M.R.S. § 576 requires that the State Tax Assessor establish the 100% valuation per acre for each forest type, by economic region, for parcels classified under the Tree Growth Tax Law for tax year 2018.

.01 Tree Growth Tax Law Valuation Schedule – 2018

| COUNTY | SOFTWOOD | MIXED WOOD | HARDWOOD |
|--------------|----------|------------|----------|
| Androscoggin | 431.00 | 455.00 | 364.00 |
| Aroostook | 117.00 | 172.00 | 188.00 |
| Cumberland | 431.00 | 455.00 | 364.00 |
| Franklin | 271.00 | 323.00 | 336.00 |
| Hancock | 141.00 | 165.00 | 126.00 |
| Kennebec | 337.00 | 408.00 | 263.00 |
| Knox | 337.00 | 408.00 | 263.00 |
| Lincoln | 337.00 | 408.00 | 263.00 |
| Oxford | 271.00 | 323.00 | 336.00 |
| Penobscot | 141.00 | 165.00 | 126.00 |
| Piscataquis | 117.00 | 172.00 | 188.00 |
| Sagadahoc | 431.00 | 455.00 | 364.00 |
| Somerset | 117.00 | 172.00 | 188.00 |
| Waldo | 337.00 | 408.00 | 263.00 |
| Washington | 141.00 | 165.00 | 126.00 |
| York | 431.00 | 455.00 | 364.00 |

Cape Elizabeth - Top Ten Taxpayers for Fiscal Year 2019

| Owner_Name | Real Estate | Personal Propert | Total Assessed | Property Tax | % of Levy |
|------------------------------------|---------------|------------------|----------------|---------------|-----------|
| SPRAGUE CORP | \$ 17,599,400 | \$ 22,000 | \$ 17,621,400 | \$ 335,159.03 | 1.03% |
| INN BY THE SEA LLC | \$ 13,160,200 | \$ 2,000,000 | \$ 15,160,200 | \$ 288,347.00 | 0.88% |
| HEALTH CARE PROPERTY INVESTORS INC | \$ 5,603,400 | \$ 397,200 | \$ 6,000,600 | \$ 114,131.41 | 0.35% |
| CENTRAL MAINE POWER COMPANY | \$ 5,910,800 | \$ | \$ 5,910,800 | \$ 112,423.42 | 0.34% |
| L & J DOWNEAST PROPERTIES LLC | \$ 4,938,000 | \$ | \$ 4,938,000 | \$ 93,920.76 | 0.29% |
| 1172 LLC | \$ 4,789,800 | \$ | \$ 4,789,800 | \$ 91,102.00 | 0.28% |
| PURPOODOCK CLUB | \$ 4,137,700 | \$ 92,600 | \$ 4,230,300 | \$ 80,460.31 | 0.25% |
| STEFANIE J LEVENSON LIVING TRST | \$ 4,055,600 | \$ | \$ 4,055,600 | \$ 77,137.51 | 0.24% |
| KABOCHA PROPERTIES LLC | \$ 3,489,000 | \$ | \$ 3,489,000 | \$ 66,360.78 | 0.20% |
| MCGINN SUZANNE P | \$ 3,465,500 | \$ | \$ 3,465,500 | \$ 65,913.81 | 0.20% |

Mill Rate = \$ 0.01902

Levy = \$ 32,647,293

STATE CALCULATION FOR FUNDING PUBLIC EDUCATION (PreK-12) REPORT

ORG ID : 113

Cape Elizabeth Public Schools

2018 - 2019

Section : 1

Section 1: Computation of EPS Rates

A) Attending Counts:

| | PreK-K | 1-5 | 6-8 | PreK-8 | 9-12 | Total |
|------------------------------------|--------|-------|-------|---------|-------|---------|
| 1) Attending Pupils (October 2016) | 101.0 | 594.0 | 392.0 | 1,087.0 | 515.0 | 1,602.0 |
| 2) Attending Pupils (October 2017) | 80.0 | 580.0 | 429.0 | 1,089.0 | 516.0 | 1,605.0 |
| 3) Attending Pupils Average | 90.5 | 587.0 | 410.5 | 1,088.0 | 515.5 | 1,603.5 |

B) Staff Positions

| | PreK-K FTE | 1-5 FTE | 6-8 FTE | PreK-8 FTE | 9-12 FTE | Total FTE | % Of EPS | SAU Data In EPS Matrix | Adjusted EPS Salary | Elementary Salary | Secondary Salary |
|--------------------|------------|---------|---------|------------|----------|-----------|----------|------------------------|---------------------|-------------------|------------------|
| 1) Teachers | 6.0 | 34.5 | 24.1 | 96.8 | 116.8 | 273.2 | 0.83 | 6,501,299 | 5,396,078 | 3,663,937 | 1,732,141 |
| 2) Guidance | 0.3 | 1.7 | 1.2 | 5.3 | 7.6 | 15.8 | 0.70 | 390,313 | 273,219 | 185,516 | 87,703 |
| 3) Librarians | 0.1 | 0.7 | 0.5 | 1.9 | 4.0 | 6.6 | 0.48 | 191,853 | 92,089 | 62,528 | 29,561 |
| 4) Health | 0.1 | 0.7 | 0.5 | 1.9 | 3.0 | 5.6 | 0.63 | 148,734 | 93,702 | 63,624 | 30,078 |
| 5) Education Techs | 0.8 | 5.1 | 1.3 | 8.8 | 7.0 | 15.8 | 1.26 | 158,123 | 199,235 | 135,281 | 63,954 |
| 6) Library Techs | 0.2 | 1.2 | 0.8 | 3.2 | 0.5 | 5.7 | 6.40 | 8,833 | 56,531 | 38,385 | 18,146 |
| 7) Clerical | 0.5 | 2.9 | 2.1 | 8.1 | 8.0 | 16.1 | 1.01 | 278,846 | 281,634 | 191,229 | 90,405 |
| 8) School Admin. | 0.3 | 1.9 | 1.3 | 5.1 | 6.0 | 11.3 | 0.85 | 526,632 | 447,637 | 303,946 | 143,691 |

C) Computation of Benefits:

| | Percentage | Elementary Salary | Secondary Salary |
|--|------------|-------------------|------------------|
| 1) Teachers, Guidance, Librarians & Health | 19.00% | 3,975,605 | 1,879,483 |
| 2) Education & Library Technicians | 36.00% | 173,666 | 82,100 |
| 3) Clerical | 29.00% | 191,229 | 90,405 |
| 4) School Administrators | 14.00% | 303,946 | 143,691 |

D) Other Support Per-Pupil Costs:

| | PreK-8 | 9-12 | Elementary Students | Secondary Students | Elementary Support | Secondary Support |
|-------------------------------------|--------|------|---------------------|--------------------|--------------------|-------------------|
| 1) Substitute Teachers (1/2 Day) | 43 | 43 | 1,088.0 | 515.5 | 46,784 | 22,167 |
| 2) Supplies and Equipment | 378 | 521 | 1,088.0 | 515.5 | 411,264 | 268,576 |
| 3) Professional Development | 65 | 65 | 1,088.0 | 515.5 | 70,720 | 33,508 |
| 4) Instructional Leadership Support | 29 | 29 | 1,088.0 | 515.5 | 31,552 | 14,950 |
| 5) Co- and Extra-Curricular Student | 40 | 125 | 1,088.0 | 515.5 | 43,520 | 64,438 |
| 6) System Administration/Support | 92 | 92 | 1,088.0 | 515.5 | 100,096 | 47,426 |
| 7) Operations & Maintenance | 1103 | 1311 | 1,088.0 | 515.5 | 1,200,064 | 675,821 |

E) Other Adjustments:

| | | | | |
|--|------------------|------|---------|---------|
| 1) Regional Adjustment for Staff & Substitute Salaries | Regional Index = | 1.08 | 375,298 | 177,428 |
|--|------------------|------|---------|---------|

Section 1: Totals

| | | | | |
|---------------------------------|--|--|-----------|-----------|
| Divided by Attending Pupils: | | | 7,839,637 | 3,932,985 |
| Calculated EPS Rates Per Pupil: | | | 1,088.0 | 515.5 |
| | | | 7,206 | 7,629 |

Preliminary Enacted Per PL2017Ch446 – Adjustments will be made to these printouts throughout FY 19

STATE CALCULATION FOR FUNDING PUBLIC EDUCATION (PreK-12) REPORT

ORG ID : 113

Cape Elizabeth Public Schools

2018 - 2019

Section 2: Operating Cost Allocations
A) Subsidizable Pupils (Includes Superintendent Transfers)

| | 4YO/PreK | K-8 | 9-12 | Total |
|--|----------|-----------|---------|---------|
| 1) October 2016 | 0.0 + | 1,086.0 + | 516.0 = | 1,602.0 |
| 2) October 2017 (may include 4YO/PreK estimates) | 0.0 + | 1,088.0 + | 515.0 = | 1,603.0 |
| 3) Subsidizable Pupils Average | 0.0 + | 1,087.0 + | 515.5 = | 1,602.5 |

Section : 2

B) Basic Counts

| | Average Pupils | SAU EPS Rates from Page 1 | Basic Cost Allocations |
|--|----------------|---------------------------|------------------------|
| 1) 4YO/PreK Pupils (Most Recent Oct Only) | 0.0 | 7,206 = | 0.00 |
| 2) K-8 Pupils | 1,087.0 | 7,206 = | 7,832,922.00 |
| 3) 9-12 Pupils | 515.5 | 7,629 = | 3,932,749.50 |
| 4) Adult Education Courses at .1 | 0.0 | 7,629 = | 0.00 |
| 5) 4YO/PreK Equiv. Instruction Pupils (Most Recent Oct Only) | 0.000 | 7,206 = | 0.00 |
| 6) K-8 Equiv. Instruction Pupils | 0.125 | 7,206 = | 900.75 |
| 7) 9-12 Equiv. Instruction Pupils | 0.125 | 7,629 = | 953.63 |

C) Weighted Counts (Most Recent Oct Only)

| | Pupils | EPS Weights | SAU EPS Rates from Page 1 | Weighted Cost Allocations |
|------------------------------------|--------|-------------|---------------------------|---------------------------|
| 1) 4YO/PreK Disadvantaged @ 0.0744 | 0.0 | X 0.15 | 7,206 = | 0.00 |
| 2) K-8 Disadvantaged @ 0.0744 | 80.9 | X 0.15 | 7,206 = | 87,444.81 |
| 3) 9-12 Disadvantaged @ 0.0744 | 38.4 | X 0.15 | 7,629 = | 43,943.04 |
| 4) 4YO/PreK English Learner's | 0.0 | X 0.700 | 7,206 = | 0.00 |
| 5) K-8 English Learner's | 8.0 | X 0.700 | 7,206 = | 40,353.60 |
| 6) 9-12 English Learner's | 2.0 | X 0.700 | 7,629 = | 10,680.60 |

D) Targeted Funds

| | Pupils | EPS Weights | EPS Targeted Amount | Targeted Cost Allocations |
|---|---------|-------------|---------------------|---------------------------|
| 1) 4YO/PreK Student Assessment (Most Recent Oct Only) | 0.0 | | 49.00 = | 0.00 |
| 2) K-8 Student Assessment | 1,087.0 | | 49.00 = | 53,263.00 |
| 3) 9-12 Student Assessment | 515.5 | | 49.00 = | 25,259.50 |
| 4) 4YO/PreK Technology Resources (Most Recent Oct Only) | 0.0 | | 107.00 = | 0.00 |
| 5) PreK-8 Technology Resources | 1,087.0 | | 107.00 = | 116,309.00 |
| 6) 9-12 Technology Resources | 515.5 | | 322.00 = | 165,991.00 |
| 7) 4YO/PreK Pupils (Most Recent Oct Only) | 0.0 | X 0.10 | 7,206 = | 0.00 |
| 8) K-2 Pupils | 301.5 | X 0.10 | 7,206 = | 217,260.90 |
| 9) 4YO/PreK Disadvantaged Targeted (Most Recent Oct Only) | 0.0 | X 0.05 | 7,206 = | 0.00 |
| 10) K-8 Disadvantaged Targeted | 80.9 | X 0.05 | 7,206 = | 29,148.27 |
| 11) 9-12 Disadvantaged Targeted | 38.4 | X 0.05 | 7,629 = | 14,647.68 |

E) Isolated Small School Adjustment

| | | | | |
|--|---|---|---|------|
| 1) PreK-8 Isolated Small School Adjustment | = | = | = | 0.00 |
| 2) 9-12 Isolated Small School Adjustment | = | = | = | 0.00 |

Section 2: Operating Allocation Totals

| | | | | |
|---|---|---|---|---------------|
| Percentage of EPS Transition Amount: | = | = | = | 12,571,827.28 |
| Adjusted Total Operating Allocation Amount: | X | X | X | 100.00% |
| | = | = | = | 12,571,827.28 |

Preliminary Enacted Per PL2017Ch446 – Adjustments will be made to these printouts throughout FY 19

STATE OF MAINE DEPARTMENT OF EDUCATION
AUGUSTA 04333

STATE CALCULATION FOR FUNDING PUBLIC EDUCATION (PreK-12) REPORT

ORG ID : 113

Cape Elizabeth Public Schools

2018 - 2019

Section 3: Other Allocations

A) Other Subsidizable Costs

Section : 3

| | Base Year Expenditure | Inflation Adjustment | |
|---|-----------------------|----------------------|-----------------------|
| 1) Gifted & Talented Expenditures from 2016 - 2017 | 18,821.58 | X 101.30% | = 19,066.26 |
| 2) Special Education - EPS Allocation | | X | = 3,098,974.50 |
| 3) Special Education - High-Cost Out-of-District Allocation | | X | = 17,052.00 |
| 4) Transportation Operating - EPS Allocation | | X | = 574,097.36 |
| 5) Approved Bus Allocation (Purchase Year FY 18 or earlier) | | X | = 0.00 |
| Total Other Subsidizable Costs | | | = 3,709,190.12 |
| B) Teacher Retirement Amount (Normalized Cost) | | | 531,469.62 |

Total Adjusted Operating Allocation (Page2) plus Total other Subsidizable Costs plus Teacher Retirement = 16,812,487.02

C) Debt Service Allocations

| 1) Town / District | Payment Date | Name of Project | Principal | Interest | Total |
|---|--------------|-------------------------------|-----------|----------|----------------------|
| 2) Total Debt Service Principal & Interest Payments | | | | | |
| 3) Approved Lease for 2017 - 18 | | Cape Elizabeth Public Schools | | | 0.00 |
| 4) Approved Lease Purchase for 2017 - 18 for | | Cape Elizabeth Public Schools | | | 0.00 |
| Total Debt Service Allocation | | | | | 0.00 |
| Total Combined Allocations (Page 2 Adjusted Total plus Other Subsidizable plus Debt Service) | | | | | 16,812,487.02 |

Preliminary Enacted Per PL2017Ch446 – Adjustments will be made to these printouts throughout FY 19

STATE CALCULATION FOR FUNDING PUBLIC EDUCATION (PreK-12) REPORT

ORG ID : 113

Cape Elizabeth Public Schools

2018 - 2019

Section : 4

Section 4 : Calculation of Required Local Contribution - Mill Expectation

A) Subsidizable Pupils (Excludes Superintendent Transfers for SADs, RSUs & CSDs) by Member Municipality

| Member Municipality | Average Subsidizable Pupils | Percentage of Total Pupils | Oper., Othr. Sub, & Tchr. Ret. Allocation Distribution | Municipal Debt Allocation Distribution | Total Municipal Allocation Distribution as a Percentage of Pupils |
|-------------------------------|-----------------------------|----------------------------|--|--|---|
| Cape Elizabeth Public Schools | 1602.5 | 100.00% | 16,812,487.02 | 0.00 | 16,812,487.02 |
| Total | 1,602.5 | 100.00% | 16,812,487.02 | 0.00 | 16,812,487.02 |

B) State Valuation by Member Municipality

| Member Municipality | 2016 - 2017 Average State Valuation | Mill Expectation | Total Municipal Allocation Distribution per Valuation x Mill Expectation |
|-------------------------------|-------------------------------------|------------------|--|
| Cape Elizabeth Public Schools | 1,878,125,000 | 8.48 | 15,926,500.00 |
| Total | 1,878,125,000 | | 15,926,500.00 |

C) Required Local Contribution = the lesser of the previous two calculations :

| Member Municipality | Total Allocation by Municipality | Required Local Contribution by Municipality | Calculated Mill Rate | State Contribution by Municipality (Prior to adjustments) |
|-------------------------------|----------------------------------|---|----------------------|---|
| Cape Elizabeth Public Schools | 16,812,487.02 | 15,926,500.00 | 8.48 | 885,987.02 |
| Total | 16,812,487.02 | 15,926,500.00 | | 885,987.02 |

Preliminary Enacted Per PL2017Ch446 – Adjustments will be made to these printouts throughout FY 19

STATE CALCULATION FOR FUNDING PUBLIC EDUCATION (PreK-12) REPORT

ORG ID : 113

Cape Elizabeth Public Schools

2018 - 2019

Section : 5

Section 5: Totals and Adjustments

| | | | |
|--|-------------------------|---------------------------|---------------------------|
| A) Total Allocation, Local Contribution, and State Contribution Prior to Adjustment | Total Allocation | Local Contribution | State Contribution |
| | 16,812,487.02 | 15,926,500.00 | 885,987.02 |
| 2) Adjustment for 40 % of Special Education costs | | -360,423.58 | 360,423.58 |
| 6) Totals after adjustment to Local and State Contributions | 16,812,487.02 | 15,566,076.42 | 1,246,410.60 |
| B) Other Adjustments to State Contribution Only | | | |
| 1) Plus Audit Adjustments | | | 0.00 |
| 2) Less Audit Adjustments | | | 0.00 |
| 3) Less Adjustment for Unappropriated Local Contribution | | | 0.00 |
| 4) Less Adjustment for Unallocated Balance in Excess of 3% | | | 0.00 |
| 5) Special Education Budgetary Hardship Adjustment | | | 0.00 |
| 6) Career & Technical Education Center Allocation | | | 0.00 |
| 7) Plus Long-Term Drug Treatment Centers Adjustment | | | 0.00 |
| 8) Regionalization and efficiency assistance | | | 0.00 |
| 9) Bus Refurbishing Adjustment | | | 22,121.40 |
| 10) Less MaineCare Seed - Private | | | 0.00 |
| 11) Less MaineCare Seed - Public | | | 0.00 |
| C) Adjusted State Contribution | | | 1,268,532.00 |

Local and State Percentages Prior to Adjustments :

Local Share % = 94.73 % State Share % = 5.27 %

Local and State Percentages After Adjustments :

Local Share % = 92.59 % State Share % = 7.41 %

FY1 : 100% EPS Allocation

16,812,487.02

Section F: Adjusted Local Contribution by Town

| Member Municipality | Min. Spec. Ed. Adj. | Sec. 5 Line A2 | Total Allocation | Adjusted Local Contribution | Adjusted Percentage | Adjusted Mill Rate |
|-------------------------------|---------------------|----------------|----------------------|-----------------------------|---------------------|--------------------|
| Cape Elizabeth Public Schools | 360,423.58 | | 16,812,487.02 | 15,566,076.42 | 100.00% | 8.29 |
| Totals | 360,423.58 | | 16,812,487.02 | 15,566,076.42 | 100.00% | |

***** WARRANT ARTICLE *****

Preliminary Enacted Per PL2017Ch446 – Adjustments will be made to these printouts throughout FY 19

Section : 6

Section 6: SCHEDULED PAYMENTS & YEAR TO DATE PAYMENTS

| MONTH | SUBSIDY | PAID TO DATE | DEBT SERVICE | PAID TO DATE |
|--------------|---------------------|--------------|--------------|--------------|
| July | 105,711.00 | 0.00 | 0.00 | 0.00 |
| August | 105,711.00 | 0.00 | 0.00 | 0.00 |
| September | 105,711.00 | 0.00 | 0.00 | 0.00 |
| October | 105,711.00 | 0.00 | 0.00 | 0.00 |
| November | 105,711.00 | 0.00 | 0.00 | 0.00 |
| December | 105,711.00 | 0.00 | 0.00 | 0.00 |
| January | 105,711.00 | 0.00 | 0.00 | 0.00 |
| February | 105,711.00 | 0.00 | 0.00 | 0.00 |
| March | 105,711.00 | 0.00 | 0.00 | 0.00 |
| April | 105,711.00 | 0.00 | 0.00 | 0.00 |
| May | 105,711.00 | 0.00 | 0.00 | 0.00 |
| June | 105,711.00 | 0.00 | 0.00 | 0.00 |
| TOTAL | 1,268,532.00 | 0.00 | 0.00 | 0.00 |

Preliminary Enacted Per PL2017Ch446 - Adjustments will be made to these printouts throughout FY 19

2018 – 2019 Assessment Information

Fiscal Year 2019

Date of Commitment:

August 3, 2018

Tax Rate:

\$19.02 per Thousand Dollars of Assessed Value

Rate Breakdown:

| | | |
|----------------|-----------------|--------------|
| Town: | \$ 4.45 | 24 % |
| County: | \$ 0.80 | 4 % |
| School: | \$ 13.77 | 72 % |
| | \$ 19.02 | 100 % |

Certified Ratio:

89%

Homestead Exemption:

\$ 17,800

Veterans Exemption:

\$ 5,300

Due Dates:

October 1, 2018

April 1, 2019

Interest Rate:

8% (Eight Percent)

Deadline to Apply for Abatement:

February 4, 2019

(185 days after Commitment)

INFORMATION ON PROPERTY TAX BILLS

36 M.R.S. § 507 requires that, when a municipality issues a property tax bill to each taxpayer, each "bill must contain a statement or calculation that demonstrates the amount or percentage by which the taxpayer's tax has been reduced by the distribution of state-municipal revenue sharing, state reimbursement for the Maine resident homestead property tax exemption and state aid for education."

Municipalities may satisfy this statutory requirement by issuing property tax bills which include a statement similar to:

AS A RESULT OF THE MONEY OUR MUNICIPALITY RECEIVES FROM THE STATE LEGISLATURE THROUGH THE STATE MUNICIPAL REVENUE SHARING PROGRAM, HOMESTEAD EXEMPTION REIMBURSEMENT AND STATE AID TO EDUCATION, YOUR PROPERTY TAX BILL HAS ALREADY BEEN REDUCED BY 6.23 %

The percentage is determined by dividing the total amount of state aid dollars received (revenue sharing, homestead exemption reimbursement and education subsidy) by the total tax commitment *plus* the total amount of state aid dollars received. The process is illustrated by the calculation sequence and the supporting example below (using this method the percentage is calculated by dividing line (5) by line (7) and multiplying that result by 100; the answer is 33.3%).

| | | | |
|-------------------------------|-----|-------------------|--|
| Homestead reimbursement | (1) | <u>464,033</u> | |
| BETE reimbursement | (2) | <u>11,175</u> | |
| Revenue sharing | (3) | <u>424,298</u> | |
| Education subsidy | (4) | <u>1,268,532</u> | |
| (1) + (2) + (3) + (4) = | (5) | <u>2,168,038</u> | |
| Tax commitment | (6) | <u>32,647,293</u> | |
| (5) + (6) = | (7) | <u>34,815,331</u> | |
| (5) ÷ (7) = | 0. | <u>0.0623</u> | |
| Convert decimal to percentage | | | |
| x 100 = | | 6.23 % | |

| EXAMPLE | | | |
|-------------------------------|-----|------------------|-----------------------|
| Homestead reimbursement | (1) | <u>50,000</u> | |
| BETE reimbursement | (2) | <u>25,000</u> | |
| Revenue sharing | (3) | <u>100,000</u> | |
| Education subsidy | (4) | <u>200,000</u> | |
| (1) + (2) + (3) + (4) = | (5) | <u>375,000</u> | |
| Tax commitment | (6) | <u>750,000</u> | |
| (5) + (6) = | (7) | <u>1,125,000</u> | |
| (5) ÷ (7) = | 0. | <u>3333</u> | |
| Convert decimal to percentage | | | |
| x 100 = | | 33.3% | This is the reduction |

Some municipalities have chosen another way to satisfy the intent of the law which is by using the following statement:

WITHOUT STATE AID FOR EDUCATION, HOMESTEAD EXEMPTION REIMBURSEMENT AND STATE REVENUE SHARING, YOUR TAX BILL WOULD HAVE BEEN _____ % HIGHER.

RATIO DECLARATION & REIMBURSEMENT APPLICATION

Municipality of: CAPE ELIZABETH
Developed Parcel Ratio: 86%

County of: CUMBERLAND
Filing Deadline: June 1, 2018

SECTION A: DECLARATION OF CERTIFIED RATIO

Municipal assessors are required to annually report the ratio or percentage of just value upon which local assessments are based (**36 MRSA §383**) Assessors must multiply the amount of the Homestead Exemption by the ratio certified pursuant to **§383** to determine the proper amount of exemption to be granted. The ratio certified by local assessors should reasonably agree with the overall assessment ratio for developed parcels (**residential property**) determined by Maine Revenue Services in its annual audit conducted for the purpose of determining the State Valuation. Of the following boxes, please check the **one** box which is most appropriate for your municipality for the **2018** tax year:

We will use the developed parcel ratio determined by Maine Revenue Services of **86%** as our declared certified ratio. The developed parcel ratio is a direct finding and final result of Maine Revenue Services' audit of **2016** local valuations for residential property as stated in the **2018 State Valuation**.

We will use the Municipality's **declared 2018 certified ratio** to adjust the amount of local homestead exemption. The certified ratio declared is within 10% of the developed parcel ratio (**between 77% and 95%**) last determined by Maine Revenue Services; **or**

We hereby petition to use a ratio that varies by more than 10% from the developed parcel ratio last determined by Maine Revenue Services for the following reason: (**Note: No requests for a variance in ratio will be granted unless accompanied by documentation supporting the proposed change. Ratios certified outside the allowable 10% will default to the Developed Parcel Ratio.**)

- A total revaluation is to be implemented for the 2018 tax year (**proof required**)
- A partial revaluation is to be implemented for the 2018 tax year (**proof required**)
- More current sales information is available which justifies a higher ratio (**proof required**)
- Other _____

SECTION B: HOMESTEAD PROPERTY TAX EXEMPTION INFORMATION

1. The total number of homestead exemptions granted (actual or estimated) # 2201
2. We plan to use the following **Certified Ratio** to adjust the full *just value* exemptions: % 89
(see Section A above)
3. The 2018 municipal tax rate is 18.00 mills. (**NOTE: If the local tax commitment is not final for 2018, use the 2017 local tax rate or an estimated rate...whichever is more accurate.**)

SECTION C: ASSESSOR(S) SIGNATURES

We, the assessors, do state that the that the information contained on this document is, to the best knowledge and belief of this office, reported correctly, accurately and in accordance with the requirements of the law.

Clinton J. Swett, Assessor, CMA # 722 Date 6/7/18
Contact Person: CLINTON J. SWETT Phone# 207-799-1619

PLEASE COMPLETE AND RETURN TO:
fax 287-6396
PHONE 624-5604
EMAIL linda.r.lucas@maine.gov

MAINE REVENUE SERVICES
PROPERTY TAX DIVISION ATTN: LINDA LUCAS
PO BOX 9106,
AUGUSTA ME 04332-9106

2019 CERTIFIED RATIO
CAPE ELIZABETH

06/07/2018

* SALES RATIO STUDY *

Page 6

| PROPERTY ID | BOOK | PAGE | TYPE | USE | ZONE | STORY HGT | LOT SIZE | DATA #1 | DATA #2 | DATA #3 | DATA #4 | * SALES DATE SOLD | DATA * SALES PRICE | * ASSESSMENT * VALUE | * RATIOS * RATIO AVE DEV |
|-----------------------|------|------|------|-----|------|--------------|-------------|------------|------------|------------|------------|-------------------------|--------------------------|-------------------------|-----------------------------|
| U50 010 000 000 34290 | 239 | 20 | 11 | RA | .00 | 1.45 | 0 | 0 | 1 | 3 | 09/2017 | 550000 | 685300 | 125 | 79 46 |
| U50 017 000 000 34425 | 227 | 20 | 11 | RA | .00 | .82 | 0 | 0 | 1 | 3 | 10/2017 | 535000 | 686200 | 128 | 79 49 |
| U04 081 000 000 33397 | 202 | 20 | 11 | RC | .00 | .26 | 0 | 0 | 1 | 1 | 08/2016 | 230000 | 303000 | 132 | 79 53 |
| U31 013 000 000 34682 | 223 | 20 | 11 | RC | .00 | .78 | 0 | 0 | 1 | 3 | 02/2018 | 275000 | 364000 | 132 | 79 53 |
| U04 134 000 000 34401 | 7 | 20 | 11 | RC | .00 | .19 | 0 | 0 | 1 | 1 | 02/2017 | 188820 | 251400 | 133 | 79 54 |
| U36 049 000 000 33959 | 58 | 20 | 11 | RA | .00 | .75 | 0 | 0 | 1 | 11 | 06/2016 | 250000 | 417200 | 167 | 79 88 |

163899287 129314800 SALES = 313

2019 CERTIFIED RATIO
CAPE ELIZABETH

* SALES RATIO STUDY *
* S U M M A R Y *

| | | |
|------------------------------------|-----------------------|-------|
| 2019 CERTIFIED RATIO | | |
| WEIGHTED AVE. | 129314800 / 163899287 | 79 |
| TOTAL RATIOS / # OF RATIOS | | |
| AVE. RATIO | 17342 / 220 | 79 |
| TOTAL DEVIATIONS / # OF DEVIATIONS | | |
| AVE. DEVIATION | 3406 / 313 | 10.88 |
| AVE. DEV. / AVE. RATIO | | |
| COEF. OF DISP. | 10.88 / .79 | 13.77 |

MIDDLE 70 % YES
OF SALES 313
OF CENTRAL SALES 220

SELECTIONS FROM THRU
TYPE 20 20
USE 11 11
QUAL? QUALIFIED QUALIFIED
SALE DATE 04/2016 04/2018

Sales from April 1, 2016 to April 1, 2018

Single Family Homes

Middle 70% of sales

Ratio equals 79% PLUS ME State 10% = 89%

Certified Ratio is 89%

Created by Clinton Swett, Assessor, 6/7/2018

ENACTED PROPERTY TAX LEGISLATION – 2018 SESSION

True and perfect lists. An assessor request for a true and perfect list from a taxpayer may now include additional requests for information. The additional requests for information may also be made separately from the true and perfect list request. Confidential information submitted to an assessor may now be shared with, in addition to the State Tax Assessor, other parties involved in an appeal. Confidential information may also be shared with any person with the taxpayer's written consent. Effective August 1, 2018. LD 1479, PL 2017, c. 367.

The State Board of Property Tax Review. Membership of the State Board of Property Tax Review (State Board) is changed. The State Board may now include property appraisers and retired assessor members will be replaced with active assessors. Beginning August 1, 2018, at least one new member appointed by the governor must be a person experienced with tax, finance, or property valuation matters. Appeals to the State Board are now required to undergo mediation, unless excused by the State Board chair. A task force is established to study the State Board and make recommendations to the 129th Legislature for improvements to the efficiency of the appeal process. Effective August 1, 2018. LD 1479, PL 2017, c. 367.

Municipal deorganization. The Legislature has approved a request by Cary Plantation to proceed with the deorganization of that municipality. Once the process is completed, Cary will become part of the unorganized territory, which is administered by the State. Effective August 1, 2018. LD 780, P&SL 2017, c. 11.

Municipal deorganization. The Legislature has approved a request by the Town of Atkinson to proceed with the deorganization of that municipality. Once the process is completed, Atkinson will become part of the unorganized territory, which is administered by the State. Effective August 1, 2018. LD 1484, P&SL 2017, c. 14.

Municipal deorganization. The Legislature has approved a request by Codyville Plantation to proceed with the deorganization of that municipality. Once the process is completed, Codyville will become part of the unorganized territory, which is administered by the State. Effective August 1, 2018. LD 1673, P&SL 2017, c. 11.

Municipal cost component. This law is a routine annual process for establishing the costs of administering the unorganized territory of Maine. The costs approved by the Maine Legislature must be incorporated into the 2018 property tax levy in the unorganized territory. The unorganized territory property tax is collected as dedicated revenue to the Unorganized Territory Education and Services Fund. Effective June 27, 2018. LD 1862, PL 2017, c. 424.

Conveyance of state interest in certain real estate in the unorganized territory. This Resolve authorizes the State Tax Assessor to sell certain tax-acquired parcels located in the unorganized territory. Effective August 1, 2018. LD 1660, Resolves, 2017, c. 36.

Foreclosure of property in the unorganized territory. The law controlling the foreclosure and sale of property in the unorganized territory for nonpayment of taxes is amended. The State Tax Assessor may sell foreclosed property to the previous owner after the right of redemption has

expired and before the sale of that property to a third party. The State Tax Assessor also has the option to exclude the description of permanent residences from the annual report to the Legislature of tax acquired property. Applies retroactively to October 1, 1935. LD 1805, PL 2017, c. 375.

ENACTED PROPERTY TAX LEGISLATION – 2017 SESSION

Farm and Open Space Law. The law amends the definition of “farmland” and states that parcels of land located on islands are not contiguous if separated by water at the normal high water mark or high tide. Those parcels already classified as farmland that no longer qualify will be transferred to the open space program, unless the owner withdraws the parcel. Effective November 1, 2017. 36 M.R.S. § 1102(4)(C); LD 117, PL 2017, c. 183.

Personal property tax. This law clarifies that the Department of Transportation is not required to pay taxes or assessments on property it acquires for transportation purposes. Effective November 1, 2017. 23 M.R.S. § 161(1); LD 393, PL 2017, c. 40.

Truck campers. The law repeals the provisions in Title 29-A pertaining to (1) the registration of truck campers and (2) the collection of taxes on truck campers (including sales and use tax) by the Secretary of State. Effective November 1, 2017. 29-A M.R.S. §§ 409, 502, 503 & 508; LD 827, PL 2017, c. 67.

Municipal cost component. This law is a routine annual process for establishing the costs of administering the unorganized territory of Maine. The costs approved by the Maine Legislature must be incorporated into the 2017 property tax levy in the unorganized territory. The unorganized territory property tax is collected as dedicated revenue to the Unorganized Territory Education and Services Fund. Effective June 2, 2017. LD 1078, PL 2017, c. 121.

Payment in lieu of taxes. The bill allows voluntary payments in lieu of taxes from exempt organizations in the unorganized territory. Effective November 1, 2017. 36 M.R.S. § 1612; LD 1289, PL 2017, c. 193.

Conveyance of state interest in certain real estate in the unorganized territory. This Resolve authorizes the State Tax Assessor to sell certain tax-acquired parcels located in the unorganized territory. Effective November 1, 2017. LD 1421, Resolves, 2017, c. 11.

Business Equipment Tax Exemption (BETE) program. The purchase of services is removed from the definition of retail sales activity and retail sales facility for purposes of determining the eligibility of business equipment for the BETE program. The definition change aligns the language in the BETE program with similar language in the Business Equipment Tax Reimbursement program and means that businesses that provide services are no longer excluded from the BETE program. Effective November 1, 2017. 36 M.R.S. § 691(1)(A); LD 1551, PL 2017, c. 211, Sec. A-10.

Business Equipment Tax Exemption (BETE) program. The BETE abatement and appeal procedures are amended to match similar programs and allows taxpayers to appeal municipal decisions to the municipality and municipalities to appeal bureau decisions to the bureau. Effective November 1, 2017. 36 M.R.S. § 191(2)(I); LD 1551, PL 2017, c. 211, Secs. A-11 & A-12.

Watercraft excise tax. The law clarifies who is responsible for maintaining information about watercraft not registered in Maine. Responsible parties include any entity selling storage, mooring, or docking space for ten or more days. Effective November 1, 2017. 36 M.R.S. § 1504(9)(D); LD 1551, PL 2017, c. 211, Sec. A-13.

Business Equipment Tax Reimbursement program. The law changes the year upon which to calculate energy primarily for sale, for purposes of eligibility of energy facilities. The measurement year is changed from the year immediately preceding the property tax year for which a claim is made to the property tax year for which a claim is made. Effective November 1, 2017. 36 M.R.S. § 6652(1-C)(B); LD 1551, PL 2017, c. 211, Sec. A-14.

Business Equipment Tax Reimbursement program. The law requires that information regarding reimbursements of property taxes paid on certain business property made pursuant to Title 36, chapter 915 be added to the tax expenditure report submitted to the Legislature by the State Tax Assessor and changes the due date of that report from January 5th to February 15th of each odd-numbered year.. Effective November 1, 2017. 36 M.R.S. § 199-B(1); LD 1551, PL 2017, c. 211, Sec. E-4.

Sudden and severe disruption of valuation. The law specifies that the report submitted to the Legislature by the State Tax Assessor no later than February 1st annually identifying all requests for an adjustment of equalized valuation under Title 36, section 208-A pertains to the most recently completed fiscal year rather than the previous calendar year. Effective November 1, 2017. 36 M.R.S. § 208-A(6); LD 1551, PL 2017, c. 211, Sec. E-6.

Business Equipment Tax Reimbursement program. It repeals a requirement that the State Tax Assessor submit an annual report to the Legislature containing information that includes a list of persons receiving reimbursement for property taxes both under the business equipment tax reimbursement program and under a tax increment financing agreement. Effective November 1, 2017. 36 M.R.S. § 6664; LD 1551, PL 2017, c. 211, Sec. E-8.

Tree Growth Tax Law reimbursements. The law changes the due date for the annual distribution to municipalities for revenue lost under the Maine Tree Growth Tax Law from August 1st to October 15th. Effective November 1, 2017. 36 M.R.S. § 578(1); LD 1570, PL 2017, c. 170, Sec. B-4.

Business Equipment Tax Exemption program. The law clarifies that certain tax exempt property of institutions and organizations under 36 M.R.S. § 652 is not exempt under the business equipment tax exemption program. Effective November 1, 2017. 36 M.R.S. § 691(1)(A); LD 1570, PL 2017, c. 170, Sec. B-7.

Business Equipment Tax Exemption program. The law clarifies that the report due under the business equipment tax exemption program is due on April 1, which, under current law, is automatically extended to May 1 if the report is not received by April 1. It also requires a request for further extension to be submitted to the assessor of the taxing jurisdiction before the commitment of taxes. Effective November 1, 2017. 36 M.R.S. § 693(1); LD 1570, PL 2017, c. 170, Sec. B-8.

Homestead exemption reimbursement. The state will reimburse municipalities for loss of revenue due to the \$20,000 homestead exemption at a rate of 50% for the 2017 property tax year. The prior 62.5% reimbursement rate will be reinstated for 2018 and later years. Effective July 4, 2017. 36 M.R.S. §§ 683, 685; LD 390, Part G, PL 2017, c. 284.

**Budget Summary
Fiscal Year 2019**

| | FY 2018 | FY 2019 | \$ Change | % Change |
|---|------------------|------------------|------------------|----------------|
| | BUDGET | BUDGET | FY 18 to FY 19 | FY 18 to FY 19 |
| EXPENDITURES | | | | |
| TOTAL MUNICIPAL | \$ 12,137,599 | \$ 12,368,374 | \$ 230,775 | 1.9% |
| COUNTY ASSESSMENT | \$ 1,331,050 | \$ 1,376,569 | \$ 45,519 | 3.4% |
| Local Homestead Exemption | \$ 375,630 | \$ 300,000 | \$ (75,630) | -20.1% |
| SCHOOL DEPARTMENT | \$ 24,879,013 | \$ 25,392,276 | \$ 513,263 | 2.1% |
| | \$ 38,723,292 | \$ 39,437,219 | \$ 713,927 | 1.8% |
| REVENUE | | | | |
| TOTAL MUNICIPAL | \$ 4,938,670 | \$ 5,032,007 | \$ 93,337 | 1.9% |
| SCHOOL DEPARTMENT | \$ 3,332,211 | \$ 1,768,977 | \$ (1,563,234) | -46.9% |
| TOTAL | \$ 8,270,881 | \$ 6,800,984 | \$ (1,469,897) | -17.8% |
| NET TO TAXES | | | | |
| TOWN SERVICES | \$ 7,198,929 | \$ 7,336,367 | \$ 137,438 | 1.9% |
| Local Homestead Exemption | \$ 375,630 | \$ 300,000 | \$ (75,630) | -20.1% |
| COUNTY ASSESSMENT | \$ 1,331,050 | \$ 1,376,569 | \$ 45,519 | 3.4% |
| SCHOOL DEPARTMENT | \$ 21,546,802 | \$ 23,623,299 | \$ 2,076,497 | 9.6% |
| TOTAL | \$ 30,452,411 | \$ 32,636,235 | \$ 2,183,824 | 7.2% |
| TAX RATES (Rounded to nearest ¢) | | | | |
| Local Homestead Exemption | \$ 0.22 | \$ 0.17 | \$ (0.05) | -23.4% |
| TOTAL MUNICIPAL | \$ 4.25 | \$ 4.28 | \$ 0.03 | 0.7% |
| COUNTY ASSESSMENT | \$ 0.79 | \$ 0.80 | \$ 0.02 | 2.0% |
| SCHOOL DEPARTMENT | \$ 12.74 | \$ 13.77 | \$ 1.03 | 8.1% |
| TOTAL | \$ 18.00 | \$ 19.02 | \$ 1.02 | 5.7% |
| TAX RATE VALUATION BASIS | \$ 1,692,995,900 | \$ 1,716,471,800 | \$ 23,475,900.00 | 1.4% |



PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
MAINE REVENUE SERVICES
PO BOX 9106
AUGUSTA, MAINE
04332-9106

ADMINISTRATIVE & FINANCIAL SERVICES

ALEC PORTEOUS
ACTING COMMISSIONER

MAINE REVENUE SERVICES

JEROME D. GERARD
EXECUTIVE DIRECTOR

September, 2017

Municipal Assessors and Chairman of the Board of Selectmen:

RE: Preliminary 2018 State Valuation

Dear Municipal Official(s):

Enclosed you will find a copy of the preliminary 2018 State Valuation report for your municipality as prepared by a field representative of the Property Tax Division. This valuation represents the full equalized value of all taxable property in the municipality as of **April 1, 2016**. Please note that these figures are preliminary and are being forwarded to you at this time in order to provide for your review and allow time for any contribution of additional comments and/or pertinent data.

The State Valuation is compiled by determining, through field work and meetings with local officials, the approximate ratio of full value on which local assessments are made, and by then adjusting the local assessed values in accordance with the Rules of Procedure Used to Develop State Valuation (08-125 Chapter 201). State Valuation is a mass appraisal estimate of the 100% market value of all taxable property of a municipality and is established annually by the State Tax Assessor. The enclosed report is comprised of four (4) parts: the Sales Ratio Analysis; State Valuation Analysis (PTF303.4); Report of Assessment Review, a three (3) year comparison (PTF303); and Report of Assessment Review, informational review (PTF303.2).

If after reviewing this report you find any errors or inconsistencies, need clarification or simply wish to discuss the report, please call the Property Tax Division at 624-5600 or fax your concerns to us at 287-6396. Alternatively, you may contact your area field representative from Maine Revenue Service, Property Tax Division directly for the purpose of discussing any additional information pertinent to the preliminary state valuation.

The Proposed 2018 State Valuation Notice will be sent by certified mail on or before September 30, 2017.

Sincerely,

Mike Rogers,
Supervisor, Municipal Services

Property Tax Division
REPORT OF ASSESSMENT REVIEW



Municipality

Cape Elizabeth

County

Cumberland (c)

| | 2016 | 2017 | 2018 |
|-------------------------------------|---------------|---------------|---------------|
| 1. State Valuation | 1,840,800,000 | 1,915,450,000 | 1,980,850,000 |
| 2. Amount of Change | 117,550,000 | 74,650,000 | 65,400,000 |
| 3. Percent of Change | 6.82% | 4.06% | 3.41% |
| 4. Eff. Full Value Rate (line 6d/1) | 0.01534 | 0.01493 | 0.01509 |
| 5. Local Mill Rate 14-15-16 | 0.0168 | 0.01688 | 0.01754 |
| 6a. Commitment 2014-15-16 | 28,034,746 | 28,406,589 | 29,613,103 |
| 6b. Homestead Reimbursement | 193,956 | 189,309 | 284,148 |
| 6c. BETE Reimbursement | 4,385 | 8,139 | 11,707 |
| 6d. Total (6a, 6b & 6c) | 28,233,087 | 28,604,037 | 29,908,958 |
| 6e. % change from prior year (6d.) | 3.78% | 1.31% | 4.56% |

| | 2015 | 2016 | Amount of Change | Percent of Change |
|------------------------------|---------------|---------------|------------------|-------------------|
| A. Municipal Valuation | 1,682,854,800 | 1,688,318,300 | | |
| Net Supplements / Abatements | (1,041,730) | (1,229,800) | | |
| Homestead (Exempt Valuation) | 11,215,000 | 16,200,000 | | |
| BETE (Exempt Valuation) | 482,150 | 667,450 | | |
| Adjusted Municipal Valuation | 1,693,510,220 | 1,703,955,950 | 10,445,730 | 0.62% |

| | | | | |
|----------------------|---------------|---------------|----------------------|-----|
| B. Sales Information | | | Combined Sales Ratio | 86% |
| Sales Period Used | 07/14 - 06/15 | 07/15 - 06/16 | | |
| State Valuation | 2017 | 2018 | | |
| # of Sales | 198 | 191 | | |
| # of Appraisals | | | | |

| | | | | |
|-------------------|-----|-----|-------------------|--|
| Residential Study | | | Percent of Change | |
| Weighted Average | 89% | 86% | | |
| Average Ratio | 89% | 86% | | |
| Assessment Rating | 10 | 13 | -3.37% | |

| | | | | |
|-------------------|-----|-----|-------|--|
| Waterfront Study | | | | |
| Weighted Average | 80% | 83% | | |
| Average Ratio | 80% | 81% | | |
| Assessment Rating | 10 | 14 | 1.25% | |

| | | | | |
|-------------------|-----|-----|--------|--|
| Condominium Study | | | | |
| Weighted Average | 95% | 86% | | |
| Average Ratio | 94% | 89% | | |
| Assessment Rating | 11 | 15 | -5.32% | |

| | | | | |
|-----------------|------|---------|--|--|
| Certified Ratio | 100% | 63 100% | | |
|-----------------|------|---------|--|--|

STATE VALUATION ANALYSIS

| Municipality | Cape Elizabeth | | | County | Cumberland (c) | |
|-------------------------------------|----------------|--------------------------|---------------|----------------------|------------------------|----------------------|
| Municipal Valuation - 2016 | 100% | Declared Certified Ratio | | 2018 State Valuation | | |
| LAND | | | Ratio | Source | | |
| Electrical Utilities (Trans & Dist) | | 5,500,000 | 100% | Declaration Value | 5,497,097 | |
| Classified Tree Growth | 1,203 | ac | 485,340 | 100% | State Rates | 485,339 |
| Classified Farm Land | 290 | ac | 115,800 | 50% | 08-125 CMR | 231,660 |
| Classified Farm Woodland | 649 | ac | 259,750 | 100% | State Rates | 259,747 |
| Classified Open Space | 512 | ac | 1,991,900 | 93% | Adj Cert Ratio | 2,141,828 |
| Classified Working Waterfront | | ac | | | | |
| Commercial Lots | | | 15,258,800 | 93% | Adj Cert Ratio | 16,407,312 |
| Industrial Lots | | | | | | |
| Residential Lots | | | 491,803,410 | 86% | Residential Study | 571,864,430 |
| Waterfront & Water Influenced Lots | | | 154,217,500 | 81% | Water Study | 190,391,975 |
| Condominium Lots | | | 24,330,000 | 89% | Condo Study | 27,337,079 |
| Working Forest Roads | | ac | | | | |
| Waste Acres | | ac | | | | |
| # Undeveloped Acres | 1,580 | ac | 10,917,800 | 6910/ Mun Avg | 3705/ac SR | 5,853,900 |
| | | | 704,880,300 | | TOTAL LAND | 820,470,367 |
| BUILDINGS | | | | | | |
| Commercial | # accts | 62 | 31,876,200 | 93% | Adj Cert Ratio | 34,275,484 |
| Industrial | | | | | | |
| Residential | | | 815,865,000 | 86% | Residential Study | 948,680,233 |
| Waterfront & Water Influenced | 154 | | 75,697,200 | 81% | Water Study | 93,453,333 |
| Condominiums | 332 | | 53,207,700 | 89% | Condo Study | 59,783,933 |
| | | | 976,646,100 | | TOTAL BUILDINGS | 1,136,192,983 |
| PERSONAL PROPERTY | | | | | | |
| Commercial | # accts | | 6,791,900 | 100% | Personal Prop Ratio | 6,791,900 |
| Industrial | | | | | | |
| Other | | | | | | |
| | | | 6,791,900 | | TOTAL PERSONAL | 6,791,900 |
| TOTALS | | | | | | |
| | | | 1,688,318,300 | | | 1,963,455,250 |
| Adjustments (Net Abates/Supp) | | | (1,228,300) | 86% | Combined Study | (1,428,256) |
| Adjustments (Comm., Ind. & Pers.) | | | (1,500) | 93% | Adj Cert Ratio | (1,613) |
| Homestead (Exempt Valuation) | | | 16,200,000 | 86% | Residential Study | 18,837,209 |
| BETE (Exempt Valuation) | | | 667,450 | 100% | Personal Prop Ratio | 667,450 |
| ADJUSTED TOTAL | | | | | | |
| | | | 1,703,955,950 | | | 1,981,530,040 |
| TIF ADJUSTMENTS | | | | | | |
| | | | | | 11,971 | (682,497) |
| NET w/ ADJUSTMENTS & TIF | | | | | | |
| | | | | | | 1,980,847,543 |
| STATE VALUATION | | | | | | |
| | | | | | | 1,980,850,000 |

STATE OF MAINE Sales Ratio Analysis - 2018 State Valuation

Municipality: **Cape Elizabeth**

Cape Elizabeth

County: **Cumberland (c)**

Cumberland (c)

1 Year - **COMBINED STUDY**

| | | | | | |
|------------------|-----|---|------------|---|------------|
| Weighted Avg = | 85% | = | 78,694,300 | / | 92,303,952 |
| Average Ratio = | 86% | = | 113.8 | / | 133 |
| Avg Deviation = | 11 | = | 2154 | / | 191 |
| Quality Rating = | 13 | = | 11 | / | 86% |

Average Selling Price = **\$483,267** **2016**

| Item No. | Class | Date of Sale Month Year | Book | Page | Map | Lot | Name | Selling Price | Assessed Value | Ratio | Dev. |
|----------|-------|-------------------------|-------|------|-----|-------|------|---------------|----------------|-------|------|
| 1 | W | 12 2015 | 32800 | 284 | R03 | 3A-3 | | 1,850,000 | 1,096,800 | 0.59 | 27 |
| 2 | U | 7 2015 | 32457 | 284 | U01 | 49 | | 302,000 | 183,500 | 0.61 | 25 |
| 3 | U | 10 2015 | 32667 | 232 | U03 | 123 | | 590,000 | 362,000 | 0.61 | 25 |
| 4 | U | 7 2015 | 32404 | 28 | U10 | 13 | | 500,000 | 309,400 | 0.62 | 24 |
| 5 | M | 3 2016 | 32982 | 183 | R04 | 18-19 | | 460,515 | 292,400 | 0.63 | 23 |
| 6 | M | 3 2016 | 33168 | 112 | R04 | 18-28 | | 497,380 | 311,200 | 0.63 | 23 |
| 7 | M | 10 2015 | 32686 | 219 | R04 | 18-47 | | 530,949 | 332,200 | 0.63 | 23 |
| 8 | U | 8 2015 | 32541 | 131 | U03 | 12 | | 360,000 | 231,100 | 0.64 | 22 |
| 9 | U | 7 2015 | 32459 | 144 | U04 | 171 | | 450,000 | 288,300 | 0.64 | 22 |
| 10 | U | 5 2016 | 33097 | 195 | U21 | 27 | | 262,000 | 166,700 | 0.64 | 22 |
| 11 | U | 12 2015 | 32795 | 346 | U30 | 27 | | 510,000 | 324,400 | 0.64 | 22 |
| 12 | U | 5 2016 | 33164 | 153 | U30 | 3 | | 415,000 | 270,100 | 0.65 | 21 |
| 13 | U | 9 2015 | 32593 | 214 | U01 | 19 | | 335,000 | 217,200 | 0.65 | 21 |
| 14 | U | 5 2016 | 33088 | 336 | U04 | 29 | | 565,000 | 372,700 | 0.66 | 20 |
| 15 | U | 7 2015 | 32443 | 83 | U21 | 147 | | 229,000 | 151,300 | 0.66 | 20 |
| 16 | W | 10 2015 | 32651 | 310 | U41 | 5 | | 1,400,000 | 930,400 | 0.66 | 20 |
| 17 | U | 5 2016 | 33083 | 213 | U19 | 7-17 | | 320,000 | 215,300 | 0.67 | 19 |
| 18 | U | 5 2016 | 33136 | 265 | U23 | 2 | | 386,000 | 258,400 | 0.67 | 19 |
| 19 | U | 2 2016 | 32948 | 227 | U10 | 3 | | 462,500 | 313,200 | 0.68 | 18 |
| 20 | U | 10 2015 | 32668 | 25 | U22 | 60 | | 300,000 | 203,400 | 0.68 | 18 |
| 21 | U | 8 2015 | 32524 | 32 | U30 | 55 | | 649,000 | 442,500 | 0.68 | 18 |
| 22 | U | 10 2015 | 32675 | 96 | U58 | 20 | | 749,000 | 509,800 | 0.68 | 18 |
| 23 | U | 7 2015 | 32422 | 91 | U01 | 58 | | 305,000 | 209,400 | 0.69 | 17 |
| 24 | W | 5 2016 | 33100 | 205 | U04 | 178 | | 1,288,500 | 882,800 | 0.69 | 17 |
| 25 | W | 2 2016 | 32900 | 129 | R02 | 9C | | 1,600,000 | 1,119,300 | 0.70 | 16 |
| 26 | U | 9 2015 | 32629 | 106 | U04 | 45 | | 480,000 | 334,100 | 0.70 | 16 |
| 27 | U | 6 2016 | 33237 | 72 | U03 | 1 | | 362,500 | 256,900 | 0.71 | 15 |
| 28 | U | 11 2015 | 32713 | 163 | U03 | 5 | | 705,000 | 502,900 | 0.71 | 15 |
| 29 | U | 5 2016 | 33104 | 115 | U34 | 22E | | 340,000 | 241,100 | 0.71 | 15 |
| 30 | U | 6 2016 | 33165 | 126 | U12 | 104 | | 462,500 | 335,100 | 0.72 | 14 |
| 31 | W | 10 2015 | 32688 | 206 | U17 | 30 | | 350,000 | 250,500 | 0.72 | 14 |
| 32 | U | 5 2016 | 33153 | 294 | U24 | 9 | | 518,000 | 372,800 | 0.72 | 14 |
| 33 | U | 1 2016 | 32860 | 218 | U29 | 31 | | 249,000 | 179,400 | 0.72 | 14 |
| 34 | U | 2 2016 | 32909 | 338 | U29 | 32 | | 415,000 | 299,700 | 0.72 | 14 |
| 35 | M | 8 2015 | 32544 | 83 | R04 | 18-20 | | 373,950 | 272,000 | 0.73 | 13 |
| 36 | U | 2 2016 | 32933 | 1 | U03 | 14 | | 610,000 | 442,700 | 0.73 | 13 |
| 37 | U | 8 2015 | 32496 | 187 | U04 | 145 | | 304,000 | 221,800 | 0.73 | 13 |
| 38 | W | 11 2015 | 32717 | 308 | U05 | 12 | | 1,375,000 | 1,005,700 | 0.73 | 13 |
| 39 | M | 7 2015 | 32464 | 167 | U24 | 9-14 | | 285,000 | 207,100 | 0.73 | 13 |
| 40 | U | 8 2015 | 32517 | 341 | U32 | 11 | | 369,500 | 271,200 | 0.73 | 13 |
| 41 | U | 11 2015 | 32762 | 270 | U36 | 27 | | 495,000 | 361,100 | 0.73 | 13 |
| 42 | U | 10 2015 | 32706 | 325 | U03 | 77 | | 340,000 | 252,500 | 0.74 | 12 |
| 43 | U | 6 2016 | 33165 | 66 | U21 | 146 | | 251,000 | 186,600 | 0.74 | 12 |
| 44 | R | 2 2016 | 32942 | 222 | R03 | 17-5 | | 789,000 | 593,200 | 0.75 | 11 |
| 45 | W | 10 2015 | 32679 | 220 | U17 | 36A | | 750,000 | 559,900 | 0.75 | 11 |
| 46 | U | 1 2016 | 32892 | 271 | U19 | 36 | | 286,000 | 215,900 | 0.75 | 11 |
| 47 | U | 3 2016 | 32985 | 91 | U19 | 7-27 | | 302,450 | 227,700 | 0.75 | 11 |
| 48 | U | 4 2016 | 33059 | 159 | U20 | 6G | | 272,000 | 202,700 | 0.75 | 11 |

| | | | | | | | | | | | | | |
|-----|---|----|------|-------|-----|-----|-------|-----------|-----------|------|----|--|--|
| 49 | U | 8 | 2015 | 32528 | 27 | U04 | 141 | | | | | | |
| 50 | U | 3 | 2016 | 32973 | 206 | U12 | 87A | 339,900 | 257,800 | 0.76 | 10 | | |
| 51 | U | 1 | 2016 | 32894 | 18 | U22 | 67 | 490,000 | 373,500 | 0.76 | 10 | | |
| 52 | U | 11 | 2015 | 32716 | 178 | U24 | 24A | 279,000 | 211,400 | 0.76 | 10 | | |
| 53 | M | 4 | 2016 | 33079 | 246 | U25 | 19-15 | 325,000 | 247,100 | 0.76 | 10 | | |
| 54 | M | 5 | 2016 | 33113 | 161 | U25 | 19-22 | 217,500 | 165,700 | 0.76 | 10 | | |
| 55 | U | 5 | 2016 | 33115 | 106 | U01 | 44 | 210,000 | 159,400 | 0.76 | 10 | | |
| 56 | W | 8 | 2015 | 32563 | 312 | U08 | 1A | 392,500 | 302,800 | 0.77 | 9 | | |
| 57 | U | 8 | 2015 | 32512 | 154 | U19 | 7-13 | 665,000 | 509,700 | 0.77 | 9 | | |
| 58 | U | 6 | 2016 | 33195 | 248 | U29 | 65C | 272,500 | 212,100 | 0.78 | 8 | | |
| 59 | U | 6 | 2016 | 33243 | 286 | U38 | 1-21 | 228,000 | 178,300 | 0.78 | 8 | | |
| 60 | W | 5 | 2016 | 33146 | 170 | U08 | 23 | 565,000 | 440,800 | 0.78 | 8 | | |
| 61 | U | 7 | 2015 | 32407 | 290 | U10 | 5-1 | 935,000 | 738,700 | 0.79 | 7 | | |
| 62 | W | 8 | 2015 | 32553 | 133 | R02 | 9C | 1,000,000 | 791,500 | 0.79 | 7 | | |
| 63 | U | 5 | 2016 | 33127 | 90 | U03 | 90A | 1,400,000 | 1,119,300 | 0.80 | 6 | | |
| 64 | W | 8 | 2015 | 32511 | 145 | U07 | 19 | 555,000 | 442,500 | 0.80 | 6 | | |
| 65 | U | 12 | 2015 | 32787 | 344 | U19 | 7A | 647,000 | 518,400 | 0.80 | 6 | | |
| 66 | U | 5 | 2016 | 33138 | 129 | U21 | 101 | 230,000 | 182,900 | 0.80 | 6 | | |
| 67 | M | 4 | 2016 | 33072 | 247 | U25 | 19-17 | 238,000 | 190,800 | 0.80 | 6 | | |
| 68 | U | 9 | 2015 | 32573 | 142 | U27 | 16F | 205,000 | 164,500 | 0.80 | 6 | | |
| 69 | U | 5 | 2016 | 33155 | 87 | U43 | 25 | 255,000 | 204,600 | 0.80 | 6 | | |
| 70 | U | 10 | 2015 | 32687 | 300 | U06 | 27 | 256,000 | 205,200 | 0.80 | 6 | | |
| 71 | U | 11 | 2015 | 32720 | 285 | U11 | 2B | 488,000 | 394,100 | 0.81 | 5 | | |
| 72 | U | 10 | 2015 | 32671 | 226 | U12 | 100 | 597,000 | 481,200 | 0.81 | 5 | | |
| 73 | U | 7 | 2015 | 32408 | 73 | U15 | 16 | 640,000 | 521,400 | 0.81 | 5 | | |
| 74 | U | 3 | 2016 | 33007 | 34 | U27 | 16A | 355,000 | 286,600 | 0.81 | 5 | | |
| 75 | U | 6 | 2015 | 32402 | 234 | U36 | 7 | 255,000 | 205,900 | 0.81 | 5 | | |
| 76 | U | 9 | 2015 | 32628 | 314 | U03 | 129 | 489,000 | 394,300 | 0.81 | 5 | | |
| 77 | U | 7 | 2015 | 32429 | 238 | U04 | 70 | 345,000 | 283,000 | 0.82 | 4 | | |
| 78 | U | 5 | 2016 | 33113 | 314 | U15 | 43 | 259,900 | 212,200 | 0.82 | 4 | | |
| 79 | U | 9 | 2015 | 32583 | 295 | U20 | 6C | 685,000 | 563,400 | 0.82 | 4 | | |
| 80 | M | 5 | 2016 | 33089 | 199 | U24 | 9-34 | 210,000 | 173,100 | 0.82 | 4 | | |
| 81 | U | 2 | 2016 | 32925 | 126 | U27 | 22E | 325,000 | 267,900 | 0.82 | 4 | | |
| 82 | R | 6 | 2016 | 33235 | 234 | R02 | 11-2 | 273,000 | 225,000 | 0.82 | 4 | | |
| 83 | M | 11 | 2015 | 32740 | 124 | U01 | 60-8 | 740,000 | 617,300 | 0.83 | 3 | | |
| 84 | U | 7 | 2015 | 32410 | 300 | U04 | 76 | 223,900 | 184,800 | 0.83 | 3 | | |
| 85 | U | 4 | 2016 | 33058 | 118 | U21 | 100 | 470,000 | 392,300 | 0.83 | 3 | | |
| 86 | M | 5 | 2016 | 33140 | 138 | U33 | 52-20 | 247,000 | 204,200 | 0.83 | 3 | | |
| 87 | U | 8 | 2015 | 32551 | 215 | U36 | 36 | 330,000 | 273,700 | 0.83 | 3 | | |
| 88 | U | 5 | 2016 | 33091 | 21 | U38 | 67 | 487,000 | 403,700 | 0.83 | 3 | | |
| 89 | U | 8 | 2015 | 32523 | 70 | U38 | 1-23 | 515,000 | 428,000 | 0.83 | 3 | | |
| 90 | U | 7 | 2015 | 32471 | 85 | U23 | 2-7 | 445,000 | 368,100 | 0.83 | 3 | | |
| 91 | U | 1 | 2016 | 32865 | 321 | U28 | 28 | 310,000 | 259,400 | 0.84 | 2 | | |
| 92 | U | 10 | 2015 | 32657 | 217 | U29 | 23 | 217,500 | 182,300 | 0.84 | 2 | | |
| 93 | M | 11 | 2015 | 32711 | 306 | U30 | 449 | 229,000 | 193,000 | 0.84 | 2 | | |
| 94 | U | 7 | 2015 | 32440 | 137 | U34 | 2-9 | 240,000 | 202,800 | 0.85 | 1 | | |
| 95 | U | 7 | 2015 | 32406 | 248 | U03 | 35 | 493,025 | 417,100 | 0.85 | 1 | | |
| 96 | W | 10 | 2015 | 32713 | 115 | U08 | 41 | 425,000 | 364,200 | 0.86 | | | |
| 97 | U | 12 | 2015 | 32835 | 154 | U19 | 26 | 775,500 | 669,100 | 0.86 | | | |
| 98 | U | 10 | 2015 | 32648 | 28 | U19 | 19-1 | 252,500 | 216,200 | 0.86 | | | |
| 99 | U | 9 | 2015 | 32599 | 302 | U22 | 16 | 695,000 | 597,800 | 0.86 | | | |
| 100 | U | 6 | 2016 | 33177 | 115 | U30 | 69 | 299,900 | 258,100 | 0.86 | | | |
| 101 | U | 5 | 2016 | 33150 | 310 | U35 | 5-27 | 620,000 | 532,000 | 0.86 | | | |
| 102 | W | 10 | 2015 | 32685 | 133 | R02 | 12B | 430,000 | 368,000 | 0.86 | | | |
| 103 | R | 3 | 2016 | 32981 | 302 | R05 | 46C | 2,445,001 | 2,134,200 | 0.87 | 1 | | |
| 104 | U | 11 | 2015 | 32764 | 242 | U16 | 12 | 537,500 | 466,900 | 0.87 | 1 | | |
| 105 | U | 5 | 2016 | 33164 | 88 | U22 | 7 | 327,000 | 283,700 | 0.87 | 1 | | |
| 106 | M | 9 | 2015 | 32609 | 245 | U29 | 66-17 | 350,000 | 305,700 | 0.87 | 1 | | |
| 107 | U | 7 | 2015 | 32464 | 207 | U32 | 6-5 | 335,000 | 291,400 | 0.87 | 1 | | |
| 108 | U | 6 | 2016 | 33172 | 248 | U42 | 2-6 | 347,500 | 302,100 | 0.87 | 1 | | |
| 109 | U | 3 | 2016 | 32975 | 260 | U12 | 1 | 319,900 | 279,300 | 0.87 | 1 | | |
| | | | | | | | | 485,000 | 427,300 | 0.88 | 2 | | |

| | | | | | | | | | | | |
|-----|---|----|------|-------|-----|-----|-------|-----------|-----------|------|----|
| 110 | U | 9 | 2015 | 32594 | 42 | U12 | 38 | 694,000 | 609,600 | 0.88 | 2 |
| 111 | U | 6 | 2016 | 33246 | 199 | U22 | 69 | 289,000 | 252,900 | 0.88 | 2 |
| 112 | U | 1 | 2016 | 32865 | 287 | U24 | 44F | 288,000 | 254,500 | 0.88 | 2 |
| 113 | U | 3 | 2016 | 32960 | 94 | U34 | 17-6 | 600,000 | 530,200 | 0.88 | 2 |
| 114 | U | 9 | 2015 | 32595 | 307 | U35 | 5-10 | 355,000 | 313,900 | 0.88 | 2 |
| 115 | M | 11 | 2015 | 32722 | 121 | U24 | 9-16 | 267,500 | 237,300 | 0.89 | 3 |
| 116 | R | 6 | 2016 | 33217 | 125 | U25 | 7 | 298,000 | 264,100 | 0.89 | 3 |
| 117 | U | 9 | 2015 | 32602 | 13 | U27 | 44 | 262,000 | 231,900 | 0.89 | 3 |
| 118 | U | 5 | 2016 | 33106 | 57 | U30 | 32 | 523,350 | 465,700 | 0.89 | 3 |
| 119 | U | 11 | 2015 | 32757 | 109 | U29 | 51-2 | 470,000 | 424,000 | 0.90 | 4 |
| 120 | U | 1 | 2016 | 32866 | 219 | U32 | 6-7 | 250,000 | 225,200 | 0.90 | 4 |
| 121 | W | 8 | 2015 | 32495 | 254 | U08 | 38 | 1,026,250 | 933,800 | 0.91 | 5 |
| 122 | U | 10 | 2015 | 32658 | 20 | U16 | 55 | 304,000 | 277,900 | 0.91 | 5 |
| 123 | W | 7 | 2015 | 32429 | 74 | U08 | 13 | 1,160,000 | 1,062,400 | 0.92 | 6 |
| 124 | U | 6 | 2016 | 33200 | 120 | U06 | 116 | 640,000 | 586,300 | 0.92 | 6 |
| 125 | U | 6 | 2016 | 33238 | 97 | U20 | 12 | 420,000 | 387,500 | 0.92 | 6 |
| 126 | U | 8 | 2015 | 32566 | 239 | U58 | 1 | 650,000 | 598,000 | 0.92 | 6 |
| 127 | U | 3 | 2016 | 32979 | 29 | U60 | 16 | 1,250,000 | 1,150,100 | 0.92 | 6 |
| 128 | R | 7 | 2015 | 32477 | 298 | R05 | 38A | 575,000 | 535,800 | 0.93 | 7 |
| 129 | U | 12 | 2015 | 32810 | 236 | U20 | 6P | 389,000 | 361,900 | 0.93 | 7 |
| 130 | U | 8 | 2015 | 32544 | 177 | U23 | 2-4 | 327,500 | 304,400 | 0.93 | 7 |
| 131 | U | 1 | 2016 | 32858 | 240 | U24 | 26 | 208,000 | 193,600 | 0.93 | 7 |
| 132 | M | 12 | 2015 | 32782 | 185 | U24 | 9-58 | 334,500 | 311,300 | 0.93 | 7 |
| 133 | U | 9 | 2015 | 32612 | 187 | U49 | 2 | 340,000 | 316,300 | 0.93 | 7 |
| 134 | U | 9 | 2015 | 32574 | 72 | U59 | 2 | 639,900 | 595,100 | 0.93 | 7 |
| 135 | U | 8 | 2015 | 32547 | 258 | U59 | 33 | 776,000 | 718,800 | 0.93 | 7 |
| 136 | W | 6 | 2016 | 33209 | 190 | U12 | 62 | 798,000 | 748,600 | 0.94 | 8 |
| 137 | U | 1 | 2016 | 32849 | 159 | U22 | 14 | 288,000 | 270,400 | 0.94 | 8 |
| 138 | U | 8 | 2015 | 32495 | 194 | U42 | 35 | 313,000 | 295,100 | 0.94 | 8 |
| 139 | U | 5 | 2016 | 33157 | 127 | U50 | 11 | 660,000 | 618,800 | 0.94 | 8 |
| 140 | U | 4 | 2016 | 33045 | 213 | U22 | 63 | 259,000 | 245,100 | 0.95 | 9 |
| 141 | U | 10 | 2015 | 32687 | 155 | U36 | 2 | 321,000 | 305,200 | 0.95 | 9 |
| 142 | M | 8 | 2015 | 32552 | 222 | U45 | 1-93 | 144,900 | 137,400 | 0.95 | 9 |
| 143 | U | 8 | 2015 | 32488 | 95 | U49 | 33 | 479,900 | 456,700 | 0.95 | 9 |
| 144 | U | 5 | 2016 | 33142 | 62 | U06 | 35 | 475,000 | 454,500 | 0.96 | 10 |
| 145 | U | 1 | 2016 | 32866 | 160 | U27 | 22B | 230,000 | 221,800 | 0.96 | 10 |
| 146 | U | 6 | 2016 | 33228 | 298 | U30 | 39 | 1,095,000 | 1,053,400 | 0.96 | 10 |
| 147 | U | 6 | 2016 | 33192 | 314 | U31 | 5-3 | 585,000 | 562,300 | 0.96 | 10 |
| 148 | U | 7 | 2015 | 32462 | 341 | U49 | 20 | 357,500 | 342,300 | 0.96 | 10 |
| 149 | U | 9 | 2015 | 32561 | 181 | U43 | 15 | 380,000 | 368,200 | 0.97 | 11 |
| 150 | R | 2 | 2016 | 32988 | 340 | R04 | 46 | 272,000 | 267,700 | 0.98 | 12 |
| 151 | U | 4 | 2016 | 33092 | 83 | U12 | 85 | 400,000 | 392,900 | 0.98 | 12 |
| 152 | U | 11 | 2015 | 32749 | 289 | U31 | 9E | 620,000 | 604,500 | 0.98 | 12 |
| 153 | W | 3 | 2016 | 32984 | 136 | U41 | 17 | 950,000 | 935,300 | 0.98 | 12 |
| 154 | U | 11 | 2015 | 32716 | 182 | U49 | 33-22 | 210,678 | 206,700 | 0.98 | 12 |
| 155 | U | 6 | 2016 | 33165 | 15 | U50 | 44 | 675,000 | 660,500 | 0.98 | 12 |
| 156 | U | 6 | 2016 | 33200 | 42 | U50 | 46 | 690,000 | 677,900 | 0.98 | 12 |
| 157 | M | 11 | 2015 | 32753 | 245 | U24 | 9-4 | 255,000 | 252,600 | 0.99 | 13 |
| 158 | U | 12 | 2015 | 32789 | 347 | U49 | 33-21 | 210,678 | 208,200 | 0.99 | 13 |
| 159 | M | 6 | 2016 | 33176 | 135 | U24 | 9-22 | 270,000 | 270,900 | 1.00 | 14 |
| 160 | M | 8 | 2015 | 32493 | 117 | U29 | 66-4 | 410,000 | 408,100 | 1.00 | 14 |
| 161 | U | 8 | 2015 | 32509 | 224 | U38 | 1-31 | 489,900 | 495,100 | 1.01 | 15 |
| 162 | U | 8 | 2015 | 32491 | 171 | U42 | 1-5 | 249,000 | 251,600 | 1.01 | 15 |
| 163 | R | 5 | 2016 | 33099 | 135 | R04 | 44-1 | 346,750 | 352,200 | 1.02 | 16 |
| 164 | M | 1 | 2016 | 32845 | 78 | U24 | 9-8 | 294,500 | 299,200 | 1.02 | 16 |
| 165 | R | 8 | 2015 | 32539 | 18 | R05 | 32-1 | 285,000 | 294,000 | 1.03 | 17 |
| 166 | U | 7 | 2015 | 32462 | 74 | U18 | 19 | 427,500 | 438,900 | 1.03 | 17 |
| 167 | U | 7 | 2015 | 32447 | 239 | U32 | 6-6 | 270,000 | 277,200 | 1.03 | 17 |
| 168 | U | 5 | 2016 | 33079 | 331 | U36 | 4 | 260,000 | 267,800 | 1.03 | 17 |
| 169 | U | 1 | 2016 | 32879 | 100 | U29 | 65A | 244,900 | 254,300 | 1.04 | 18 |

| | | | | | | | | | | | |
|-----|---|----|------|-------|-----|-----|-------|-----------|-----------|------|----|
| 170 | M | 7 | 2015 | 32432 | 309 | U30 | 439 | 212,000 | 221,200 | 1.04 | 18 |
| 171 | U | 12 | 2015 | 32842 | 124 | U32 | 5-2 | 475,000 | 492,500 | 1.04 | 18 |
| 172 | U | 7 | 2015 | 32413 | 218 | U35 | 5-16 | 263,500 | 273,400 | 1.04 | 18 |
| 173 | U | 7 | 2015 | 32436 | 139 | U36 | 79 | 390,250 | 404,600 | 1.04 | 18 |
| 174 | U | 9 | 2015 | 32623 | 124 | U19 | 56 | 314,726 | 332,100 | 1.06 | 20 |
| 175 | U | 10 | 2015 | 32690 | 2 | U34 | 2-7 | 532,500 | 566,400 | 1.06 | 20 |
| 176 | M | 7 | 2015 | 32481 | 22 | U24 | 9-56 | 304,000 | 327,200 | 1.08 | 22 |
| 177 | U | 8 | 2015 | 32557 | 241 | U29 | 26 | 332,000 | 359,800 | 1.08 | 22 |
| 178 | M | 10 | 2015 | 32669 | 326 | U29 | 66-24 | 353,000 | 380,700 | 1.08 | 22 |
| 179 | R | 5 | 2016 | 33135 | 171 | R05 | 17A | 515,000 | 560,200 | 1.09 | 23 |
| 180 | U | 6 | 2016 | 33167 | 48 | U57 | 13 | 700,000 | 765,000 | 1.09 | 23 |
| 181 | U | 10 | 2015 | 32700 | 221 | U18 | 47 | 205,000 | 224,800 | 1.10 | 24 |
| 182 | U | 9 | 2015 | 32566 | 292 | U23 | 1 | 457,500 | 505,500 | 1.10 | 24 |
| 183 | M | 1 | 2016 | 32884 | 247 | U24 | 9-6 | 236,000 | 261,000 | 1.11 | 25 |
| 184 | M | 11 | 2015 | 32739 | 228 | U24 | 9-25 | 267,500 | 300,200 | 1.12 | 26 |
| 185 | W | 7 | 2015 | 32482 | 95 | U36 | 119 | 1,059,000 | 1,181,300 | 1.12 | 26 |
| 186 | U | 12 | 2015 | 32802 | 307 | U58 | 10 | 521,500 | 583,100 | 1.12 | 26 |
| 187 | W | 11 | 2015 | 32754 | 184 | R02 | 9A | 2,125,000 | 2,374,500 | 1.12 | 26 |
| 188 | U | 11 | 2015 | 32742 | 125 | U21 | 39 | 155,000 | 180,200 | 1.16 | 30 |
| 189 | U | 4 | 2016 | 33029 | 86 | U06 | 3 | 582,000 | 690,000 | 1.19 | 33 |
| 190 | U | 9 | 2015 | 32604 | 114 | U28 | 4 | 168,000 | 202,100 | 1.20 | 34 |
| 191 | U | 12 | 2015 | 32828 | 1 | U36 | 9 | 360,000 | 436,400 | 1.21 | 35 |

STATE OF MAINE Sales Ratio Analysis - 2018 State Valuation

Municipality: **Cape Elizabeth**

Cape Elizabeth

County: **Cumberland (c)**

Cumberland (c)

1 Year - Residential Study

| | | | | | |
|------------------|-----|---|------------|---|------------|
| Weighted Avg = | 86% | = | 53,391,400 | / | 62,121,607 |
| Average Ratio = | 86% | = | 88.21 | / | 103 |
| Avg Deviation = | 11 | = | 1602 | / | 147 |
| Quality Rating = | 13 | = | 11 | / | 86% |

| Item No. | Class | Date of Sale Month Year | Book | Page | Map | Lot | Sub Lot | Average Selling Price = | | Ratio | Dev. |
|----------|-------|-------------------------|------|-------|-----|-----|---------|-------------------------|----------------|-------|------|
| | | | | | | | | \$422,596 | 2016 | | |
| | | | | | | | | Selling Price | Assessed Value | | |
| 1 | U | 7 | 2015 | 32457 | 284 | U01 | 49 | 302,000 | 183,500 | 0.61 | 25 |
| 2 | U | 10 | 2015 | 32667 | 232 | U03 | 123 | 590,000 | 362,000 | 0.61 | 25 |
| 3 | U | 7 | 2015 | 32404 | 28 | U10 | 13 | 500,000 | 309,400 | 0.62 | 24 |
| 4 | U | 8 | 2015 | 32541 | 131 | U03 | 12 | 360,000 | 231,100 | 0.64 | 22 |
| 5 | U | 7 | 2015 | 32459 | 144 | U04 | 171 | 450,000 | 288,300 | 0.64 | 22 |
| 6 | U | 5 | 2016 | 33097 | 195 | U21 | 27 | 262,000 | 166,700 | 0.64 | 22 |
| 7 | U | 12 | 2015 | 32795 | 346 | U30 | 27 | 510,000 | 324,400 | 0.64 | 22 |
| 8 | U | 5 | 2016 | 33164 | 153 | U30 | 3 | 415,000 | 270,100 | 0.65 | 21 |
| 9 | U | 9 | 2015 | 32593 | 214 | U01 | 19 | 335,000 | 217,200 | 0.65 | 21 |
| 10 | U | 5 | 2016 | 33088 | 336 | U04 | 29 | 565,000 | 372,700 | 0.66 | 20 |
| 11 | U | 7 | 2015 | 32443 | 83 | U21 | 147 | 229,000 | 151,300 | 0.66 | 20 |
| 12 | U | 5 | 2016 | 33083 | 213 | U19 | 7-17 | 320,000 | 215,300 | 0.67 | 19 |
| 13 | U | 5 | 2016 | 33136 | 265 | U23 | 2 | 386,000 | 258,400 | 0.67 | 19 |
| 14 | U | 2 | 2016 | 32948 | 227 | U10 | 3 | 462,500 | 313,200 | 0.68 | 18 |
| 15 | U | 10 | 2015 | 32668 | 25 | U22 | 60 | 300,000 | 203,400 | 0.68 | 18 |
| 16 | U | 8 | 2015 | 32524 | 32 | U30 | 55 | 649,000 | 442,500 | 0.68 | 18 |
| 17 | U | 10 | 2015 | 32675 | 96 | U58 | 20 | 749,000 | 509,800 | 0.68 | 18 |
| 18 | U | 7 | 2015 | 32422 | 91 | U01 | 58 | 305,000 | 209,400 | 0.69 | 17 |
| 19 | U | 9 | 2015 | 32629 | 106 | U04 | 45 | 480,000 | 334,100 | 0.70 | 16 |
| 20 | U | 6 | 2016 | 33237 | 72 | U03 | 1 | 362,500 | 256,900 | 0.71 | 15 |
| 21 | U | 11 | 2015 | 32713 | 163 | U03 | 5 | 705,000 | 502,900 | 0.71 | 15 |
| 22 | U | 5 | 2016 | 33104 | 115 | U34 | 22E | 340,000 | 241,100 | 0.71 | 15 |
| 23 | U | 6 | 2016 | 33165 | 126 | U12 | 104 | 462,500 | 335,100 | 0.72 | 14 |
| 24 | U | 5 | 2016 | 33153 | 294 | U24 | 9 | 518,000 | 372,800 | 0.72 | 14 |
| 25 | U | 1 | 2016 | 32860 | 218 | U29 | 31 | 249,000 | 179,400 | 0.72 | 14 |
| 26 | U | 2 | 2016 | 32909 | 338 | U29 | 32 | 415,000 | 299,700 | 0.72 | 14 |
| 27 | U | 2 | 2016 | 32933 | 1 | U03 | 14 | 610,000 | 442,700 | 0.73 | 13 |
| 28 | U | 8 | 2015 | 32496 | 187 | U04 | 145 | 304,000 | 221,800 | 0.73 | 13 |
| 29 | U | 8 | 2015 | 32517 | 341 | U32 | 11 | 369,500 | 271,200 | 0.73 | 13 |
| 30 | U | 11 | 2015 | 32762 | 270 | U36 | 27 | 495,000 | 361,100 | 0.73 | 13 |
| 31 | U | 10 | 2015 | 32706 | 325 | U03 | 77 | 340,000 | 252,500 | 0.74 | 12 |
| 32 | U | 6 | 2016 | 33165 | 66 | U21 | 146 | 251,000 | 186,600 | 0.74 | 12 |
| 33 | R | 2 | 2016 | 32942 | 222 | R03 | 17-5 | 789,000 | 593,200 | 0.75 | 11 |
| 34 | U | 1 | 2016 | 32892 | 271 | U19 | 36 | 286,000 | 215,900 | 0.75 | 11 |
| 35 | U | 3 | 2016 | 32985 | 91 | U19 | 7-27 | 302,450 | 227,700 | 0.75 | 11 |
| 36 | U | 4 | 2016 | 33059 | 159 | U20 | 6G | 272,000 | 202,700 | 0.75 | 11 |
| 37 | U | 8 | 2015 | 32528 | 27 | U04 | 141 | 339,900 | 257,800 | 0.76 | 10 |
| 38 | U | 3 | 2016 | 32973 | 206 | U12 | 87A | 490,000 | 373,500 | 0.76 | 10 |
| 39 | U | 1 | 2016 | 32894 | 18 | U22 | 67 | 279,000 | 211,400 | 0.76 | 10 |
| 40 | U | 11 | 2015 | 32716 | 178 | U24 | 24A | 325,000 | 247,100 | 0.76 | 10 |
| 41 | U | 5 | 2016 | 33115 | 106 | U01 | 44 | 392,500 | 302,800 | 0.77 | 9 |
| 42 | U | 8 | 2015 | 32512 | 154 | U19 | 7-13 | 272,500 | 212,100 | 0.78 | 8 |
| 43 | U | 6 | 2016 | 33195 | 248 | U29 | 65C | 228,000 | 178,300 | 0.78 | 8 |
| 44 | U | 6 | 2016 | 33243 | 286 | U38 | 1-21 | 565,000 | 440,800 | 0.78 | 8 |
| 45 | U | 7 | 2015 | 32407 | 290 | U10 | 5-1 | 1,000,000 | 791,500 | 0.79 | 7 |
| 46 | U | 5 | 2016 | 33127 | 90 | U03 | 90A | 555,000 | 442,500 | 0.80 | 6 |

| | | | | | | | | | | | |
|-----|---|----|------|-------|-----|-----|------|-----------|-----------|------|---|
| 47 | U | 12 | 2015 | 32787 | 344 | U19 | 7A | 230,000 | 182,900 | 0.80 | 6 |
| 48 | U | 5 | 2016 | 33138 | 129 | U21 | 101 | 238,000 | 190,800 | 0.80 | 6 |
| 49 | U | 9 | 2015 | 32573 | 142 | U27 | 16F | 255,000 | 204,600 | 0.80 | 6 |
| 50 | U | 5 | 2016 | 33155 | 87 | U43 | 25 | 256,000 | 205,200 | 0.80 | 6 |
| 51 | U | 10 | 2015 | 32687 | 300 | U06 | 27 | 488,000 | 394,100 | 0.81 | 5 |
| 52 | U | 11 | 2015 | 32720 | 285 | U11 | 2B | 597,000 | 481,200 | 0.81 | 5 |
| 53 | U | 10 | 2015 | 32671 | 226 | U12 | 100 | 640,000 | 521,400 | 0.81 | 5 |
| 54 | U | 7 | 2015 | 32408 | 73 | U15 | 16 | 355,000 | 286,600 | 0.81 | 5 |
| 55 | U | 3 | 2016 | 33007 | 34 | U27 | 16A | 255,000 | 205,900 | 0.81 | 5 |
| 56 | U | 6 | 2015 | 32402 | 234 | U36 | 7 | 489,000 | 394,300 | 0.81 | 5 |
| 57 | U | 9 | 2015 | 32628 | 314 | U03 | 129 | 345,000 | 283,000 | 0.82 | 4 |
| 58 | U | 7 | 2015 | 32429 | 238 | U04 | 70 | 259,900 | 212,200 | 0.82 | 4 |
| 59 | U | 5 | 2016 | 33113 | 314 | U15 | 43 | 685,000 | 563,400 | 0.82 | 4 |
| 60 | U | 9 | 2015 | 32583 | 295 | U20 | 6C | 210,000 | 173,100 | 0.82 | 4 |
| 61 | U | 2 | 2016 | 32925 | 126 | U27 | 22E | 273,000 | 225,000 | 0.82 | 4 |
| 62 | R | 6 | 2016 | 33235 | 234 | R02 | 11-2 | 740,000 | 617,300 | 0.83 | 3 |
| 63 | U | 7 | 2015 | 32410 | 300 | U04 | 76 | 470,000 | 392,300 | 0.83 | 3 |
| 64 | U | 4 | 2016 | 33058 | 118 | U21 | 100 | 247,000 | 204,200 | 0.83 | 3 |
| 65 | U | 8 | 2015 | 32551 | 215 | U36 | 36 | 487,000 | 403,700 | 0.83 | 3 |
| 66 | U | 5 | 2016 | 33091 | 21 | U38 | 67 | 515,000 | 428,000 | 0.83 | 3 |
| 67 | U | 8 | 2015 | 32523 | 70 | U38 | 1-23 | 445,000 | 368,100 | 0.83 | 3 |
| 68 | U | 7 | 2015 | 32471 | 85 | U23 | 2-7 | 310,000 | 259,400 | 0.84 | 2 |
| 69 | U | 1 | 2016 | 32865 | 321 | U28 | 28 | 217,500 | 182,300 | 0.84 | 2 |
| 70 | U | 10 | 2015 | 32657 | 217 | U29 | 23 | 229,000 | 193,000 | 0.84 | 2 |
| 71 | U | 7 | 2015 | 32440 | 137 | U34 | 2-9 | 493,025 | 417,100 | 0.85 | 1 |
| 72 | U | 7 | 2015 | 32406 | 248 | U03 | 35 | 425,000 | 364,200 | 0.86 | |
| 73 | U | 12 | 2015 | 32835 | 154 | U19 | 26 | 252,500 | 216,200 | 0.86 | |
| 74 | U | 10 | 2015 | 32648 | 28 | U19 | 19-1 | 695,000 | 597,800 | 0.86 | |
| 75 | U | 9 | 2015 | 32599 | 302 | U22 | 16 | 299,900 | 258,100 | 0.86 | |
| 76 | U | 6 | 2016 | 33177 | 115 | U30 | 69 | 620,000 | 532,000 | 0.86 | |
| 77 | U | 5 | 2016 | 33150 | 310 | U35 | 5-27 | 430,000 | 368,000 | 0.86 | |
| 78 | R | 3 | 2016 | 32981 | 302 | R05 | 46C | 537,500 | 466,900 | 0.87 | 1 |
| 79 | U | 11 | 2015 | 32764 | 242 | U16 | 12 | 327,000 | 283,700 | 0.87 | 1 |
| 80 | U | 5 | 2016 | 33164 | 88 | U22 | 7 | 350,000 | 305,700 | 0.87 | 1 |
| 81 | U | 7 | 2015 | 32464 | 207 | U32 | 6-5 | 347,500 | 302,100 | 0.87 | 1 |
| 82 | U | 6 | 2016 | 33172 | 248 | U42 | 2-6 | 319,900 | 279,300 | 0.87 | 1 |
| 83 | U | 3 | 2016 | 32975 | 260 | U12 | 1 | 485,000 | 427,300 | 0.88 | 2 |
| 84 | U | 9 | 2015 | 32594 | 42 | U12 | 38 | 694,000 | 609,600 | 0.88 | 2 |
| 85 | U | 6 | 2016 | 33246 | 199 | U22 | 69 | 289,000 | 252,900 | 0.88 | 2 |
| 86 | U | 1 | 2016 | 32865 | 287 | U24 | 44F | 288,000 | 254,500 | 0.88 | 2 |
| 87 | U | 3 | 2016 | 32960 | 94 | U34 | 17-6 | 600,000 | 530,200 | 0.88 | 2 |
| 88 | U | 9 | 2015 | 32595 | 307 | U35 | 5-10 | 355,000 | 313,900 | 0.88 | 2 |
| 89 | R | 6 | 2016 | 33217 | 125 | U25 | 7 | 298,000 | 264,100 | 0.89 | 3 |
| 90 | U | 9 | 2015 | 32602 | 13 | U27 | 44 | 262,000 | 231,900 | 0.89 | 3 |
| 91 | U | 5 | 2016 | 33106 | 57 | U30 | 32 | 523,350 | 465,700 | 0.89 | 3 |
| 92 | U | 11 | 2015 | 32757 | 109 | U29 | 51-2 | 470,000 | 424,000 | 0.90 | 4 |
| 93 | U | 1 | 2016 | 32866 | 219 | U32 | 6-7 | 250,000 | 225,200 | 0.90 | 4 |
| 94 | U | 10 | 2015 | 32658 | 20 | U16 | 55 | 304,000 | 277,900 | 0.91 | 5 |
| 95 | U | 6 | 2016 | 33200 | 120 | U06 | 116 | 640,000 | 586,300 | 0.92 | 6 |
| 96 | U | 6 | 2016 | 33238 | 97 | U20 | 12 | 420,000 | 387,500 | 0.92 | 6 |
| 97 | U | 8 | 2015 | 32566 | 239 | U58 | 1 | 650,000 | 598,000 | 0.92 | 6 |
| 98 | U | 3 | 2016 | 32979 | 29 | U60 | 16 | 1,250,000 | 1,150,100 | 0.92 | 6 |
| 99 | R | 7 | 2015 | 32477 | 298 | R05 | 38A | 575,000 | 535,800 | 0.93 | 7 |
| 100 | U | 12 | 2015 | 32810 | 236 | U20 | 6P | 389,000 | 361,900 | 0.93 | 7 |
| 101 | U | 8 | 2015 | 32544 | 177 | U23 | 2-4 | 327,500 | 304,400 | 0.93 | 7 |
| 102 | U | 1 | 2016 | 32858 | 240 | U24 | 26 | 208,000 | 193,600 | 0.93 | 7 |
| 103 | U | 9 | 2015 | 32612 | 187 | U49 | 2 | 340,000 | 316,300 | 0.93 | 7 |
| 104 | U | 9 | 2015 | 32574 | 72 | U59 | 2 | 639,900 | 595,100 | 0.93 | 7 |

| | | | | | | | | | | | |
|-----|---|----|------|-------|-----|-----|-------|-----------|-----------|------|----|
| 105 | U | 8 | 2015 | 32547 | 258 | U59 | 33 | 776,000 | 718,800 | 0.93 | 7 |
| 106 | U | 1 | 2016 | 32849 | 159 | U22 | 14 | 288,000 | 270,400 | 0.94 | 8 |
| 107 | U | 8 | 2015 | 32495 | 194 | U42 | 35 | 313,000 | 295,100 | 0.94 | 8 |
| 108 | U | 5 | 2016 | 33157 | 127 | U50 | 11 | 660,000 | 618,800 | 0.94 | 8 |
| 109 | U | 4 | 2016 | 33045 | 213 | U22 | 63 | 259,000 | 245,100 | 0.95 | 9 |
| 110 | U | 10 | 2015 | 32687 | 155 | U36 | 2 | 321,000 | 305,200 | 0.95 | 9 |
| 111 | U | 8 | 2015 | 32488 | 95 | U49 | 33 | 479,900 | 456,700 | 0.95 | 9 |
| 112 | U | 5 | 2016 | 33142 | 62 | U06 | 35 | 475,000 | 454,500 | 0.96 | 10 |
| 113 | U | 1 | 2016 | 32866 | 160 | U27 | 22B | 230,000 | 221,800 | 0.96 | 10 |
| 114 | U | 6 | 2016 | 33228 | 298 | U30 | 39 | 1,095,000 | 1,053,400 | 0.96 | 10 |
| 115 | U | 6 | 2016 | 33192 | 314 | U31 | 5-3 | 585,000 | 562,300 | 0.96 | 10 |
| 116 | U | 7 | 2015 | 32462 | 341 | U49 | 20 | 357,500 | 342,300 | 0.96 | 10 |
| 117 | U | 9 | 2015 | 32561 | 181 | U43 | 15 | 380,000 | 368,200 | 0.97 | 11 |
| 118 | R | 2 | 2016 | 32988 | 340 | R04 | 46 | 272,000 | 267,700 | 0.98 | 12 |
| 119 | U | 4 | 2016 | 33092 | 83 | U12 | 85 | 400,000 | 392,900 | 0.98 | 12 |
| 120 | U | 11 | 2015 | 32749 | 289 | U31 | 9E | 620,000 | 604,500 | 0.98 | 12 |
| 121 | U | 11 | 2015 | 32716 | 182 | U49 | 33-22 | 210,678 | 206,700 | 0.98 | 12 |
| 122 | U | 6 | 2016 | 33165 | 15 | U50 | 44 | 675,000 | 660,500 | 0.98 | 12 |
| 123 | U | 6 | 2016 | 33200 | 42 | U50 | 46 | 690,000 | 677,900 | 0.98 | 12 |
| 124 | U | 12 | 2015 | 32789 | 347 | U49 | 33-21 | 210,678 | 208,200 | 0.99 | 13 |
| 125 | U | 8 | 2015 | 32509 | 224 | U38 | 1-31 | 489,900 | 495,100 | 1.01 | 15 |
| 126 | U | 8 | 2015 | 32491 | 171 | U42 | 1-5 | 249,000 | 251,600 | 1.01 | 15 |
| 127 | R | 5 | 2016 | 33099 | 135 | R04 | 44-1 | 346,750 | 352,200 | 1.02 | 16 |
| 128 | R | 8 | 2015 | 32539 | 18 | R05 | 32-1 | 285,000 | 294,000 | 1.03 | 17 |
| 129 | U | 7 | 2015 | 32462 | 74 | U18 | 19 | 427,500 | 438,900 | 1.03 | 17 |
| 130 | U | 7 | 2015 | 32447 | 239 | U32 | 6-6 | 270,000 | 277,200 | 1.03 | 17 |
| 131 | U | 5 | 2016 | 33079 | 331 | U36 | 4 | 260,000 | 267,800 | 1.03 | 17 |
| 132 | U | 1 | 2016 | 32879 | 100 | U29 | 65A | 244,900 | 254,300 | 1.04 | 18 |
| 133 | U | 12 | 2015 | 32842 | 124 | U32 | 5-2 | 475,000 | 492,500 | 1.04 | 18 |
| 134 | U | 7 | 2015 | 32413 | 218 | U35 | 5-16 | 263,500 | 273,400 | 1.04 | 18 |
| 135 | U | 7 | 2015 | 32436 | 139 | U36 | 79 | 390,250 | 404,600 | 1.04 | 18 |
| 136 | U | 9 | 2015 | 32623 | 124 | U19 | 56 | 314,726 | 332,100 | 1.06 | 20 |
| 137 | U | 10 | 2015 | 32690 | 2 | U34 | 2-7 | 532,500 | 566,400 | 1.06 | 20 |
| 138 | U | 8 | 2015 | 32557 | 241 | U29 | 26 | 332,000 | 359,800 | 1.08 | 22 |
| 139 | R | 5 | 2016 | 33135 | 171 | R05 | 17A | 515,000 | 560,200 | 1.09 | 23 |
| 140 | U | 6 | 2016 | 33167 | 48 | U57 | 13 | 700,000 | 765,000 | 1.09 | 23 |
| 141 | U | 10 | 2015 | 32700 | 221 | U18 | 47 | 205,000 | 224,800 | 1.10 | 24 |
| 142 | U | 9 | 2015 | 32566 | 292 | U23 | 1 | 457,500 | 505,500 | 1.10 | 24 |
| 143 | U | 12 | 2015 | 32802 | 307 | U58 | 10 | 521,500 | 583,100 | 1.12 | 26 |
| 144 | U | 11 | 2015 | 32742 | 125 | U21 | 39 | 155,000 | 180,200 | 1.16 | 30 |
| 145 | U | 4 | 2016 | 33029 | 86 | U06 | 3 | 582,000 | 690,000 | 1.19 | 33 |
| 146 | U | 9 | 2015 | 32604 | 114 | U28 | 4 | 168,000 | 202,100 | 1.20 | 34 |
| 147 | U | 12 | 2015 | 32828 | 1 | U36 | 9 | 360,000 | 436,400 | 1.21 | 35 |

STATE OF MAINE Sales Ratio Analysis - 2018 State Valuation

Municipality: **Cape Elizabeth**

County: **Cumberland (c)**

Cumberland (c)

1 Year - **Waterfront & Water Influenced Study**

| | | | | | |
|------------------|-----|---|------------|---|------------|
| Weighted Avg = | 83% | = | 18,770,700 | / | 22,599,251 |
| Average Ratio = | 81% | = | 10.56 | / | 13 |
| Avg Deviation = | 11 | = | 215 | / | 19 |
| Quality Rating = | 14 | = | 11 | / | 81% |

Average Selling Price = **\$1,189,434** 2016

| Item No. | Class | Date of Sale Month Year | Book | Page | Map | Lot | Sub Lot | Selling Price | Assessed Value | Ratio | Dev. |
|----------|-------|-------------------------|-------|------|-----|------|---------|---------------|----------------|-------|------|
| 1 | W | 12 2015 | 32800 | 284 | R03 | 3A-3 | | 1,850,000 | 1,096,800 | 0.59 | 22 |
| 2 | W | 10 2015 | 32651 | 310 | U41 | 5 | | 1,400,000 | 930,400 | 0.66 | 15 |
| 3 | W | 5 2016 | 33100 | 205 | U04 | 178 | | 1,288,500 | 882,800 | 0.69 | 12 |
| 4 | W | 2 2016 | 32900 | 129 | R02 | 9C | | 1,600,000 | 1,119,300 | 0.70 | 11 |
| 5 | W | 10 2015 | 32688 | 206 | U17 | 30 | | 350,000 | 250,500 | 0.72 | 9 |
| 6 | W | 11 2015 | 32717 | 308 | U05 | 12 | | 1,375,000 | 1,005,700 | 0.73 | 8 |
| 7 | W | 10 2015 | 32679 | 220 | U17 | 36A | | 750,000 | 559,900 | 0.75 | 6 |
| 8 | W | 8 2015 | 32563 | 312 | U08 | 1A | | 665,000 | 509,700 | 0.77 | 4 |
| 9 | W | 5 2016 | 33146 | 170 | U08 | 23 | | 935,000 | 738,700 | 0.79 | 2 |
| 10 | W | 8 2015 | 32553 | 133 | R02 | 9C | | 1,400,000 | 1,119,300 | 0.80 | 1 |
| 11 | W | 8 2015 | 32511 | 145 | U07 | 19 | | 647,000 | 518,400 | 0.80 | 1 |
| 12 | W | 10 2015 | 32713 | 115 | U08 | 41 | | 775,500 | 669,100 | 0.86 | 5 |
| 13 | W | 10 2015 | 32685 | 133 | R02 | 12B | | 2,445,001 | 2,134,200 | 0.87 | 6 |
| 14 | W | 8 2015 | 32495 | 254 | U08 | 38 | | 1,026,250 | 933,800 | 0.91 | 10 |
| 15 | W | 7 2015 | 32429 | 74 | U08 | 13 | | 1,160,000 | 1,062,400 | 0.92 | 11 |
| 16 | W | 6 2016 | 33209 | 190 | U12 | 62 | | 798,000 | 748,600 | 0.94 | 13 |
| 17 | W | 3 2016 | 32984 | 136 | U41 | 17 | | 950,000 | 935,300 | 0.98 | 17 |
| 18 | W | 7 2015 | 32482 | 95 | U36 | 119 | | 1,059,000 | 1,181,300 | 1.12 | 31 |
| 19 | W | 11 2015 | 32754 | 184 | R02 | 9A | | 2,125,000 | 2,374,500 | 1.12 | 31 |

STATE OF MAINE Sales Ratio Analysis - 2016 State Valuation

Municipality: **Cape Elizabeth**

Cape Elizabeth

County: **Cumberland (c)**

Cumberland (c)

1 Year - Condominium Study

| | | | | | |
|------------------|-----|---|-----------|---|-----------|
| Weighted Avg = | 86% | = | 6,532,200 | / | 7,583,094 |
| Average Ratio = | 89% | = | 15.07 | / | 17 |
| Avg Deviation = | 13 | = | 323 | / | 25 |
| Quality Rating = | 15 | = | 13 | / | 89% |

Average Selling Price = **\$303,324** 2016

| Item No. | Class | Date of Sale Month Year | Book | Page | Map | Lot | Sub Lot | Selling Price | Assessed Value | Ratio | Dev. |
|----------|-------|-------------------------|-------|------|-----|-------|---------|---------------|----------------|-------|------|
| 1 | M | 3 2016 | 32982 | 183 | R04 | 18-19 | | 460,515 | 292,400 | 0.63 | 26 |
| 2 | M | 3 2016 | 33168 | 112 | R04 | 18-28 | | 497,380 | 311,200 | 0.63 | 26 |
| 3 | M | 10 2015 | 32686 | 219 | R04 | 18-47 | | 530,949 | 332,200 | 0.63 | 26 |
| 4 | M | 8 2015 | 32544 | 83 | R04 | 18-20 | | 373,950 | 272,000 | 0.73 | 16 |
| 5 | M | 7 2015 | 32464 | 167 | U24 | 9-14 | | 285,000 | 207,100 | 0.73 | 16 |
| 6 | M | 4 2016 | 33079 | 246 | U25 | 19-15 | | 217,500 | 165,700 | 0.76 | 13 |
| 7 | M | 5 2016 | 33113 | 161 | U25 | 19-22 | | 210,000 | 159,400 | 0.76 | 13 |
| 8 | M | 4 2016 | 33072 | 247 | U25 | 19-17 | | 205,000 | 164,500 | 0.80 | 9 |
| 9 | M | 5 2016 | 33089 | 199 | U24 | 9-34 | | 325,000 | 267,900 | 0.82 | 7 |
| 10 | M | 11 2015 | 32740 | 124 | U01 | 60-8 | | 223,900 | 184,800 | 0.83 | 6 |
| 11 | M | 5 2016 | 33140 | 138 | U33 | 52-20 | | 330,000 | 273,700 | 0.83 | 6 |
| 12 | M | 11 2015 | 32711 | 306 | U30 | 449 | | 240,000 | 202,800 | 0.85 | 4 |
| 13 | M | 9 2015 | 32609 | 245 | U29 | 66-17 | | 335,000 | 291,400 | 0.87 | 2 |
| 14 | M | 11 2015 | 32722 | 121 | U24 | 9-16 | | 267,500 | 237,300 | 0.89 | |
| 15 | M | 12 2015 | 32782 | 185 | U24 | 9-58 | | 334,500 | 311,300 | 0.93 | 4 |
| 16 | M | 8 2015 | 32552 | 222 | U45 | 1-93 | | 144,900 | 137,400 | 0.95 | 6 |
| 17 | M | 11 2015 | 32753 | 245 | U24 | 9-4 | | 255,000 | 252,600 | 0.99 | 10 |
| 18 | M | 6 2016 | 33176 | 135 | U24 | 9-22 | | 270,000 | 270,900 | 1.00 | 11 |
| 19 | M | 8 2015 | 32493 | 117 | U29 | 66-4 | | 410,000 | 408,100 | 1.00 | 11 |
| 20 | M | 1 2016 | 32845 | 78 | U24 | 9-8 | | 294,500 | 299,200 | 1.02 | 13 |
| 21 | M | 7 2015 | 32432 | 309 | U30 | 439 | | 212,000 | 221,200 | 1.04 | 15 |
| 22 | M | 7 2015 | 32481 | 22 | U24 | 9-56 | | 304,000 | 327,200 | 1.08 | 19 |
| 23 | M | 10 2015 | 32669 | 326 | U29 | 66-24 | | 353,000 | 380,700 | 1.08 | 19 |
| 24 | M | 1 2016 | 32884 | 247 | U24 | 9-6 | | 236,000 | 261,000 | 1.11 | 22 |
| 25 | M | 11 2015 | 32739 | 228 | U24 | 9-25 | | 267,500 | 300,200 | 1.12 | 23 |

Business Equipment Tax Exemption Audit

Municipality: Cape Elizabeth

Date: 8/3/2017

County: Cumberland (c)

Municipal Official(s): Clint Swett

Municipal Valuation - 2016

2018 State Valuation

| | | <u>Yes</u> | <u>No</u> | <u>Comment(s)</u> |
|---|----------|-------------------------------------|--------------------------|-------------------|
| 1. Are application(s) available for inspection? | 18 of 18 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 2. Are application(s) signed for/approved by the assessor? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 3. Do the equipment date(s) of purchase and/or date(s) put in service meet BETE parameters? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 4. Is the item description sufficient to reasonably determine eligibility under program guidelines? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 5. Does the property qualify for BETE? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 6. Are municipal depreciation schedules evident and uniformly employed? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 7. Is all BETE value incorporated in the tax commitment book, MVR and Tax Rate Calculation Form (including enhanced reimbursement forms when applicable)? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. Is all qualified property adjusted by the municipal assessment ratio? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

Additional Comments: ALL ASPECTS OF THE BETE PROGRAM ARE COMPLIED WITH.

Signature: David Bouffard
Field Rep.

Property Tax Division

REPORT OF ASSESSMENT REVIEW

Municipality

Cape Elizabeth

County

Cumberland (c)

I. Valuation System

A. Land: Tax Maps by
Undeveloped Acreage
Road Frontage
House lots

Wright-Pierce
Various
Various base lots

Date:
Undeveloped Lots
Water Frontage
Other

1956
Base lot less a %
Various base lots

B. Buildings : Revaluation By:

In-house

Computerized Records

Northern Data

C. Personal Property:

Assessed? Y/N Y
Is Cert Ratio Applied? Y/N N

Method Used: RCNLD

II. Assessment Records / Condition

Website w/VAL data Y/N Y

Web Address www.capeelizabeth.com

Valuation Book
Property Record Cards
Veteran Exemption Forms

Hard-bound / Good
Buff cards / Good
Good

Tree Growth Forms Good
Farm Land Forms Good
Open Space Forms Good

III. Supplements and Abatements

Supplements: Number Made
Abatements: Number granted
(excluding penalties)

12

Value Supplemented
Value Abated (1,229,800)

IV. Statistical Information

Number of Parcels 4,393
Taxable Acres 9,048
Population (2010) 9,015

Land Area 10,016
Bog/Swamp

V. Assessment Standards

Standards Ratio 89.02% = (2016 Municipal Valuation /2017 State Valuation)
Assessment Quality: Combined 13

Comments or Plans for Compliance: ***Clint Swett assumed assessing duties in 2017. The last revaluation was completed for 2011. The Residential, Waterfront and Condo segregated ratios have settled into a more consistent range than in recent years. Condos are seeing more significant changes due to strong demand and limited inventory.***

VI. Audit Information

Municipal Official providing data: ***Clint Swett***

Date(s) of Field Audit: 8/3/2017

VII. Office Review

Recommended by: ***David Bouffard***
Field Rep

Checked by: ***Ad***

Approved by: ***Mike Rogee*** 8-30-17

Copies Mailed: (date) 9-5-17



PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
MAINE REVENUE SERVICES
PROPERTY TAX DIVISION
PO BOX 9106
AUGUSTA, MAINE
04332-9106

ADMINISTRATIVE & FINANCIAL SERVICES

ALEC PORTEOUS
ACTING COMMISSIONER

MAINE REVENUE SERVICES

JEROME D. GERARD
EXECUTIVE DIRECTOR

September 2017

Municipal Assessors and Chairman of Board of Selectmen:

RE: Proposed 2018 State Valuation

Pursuant to 36 M.R.S. § 208, the Bureau of Revenue Services is required to send you an annual notice of proposed state valuation for municipalities located in your county. Enclosed are the 2018 proposed valuations. These valuations represent the full equalized value of all **taxable property** in each municipality as of **April 1, 2016** while incorporating sales data primarily from 2015 and 2016.

The valuations finally certified to the Secretary of State pursuant to 36 M.R.S. § 305 will be used for all computations required by law to be based on the state valuation.

STATE BOARD OF PROPERTY TAX REVIEW

In accordance with 36 M.R.S. § 272, any municipality aggrieved by a state valuation may appeal to the State Board of Property Tax Review. Appeal procedures, along with the duties and powers of the State Board of Property Tax Review are summarized below.

An aggrieved municipality may file a written notice of appeal with the State Board of Property Tax Review **within 45 days of receipt of notification** of the Bureau of Revenue Services' state valuation. An appeal to the State Board of Property Tax Review must be in writing, signed by a majority of the municipal officers and accompanied by an **affidavit** stating the grounds for appeal. **The affidavit must include the municipal officers' sworn statement of the specific grounds for their appeal and bear the notarized signatures of the municipal officers.**

With respect to the affidavit, the State Board of Property Tax Review's Rule 1, § 4(B)(2) states: "The appealing municipality must file with its notice of appeal an affidavit of the municipal officers stating the grounds for the appeal. The affidavit must be meaningful and specific. A mere statement that the state valuation is too high is not sufficient. If a municipality intends to compare its state valuation to neighboring towns or cities, the municipality should list those municipalities in the affidavit. In appeals from assessment quality and ratio decisions of the Bureau of Taxation, the municipality must set forth in specific terms the basis for the challenge to the determination." The Bureau of Taxation referenced in this quote is now the Bureau of Revenue Services. A copy of the appeal and affidavit must be provided to the Bureau of Revenue Services. The Bureau of Revenue Services has the burden of proving that its state valuation for the related municipality is correct.

The State Board of Property Tax Review will issue its decision no later than January 15 following the date of the appeal.

CUMBERLAND COUNTY**MAINE REVENUE SERVICES
PROPERTY TAX DIVISION****PROPOSED 2018 STATE VALUATION**

| MUNICIPALITY | STATE VALUATION |
|---------------------|-------------------------|
| BALDWIN | \$156,800,000 |
| BRIDGTON | \$996,400,000 |
| BRUNSWICK | \$2,252,400,000 |
| CAPE ELIZABETH | \$1,980,850,000 |
| CASCO | \$648,250,000 |
| CHEBEAGUE ISLAND | \$192,150,000 |
| CUMBERLAND | \$1,264,650,000 |
| FALMOUTH | \$2,401,350,000 |
| FREEPORT | \$1,595,900,000 |
| FRYE ISLAND | \$152,500,000 |
| GORHAM | \$1,682,600,000 |
| GRAY | \$928,000,000 |
| HARPSWELL | \$1,896,600,000 |
| HARRISON | \$528,600,000 |
| LONG ISLAND | \$166,150,000 |
| NAPLES | \$773,550,000 |
| NEW GLOUCESTER | \$505,350,000 |
| NORTH YARMOUTH | \$484,450,000 |
| PORTLAND | \$9,049,500,000 |
| POWNALE | \$245,150,000 |
| RAYMOND | \$1,067,550,000 |
| SCARBOROUGH | \$4,068,100,000 |
| SEBAGO | \$380,850,000 |
| SOUTH PORTLAND | \$4,003,550,000 |
| STANDISH | \$1,054,250,000 |
| WESTBROOK | \$2,017,700,000 |
| WINDHAM | \$1,916,750,000 |
| YARMOUTH | \$1,635,900,000 |
| TOTAL | \$44,045,850,000 |

2018
WASTEWATER ASSESSMENT
TO THE ASSESSORS OF
THE TOWN OF CAPE ELIZABETH


RECEIVED
DEC 22 2017

Pursuant to Section 12 of its Charter, being Chapter 84 of the Private and Special Laws of 1975, as amended, the Trustees of the Portland Water District have determined the amount apportioned to the Town of Cape Elizabeth to be \$1,539,840.00. This assessment is payable in equal monthly installments of \$128,320.00, commencing in January 2018.

I hereby certify that the above amount is the assessment adopted by the Board of Trustees of the Portland Water District.

Dated: December 18, 2017


PORTLAND WATER DISTRICT

By 
William Lunt III
President

STATE OF MAINE:

COUNTY OF CUMBERLAND, SS.:

Subscribed and sworn to before me, Donna Katsiaficas, Esq., attorney-at-law in and for the above-named county and state, this December 18, 2017.


Donna Katsiaficas, Esq.
Attorney-at-Law



CENTRAL MAINE POWER

May 14, 2018

RE: 2018 Property Tax Declaration

To: Municipal Assessing Officer(s)

Enclosed is the Central Maine Power Company's (CMP) Property Tax Declaration for the 2018 property tax year.

The Declaration is for real and personal property located in your jurisdiction which is owned or otherwise reported for local ad valorem property tax purposes by CMP. The Declaration is designed to both facilitate the method in which CMP reports its' real and personal property and to create a concise and usable format. It is also intended to constitute the same information as would be provided on a true and perfect list as required under 36 M.R.S §706, irrespective of whether such a request has been made for the current tax year.

Since CMP voluntarily files the Declaration on an annual basis, we request that any assessment placed on CMP property be properly equalized with all other classes of property within the jurisdiction.

We also request and hereby authorize the assessor(s) to value CMP's land, wherever and whenever possible, as one contiguous parcel without regard to roads, railroads, or other public rights of ways in accordance with 36 M.R.S. §701(A). A listing of CMP's land is available upon request. To the extent possible, CMP requests that the transmission, distribution, substation, and personal property assessment accounts, if any, be separately assessed from any other real property that the Company may own in this jurisdiction.

All property tax assessment correspondence and property tax bills should be mailed to the following address:

Central Maine Power Company
c/o Avangrid Management Company - Local Tax
One City Center, 5th Floor
Portland, Maine 04101

CMP's corporate office remains at 83 Edison Drive, Augusta, ME 04336 (tel. 207-623-3521). All non-tax related mail including planning board, abutter notices, and real estate notices should be mailed to the Augusta address.

If you have any questions regarding valuation, property tax management, the Declaration, or land listings, then please email _LD_Property_Tax_Maine@avangrid.com or contact the following:

- Shari Irish: shari.irish@avangrid.com or at 207-629-1112
- Matthew Liskom: matthew.liskom@avangrid.com or at 207-629-1118

We would be pleased to discuss any matters with you prior to your commitment date. Thank you for your attention and cooperation.

Respectfully submitted,

Gerard R. Morin, Jr.
Manager - Local Taxes & Audit Management
207-629-1110

Enclosure: 2018 CMP Property Tax Declaration

Assessment = \$5,832,400



**CENTRAL MAINE
POWER**

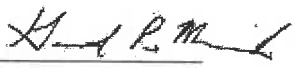
Central Maine Power Company
Personal Property
2018



Cape Elizabeth

| Property Description | Valuation |
|-------------------------|-----------|
| Communication Equipment | \$34,719 |
| Total Valuation | \$34,719 |

Date: May 14, 2018

By: 
 Gerard Morin
 Manager, Local Tax and Audit
 Central Maine Power Company
 c/o Avangrid Management Company
 One City Center, 5th Floor
 Portland, ME 04101
 207-629-1110 ⁸⁰



**CENTRAL MAINE
POWER**

Central Maine Power Company

2018 Tax Year

Transmission Lines

Cape Elizabeth

| Section Number | Voltage (KV) | Structure Description | Miles of Line | Unit Value | Valuation |
|----------------|--------------|-----------------------|---------------|------------|---------------------|
| 150 | 34.5 KV | Wood, Single Pole | 1.74 | \$103,333 | \$179,799.42 |
| | | | | | <u>\$179,799.42</u> |

Note:

Structure Description is intended to mean the predominant structure type for the listed transmission Section Number. Transmission sections typically span several if not many jurisdictions. Therefore, the structure type in your jurisdiction may vary.



**CENTRAL MAINE
POWER**

Central Maine Power Company
Distribution System (Aerial)
2018

Cape Elizabeth

| Property Class | Quantity | Unit Value | Valuation |
|--------------------------------------|----------|--------------------|----------------|
| Lights and Fixtures | 464 | \$229 | \$106,256.00 |
| Miles of Conductor | 95.8 | \$12,163 | \$1,165,215.40 |
| Poles | 2822 | \$405 | \$1,142,910.00 |
| Service Meters and Related Equipment | 4434 | \$492 | \$2,181,528.00 |
| | | Distribution Total | \$4,595,909.40 |

* Total is at 100% prior to adjustment by certified ratio.

The unit value for service meters and related equipment includes ALL investment for meters, service drops, miscellaneous hardware, distribution transformers and regulators located in this jurisdiction. The valuation for distribution property includes conductors, insulators, guys, line transformers and other appurtenant equipment



**CENTRAL MAINE
POWER**

Central Maine Power Company
2018 Tax Year
Underground Services

Cape Elizabeth

| Class | Original Cost | Valuation |
|--------------|------------------------------------|------------------|
| Distribution | \$804,622 | \$593,466 |
| | Total Underground Valuation | \$593,466 |

5/14/2018



Central Maine Power Company
Substation Declaration
2018

Cape Elizabeth

| Facility Name | Type | Original Cost | Current Value |
|----------------------|--------------|----------------------|----------------------|
| Cape Elizabeth S/S | Distribution | \$559,290 | \$423,154 |
| Cape Elizabeth S/S | Transmission | \$6,596 | \$5,360 |
| | | Total | \$428,514 |



Northern Utilities Inc

March 20, 2018

Town of Cape Elizabeth
Assessor's Office
PO Box 6260
Cape Elizabeth, ME 04107

Dear Assessors,

Attached is the summarized information for the 2018 Declaration of Personal Property. Also attached is a separate schedule showing original cost, depreciation, and book value for the Town of Cape Elizabeth.

| | | |
|--------------------------|----|--------------|
| Gross Value Prior Year | \$ | 2,883,119.58 |
| Net Additions* | \$ | 381,417.65 |
| Gross Value Current Year | \$ | 3,264,537.23 |
| Net Book Prior Year | \$ | 2,093,590.49 |
| Net Book Current Year | \$ | 2,409,724.71 |

* This amount is included in the Gross Value and Net Book totals for the Current Year.

If you have any questions or require any additional information for reporting requirements, please call (603) 772-0775 and ask to speak with the plant accounting department.

Sincerely,

Daniel V. Main
Assistant Controller



Corporate Office
6 Liberty Lane West
Hampton, NH 03842-1720
Phone: 603-772-0775

185 days from Aug 3, 2018

Google Custom Search

Search

185 days from Aug 3, 2018

Want to figure out the date that is exactly one hundred and eighty-five days from Aug 3, 2018 without counting?

Your starting date is August 3, 2018 so that means that 185 days later would be **February 4, 2019**.

You can check this by using the [date difference calculator](#) to measure the number of days from Aug 3, 2018 to Feb 4, 2019.

February, 2019 calendar

| Su | M | Tu | W | Th | F | Sa |
|----|----|----|----|----|----|----|
| | | | | | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | | |

FY 2019 Projected Municipal Revenue Sharing*

7/1/2018 - 6/30/2019 Published March 29, 2018

| County | Municipality Name | July 1, 2016 Census Population | 2016 Tax Assessment | 2018 State Valuation | Rev I Distribution Percentage | Rev II Distribution Percentage | Rev I Projected FY19 Distribution | Rev II Projected FY19 Distribution | Total Projected FY19 Distribution |
|------------|---------------------|--------------------------------|---------------------|----------------------|-------------------------------|--------------------------------|-----------------------------------|------------------------------------|-----------------------------------|
| Cumberland | CAPE ELIZABETH | 9,038 | 29,601,132.00 | 1,980,850.00 | 0.006205252 | 0.005200 | 333,601.77 | 90,696.86 | 424,298.64 |
| Somerset | CARATUNK | 61 | 275,422.10 | 37,450.00 | 0.000206111 | 0.000000 | 1,108.09 | - | 1,108.09 |
| Aroostook | CARIBOU | 7,684 | 7,921,696.24 | 373,500.00 | 0.007487645 | 0.010025 | 402,544.80 | 174,839.79 | 577,384.59 |
| Penobscot | CARMEL | 2,851 | 2,414,427.00 | 176,950.00 | 0.001787274 | 0.001209 | 96,085.98 | 21,092.56 | 117,178.54 |
| Franklin | CARRABASSETT VALLEY | 782 | 3,468,194.82 | 600,500.00 | 0.000207505 | 0.000000 | 11,155.69 | - | 11,155.69 |
| Penobscot | CARROLL PLT | 156 | 393,358.62 | 24,000.00 | 0.000117471 | 0.000116 | 6,315.41 | 2,023.46 | 8,338.86 |
| Penobscot | CARROLL PLT | 55 | 1,100,000.00 | 92,000.00 | 0.00006777 | 0.000000 | 17,511.45 | 2,705.45 | 20,216.90 |



Clinton Swett <clinton.swett@capeelizabeth.org>

Maximum Interest Rate for 2018 Delinquent Taxes

2 messages

Debra Lane <debra.lane@capeelizabeth.org>

Tue, Feb 20, 2018 at 4:01 PM

To: Matthew Sturgis <matthew.sturgis@capeelizabeth.org>, Clinton Swett <clinton.swett@capeelizabeth.org>

Hi Matt and Clint,

I was surprised to read in the February 2018 Maine Town & City (new title!) that the maximum interest for 2018 taxes is 8%.

It's been a number of years since that rate has changed!

Thank you.

Debbie

--

Debra M. Lane

Assistant Town Manager & Town Clerk

320 Ocean House Road

P.O. Box 6260

Cape Elizabeth, ME 04107

(207) 799-7665 Fax (207) 799-7141

Matthew Sturgis <matthew.sturgis@capeelizabeth.org>

Tue, Feb 20, 2018 at 4:22 PM

To: Debra Lane <debra.lane@capeelizabeth.org>

Cc: Clinton Swett <clinton.swett@capeelizabeth.org>

Yes it has been probably 20 years, that's something.

Matt

Sent from my iPad

[Quoted text hidden]



Clinton Swett <clinton.swett@capeelizabeth.org>

BETE Reimbursement

1 message

Debra Lane <debra.lane@capeelizabeth.org>
To: Clinton Swett <clinton.swett@capeelizabeth.org>

Tue, Dec 26, 2017 at 12:42 PM

Hi Clint,

Just want to let you know the Town just received funds from the State for the 2017 BETE Reimbursement in the amount of \$12,293.00. The check will be deposited into R0332 Misc. State Revenue.

I hope you enjoyed your holiday!

Thank you.

Deb

—
Debra M. Lane

Assistant Town Manager & Town Clerk
320 Ocean House Road
P.O. Box 6260
Cape Elizabeth, ME 04107
(207) 799-7665 Fax (207) 799-7141



Google

Clinton Swett <clinton.swett@capeelizabeth.org>

FY 2017 Totals

1 message

Debra Lane <debra.lane@capeelizabeth.org>
To: Clinton Swett <clinton.swett@capeelizabeth.org>

Mon, Jul 30, 2018 at 3:45 PM

Dear Clint,

Please find the totals you requested for fiscal year 2017.

Excise Tax
R0318 \$2,189,059.71

Boat Excise Tax
R0359 \$15,831.60

Thank you.
Debra

--
Debra M. Lane
Assistant Town Manager & Town Clerk
320 Ocean House Road
P.O. Box 6260
Cape Elizabeth, ME 04107
(207) 799-7665 Fax (207) 799-7141



PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
MAINE REVENUE SERVICES
PO BOX 9106
AUGUSTA, MAINE
04332-9106

ADMINISTRATIVE & FINANCIAL SERVICES

ALEC PORTEOUS
COMMISSIONER

MAINE REVENUE SERVICES

JEROME D. GERARD
EXECUTIVE DIRECTOR

Dear Assessor(s):

Public Law 2005 Chapter 2 (LD 1) provides a property tax exemption of up to the *just value* of \$20,000 for each Maine Resident's homestead. To qualify, applicants must have owned a homestead in Maine for a minimum of 12 months prior to April 1, 2018 and declare the homestead they owned on April 1st of the current tax year to be their permanent place of residence. The application for exemption must be filed with the municipal assessor where the homestead is located by April 1, 2018. **Homeowners who qualified for the exemption in 2017 and whose homestead status has not changed for 2018 need not reapply.**

Maine Revenue Services is required to estimate the amount of property tax exempted under the Homestead Exemption Program for municipalities granting exemption to qualifying residents and by **August 1** certify 75% of the estimated amount to the State of Maine Treasurer. Municipal Assessors must complete and return the attached application to Maine Revenue Services by June 1, 2018 in order for this 75% reimbursement to be calculated. The remainder or 25% of the property tax exempted will be determined upon timely receipt of their Municipal Valuation Return and payment made by July 31, 2019.

IMPORTANT REMINDERS

- ✓ The value of homestead exemptions must be included in the total municipal valuation used to determine the municipal tax rate. The municipal tax rate as finally determined may be applied to only the taxable portion of each homestead qualified.
- ✓ The homestead exemption amount must be adjusted by the municipality's certified ratio which is the same ratio used to adjust all properties and exemptions. This is the ratio you report on your Municipal Valuation Return.
- ✓ Homestead exemptions granted must be identified in the municipal valuation book. Tax bills must indicate the assessed value of a homestead before and after the homestead exemption has been applied.

If you have any questions or need additional application forms, feel free to call me at (207) 624-5604. My email address is Linda.R.Lucas@maine.gov.

Linda Lucas,
Principal Appraiser, CMA
Property Tax Division



STATE OF MAINE
OFFICE OF THE GOVERNOR
1 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0001

Paul R. LePage
GOVERNOR

Dear Citizen of Cape Elizabeth:

For the past seven years as your Governor, my priority has been to make Maine—our people—prosper. Helping you keep more money in your wallet by reducing taxes has been part of that mission.

Too many Maine families are facing skyrocketing property taxes that strain household budgets. Our elderly on fixed incomes are particularly vulnerable to these increases. School budgets are often blamed for annual increases in property taxes. But there's another reason: A tremendous amount of land and property value has been taken off the tax rolls, leaving homeowners to pick up the tab.

As of 2016, towns and cities owned land and buildings valued at nearly \$5.5 billion statewide. Large and wealthy non-profits, such as hospitals and colleges, often escape paying property taxes on their vast real estate holdings—totaling more than \$5.1 billion statewide.

In Maine, nearly 2.5 million acres of land have been set aside for conservation by the federal and state governments and non-profit organizations, including land trusts. Municipalities are losing out on property taxes on an estimated \$2 billion in land that has been either removed from the tax rolls or prohibited from development—shifting the cost of municipal services to local homeowners through higher property taxes.

It's time to recognize the results of taking property off the tax rolls and identify solutions to reduce the burden on our homeowners. My administration's proposals have been met with staunch resistance.

In 1993, about 35,800 acres of land were documented as land-trust owned. That number has increased by an astonishing 1,270 percent. Land trusts now control over 490,000 acres with an estimated value of \$403 million. We must restore the balance. We will be working this session to ensure all land owners are contributing to the local tax base. It's time for them to pay their fair share.

I encourage you to ask your local officials how much land in your municipality has been taken off the tax rolls, as well as how much in tax revenue that land would have been contributing today to offset your property taxes.

If ever I can be of assistance to you or if you have any questions or suggestions, I encourage you to contact my office by calling 287-3531 or by visiting our website at www.maine.gov/governor.

Sincerely,

Paul R. LePage
Governor



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