

KRT Appraisal



Revaluation Manual
Cape Elizabeth, Maine
Assessment Date: April 1, 2023

MUNICIPALITY:
Cape Elizabeth, Maine

ASSESSMENT YEAR:
2023

ASSESSMENT SERVICES PROVIDED:
Full Revaluation

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TABLE OF CONTENTS

SECTION A- Introduction

- Letter of Transmittal
- Client and Intended Users
- Intended Use of the Appraisals
- Effective Date of Appraisals and Report
- Properties Appraised
- Properties Rights
- Type and Definition of Value
- Scope of Work
- Assumptions and Limiting Conditions
- Highest and Best Use and Present Use
- Certification
- Description of Basic Valuation Theory and Mass Appraisal

SECTION B – Residential Valuation Methodology

- Basic Land Rates/Neighborhood Factors
- Residential Land Valuation
- Land Residuals Overall
- Land Residuals by Neighborhood
- Land Pricing Instructions
- Building Valuation
- Building Styles

SECTION C – Grading Guidelines

- Quality Grading Guidelines

SECTION D – Residential Statistical Analysis

- Time Trending Analysis
- Residential Analysis-Overall
- Ratio Study by Style
- Ratio Study by Building Size
- Ratio by Sale Price Quartile
- Ratio Study by Neighborhood
- Condominium Ratio Study Overall
- Condominium Ratio Study by Complex

SECTION E – Land Tables

- Land Curve Parameters
- Land Use Codes
- NBC Codes
- NBC Modifier Codes

SECTION F – Building Tables

- Building Base Rates
- Outbuilding Codes
- Extra Feature Codes
- Sub Area Codes
- Depreciation Tables

SECTION G – Commercial/Industrial/Apartment Valuation Methodology

- Commercial/Industrial land Valuation
- Commercial/Industrial Land Pricing Instructions
- Cost/Market Approach Modeling
- Income Approach Modeling

SECTION H – Commercial Sub Market Reports

- Office Report
- Retail Report
- Apartment Report

SECTION I- Income Valuation Reports

- Market Rent Schedule
- Income Detail Review

SECTION J- Appendix

- Copy of Contract

December 4, 2023

Assessing Department
320 Ocean House Rd
Cape Elizabeth, ME 04107

LETTER OF TRANSMITTAL

Dear Municipal Official:

The following report is intended to document the entire process associated with the data collection, review, analysis, and reporting necessary to render a credible opinion of value(s) in accordance with Title 36, section 701-A, and “Standards 5 and 6 of the Uniform Standards of Professional Appraisal Practice (USPAP).

The Intended Use of this Report: is to provide a basis for the revaluation of all real property in the Town of Cape Elizabeth as required by the contract, dated 01/31/2022, signed between the Town of Cape Elizabeth and KRT Appraisal. A copy of this contract is retained in Appendix “A”.

The Intended Client of This Report: are the Municipal Officials.

Other Users of This Report: include the public, property owners, municipal officials, and Maine Revenue Service.

The Date of Value Utilized in this Report: is April 1, 2023, as required by Maine Statute.

Type and Definition of Value Utilized in this Report: The type of value expressed in this report is “Just” value, and is defined in 36 MRSA §701-A as: “In the assessment of property, assessors in determining just value are to define this term in a manner which recognizes only that value arising from presently possible land use alternatives to which the particular parcel of land being valued may be put. Assessors must consider the effect upon value of any enforceable restrictions to which the use of the land may be subjected. Restrictions shall include, but are not limited to, zoning restrictions limiting the use of the land, subdivision restrictions, and any recorded contractual provisions limiting the use of the lands. The just value of the land is deemed to arise from and is attributable to legally permissible use or uses only.” The courts have determined that in most cases just value is synonymous with market value.

An expanded definition of “Market Value” as defined by the International Association of Assessing Officers”, establishes the market value of a property must meet the following criteria:

- A. The most probable price (in terms of money) which a property should bring in a competitive and open market under all conditions requisite to a fair sale.

B. The buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. The buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and acting in what they consider their best interests.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto.
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Identification of the Property Rights Assessed in this Report: The type of property rights subject to this report is "fee simple". Fee Simple Estate is defined as:

"Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the government powers of taxation, eminent domain, police power, and escheat (the right of government to take title to property when there are no apparent heirs)." ² (The Dictionary of Real Estate Appraisal, Third Edition, 1993, Page 140.)

Extent of Property Inspections: As required by the contract, dated 01/31/2023, signed between the Town of Cape Elizabeth and KRT Appraisal, Data Collection was required on all Properties in the Town of Cape Elizabeth. A full exterior field review was conducted on all parcels located within the Town of Cape Elizabeth.

SECTION A

INTRODUCTION

CLIENT AND INTENDED USERS

The client is the Town of Cape Elizabeth, Maine. The intended user is the Cape Elizabeth Maine Assessor's Office.

INTENDED USE OF THE APPRAISALS

The intended use of the appraisals is to complete a revaluation of all real properties for ad valorem tax valuation in the Town of Cape Elizabeth for the April 1, 2023 tax roll.

EFFECTIVE DATE OF APPRAISALS AND REPORT

The effective date of the appraisals is April 1, 2023. The date of the report is December 4, 2023.

PROPERTIES APPRAISED

The Town of Cape Elizabeth contracted KRT Appraisal to value all the real property in the community with an assessment date of April 1, 2023. Below is a list of the parcel count by property class.

Residential Improved	3,880
Residential Vacant	253
Condominiums	55
Residential Apartments	11
Commercial	41
Industrial	14
Mixed Use	10
Special	61
Exempt	<u>159</u>
Total	4,485

***Utility properties were not part of this contract.**

PROPERTY RIGHTS

The property rights appraised are the owner's marketable rights in the appraised properties, which in this case is the Fee Simple Estate. This form of ownership is marketable to a potential buyer. Fee Simple Estate is defined as:

Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

TYPE AND DEFINITION OF VALUE

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

Market Value: Market value is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined. A current definition adopted by the Appraisal Institute in 1993 is:

The most probable price, which a specified interest in real property is likely to bring under all the following conditions:

1. Consummation of a sale occurs as of a specific date.
2. An open and competitive market exists for the property interest appraised.
3. The buyer and seller are each acting prudently and knowledgeably.
4. The price is not affected by undue stimulus.
5. The buyer and seller are typically motivated.
6. Both parties are acting in what they consider their best interest.
7. Marketing efforts were adequate and a reasonable time was allowed for exposure in the market.
8. Payment was made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing, or sales concessions granted by anyone associated with the sale.

SCOPE OF WORK

In appraising all the properties in the Town of Cape Elizabeth, the following appraisers have completed procedures, analyses, and conclusions to determine a value opinion.

Kenneth Rodgers, CMA, Project Manager/Commercial Appraiser
Robert Tozier, CMA, Residential Appraiser
Kevin Leen, CMA, Residential Appraiser

The following contains a brief outline of this process.

- ◆ Data Collectors measured and listed each property to verify all existing data and update the image file.
- ◆ Appraisal staff completed an external inspection of all sale properties in the community to verify the physical data.
- ◆ Obtained information from public and private sectors regarding economic trends, external factors, vacancy rates, real estate tax assessments and rates, zoning, flood plain, site data, improvement data, income and expenses.
- ◆ Gathered, completed an external inspection, and verified improved and vacant comparable sales as well as rental data in the Town of Cape Elizabeth from 4/1/2021 to 3/31/2023.
- ◆ Setup neighborhood delineations, street adjustments and water influence factors based on an analysis of market data.
- ◆ Appraisal staff field reviewed all properties to verify data and check valuation factors.
- ◆ Analyzed this information to determine the highest and best use, and to arrive at conclusions of value considering the three recognized approaches. These are the Cost Approach, Sales Comparison Approach and the Income Capitalization Approach.
- ◆ The valuation conclusions were reconciled to determine a final opinion consistent with market value. All pertinent factors, physical, legal, and financial were considered in the value determinations.

ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the appraiser in the report.

1. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the properties are assumed to be good and marketable unless otherwise stated. Responsible ownership and competent property management are assumed.
2. No survey was furnished, so the appraiser used the Town's tax map and the legal description to ascertain the physical dimensions and acreage of the properties. The appraiser has made no survey of the property.

3. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or appear in court with reference to the properties in question, unless arrangements have been previously made.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no warranty is given for its accuracy.
6. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute and IAAO with which the appraiser is affiliated.
7. Possession of this report, or a copy thereof, does not carry with it the right of publication.
8. Neither all nor any part of the contents of this report shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been stated, defined, and considered in the appraisal report.
11. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government of private entity or organization have been or can be obtained or renewed for any use on which the value opinions contained in this report is based.
12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
13. Any value estimates provided in the report apply to the entire property, and any pro-ration or division of the total fractional interests will invalidate the value opinion, unless such pro-ration or division of interests has been set forth in the report.
14. Information relative to sale transactions has been confirmed by either the buyer, seller, or a third party whenever possible through verification forms sent out by the assessor's

office and also through the properties deed. Every attempt has been made to verify this information by the appraiser and it is assumed reliable. It is specifically assumed that the sales information noted herein is correct.

15. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such materials on or in the property, unless noted on the property record card. The appraisers, however, are not qualified to detect substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the properties. The value opinion is predicated on the assumption that there is no such material on or in the properties that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.
16. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a stable economy. These forecasts are, therefore, subject to changes with future conditions. However, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatory of the report.
17. Opinions of values contained herein are estimates. There is no guarantee, written or implied, that the properties will sell or lease for the indicated amounts.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not they are in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the properties together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the properties. Since the appraiser has no direct evidence relating to this issue, the appraiser did not consider possible noncompliance with the requirements of ADA in estimating the values of the properties.
19. The properties are appraised free and clear of any or all liens or encumbrances unless otherwise stated.

HIGHEST AND BEST USE AND PRESENT USE ANALYSIS

Highest and best use is defined as follows:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest

value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

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

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

For the purpose of doing revaluations for ad valorem tax valuation present use of a property is utilized per Maine General Laws and not highest and best use.

CERTIFICATION OF VALUE

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the properties that are the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisals.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

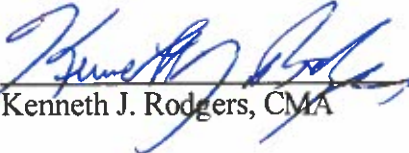
- I have not made a personal inspection of all the properties that are the subject of this report. The following staff appraisers assisted in inspecting the exterior of the sales properties and in the analysis of sales:

Kenneth Rodgers, CMA, Project Manager/Commercial Appraiser
Robert Tozier, CMA, Residential Appraiser
Kevin Leen, CMA, Residential Appraiser

- The opinion of market value of the owner's marketable rights for all 4,485 properties in the Town of Cape Elizabeth, which in this case are the fee simple estate, as of April 1, 2023, is:

\$4,152,007,576

See the Total Value Report by Property Class for details of value



Kenneth J. Rodgers, CMA

December 4, 2023

Description of Basic Valuation Theory and Mass Appraisal:

Basic Valuation Theory:

- 1) The appraiser's first task is to identify what property is being appraised. This includes not only the physical aspects of the property, but the property rights as well.
- 2) There are six basic property rights associated with the private ownership of property, these include: 1) the right to use, 2) the right to sell, 3) the right to lease or rent, 4) the right to enter or leave the property, 5) the right to give away, and 6) the right to refuse to do any of these. These, and other rights, are known as the full "bundle of rights", which is understood to be attached to an ownership with "fee simple" title which has been described in the preceding section.
- 3) The Maine Court has ruled that for the purpose of property taxation, the appraised property rights are assumed to be "fee simple".
- 4) The next step is to identify the "highest and best use" of the property. Refer to the preceding discussion, as well as the discussion on highest and best use in the preceding "Assumptions and Limiting Conditions" section.
- 5) Once the highest and best and use has been determined, the appraiser begins the process of data collection, studies the market and accompanying economic forces (such as "supply and demand") that pertain to the highest and best use, and assembles the relevant data and statistics for incorporation into the analysis.
- 6) Strategies for data collection will vary with the type of data being sought, and may not be the same for every property "use". Overall, the comparative data, which may include descriptions and/or confirmations of physical attributes (such as total size, number of bedrooms, presence of a finished attic or basement, etc.) cost, income and expense, and details of sale or transfer information are collected, if applicable.
- 7) At this point, neighborhood boundaries can be established in order to "stratify" the properties and the property-specific factual information collected in the field, and the statistical information pertaining to the market/economic forces that impact an area in a meaningful and cohesive way.
- 8) This market-derived information, such as sale information, improvement costs and depreciation is then entered into the Municipality's CAMA (Computer Assisted

Mass Appraisal) system, and forms the basis for the database “tables” that enable the CAMA system to generate specific property values.

- 9) There are primarily three “approaches” or analytical techniques utilized to develop an opinion of value, and these techniques are incorporated into the CAMA system.
 - 9A) The first valuation technique is referred to as the “Sales Comparison Approach”, and is based on the premise that the appraiser can utilize sale prices of similar properties as evidence of value. In other words, assuming similar market conditions (supply and demand) a similar property would sell for a similar price. However, because no two properties are ever exactly alike, and market conditions can change, a systematic series of “adjustments” are made to the sale property in order to bring it into conformity with the appraised property. In the context of mass appraisal performed for assessment purposes, the “appraised” property begins with a “generic” property description that is utilized to establish a “baseline” for comparing similar properties. For instance, a “single-family residential ranch-style home, approximating 2,000 square feet, three-bedrooms, two-baths, and of average quality construction and condition.” The sales are then compared and adjusted in order to isolate the various market factors and baseline parameters that are then applied to the specific properties being assessed. Overall, the Sales Comparison Approach is based upon the principle of “substitution”, which assumes that when several similar properties are available the property with the lowest price will attract the greatest demand.
 - 9B) The “Cost Approach” is based on the concept that the likely value of an existing property is the value of the underlying land plus the replacement cost of the depreciated improvements. Typically, a Cost Approach would not be utilized for an appraisal of vacant land. The replacement cost of the improvement is typically derived from published cost tables, or derived directly from localized information, and should be updated as required by market conditions. Importantly, the assessor typically evaluates the existing improvement on the basis of its “utility” and function, rather than attempting to duplicate or exactly “reproduce” the assessed property. Similar to the Sales Comparison Approach, the Cost Approach is also based upon the principle of “substitution”.
 - 9C) The “Income Approach” is based upon the principle of “anticipation” which recognizes that value is created by the owner’s expectation of future benefits. Typically, these benefits are anticipated in the form of income, and/or in the anticipated increase in the property’s value over time. This technique requires that the appraiser estimate the potential gross market income for the property at its

highest and best use, subtract all appropriate expenses to derive the net operating income. The net operating income is then divided by a “capitalization” rate, or the market-derived rate investors would expect on alternative investments that share the same degree of risk as the appraised property. A simplified income approach is structured as follows:

Annual Potential Gross Income	
5 apartments @ \$1,000/month =	\$60,000
Annual Vacancy Rate = 5% annually =	<u>(\$3,000)</u>
Annual Effective Gross Income =	\$57,000
Annual Expenses =	<u>(\$23,000)</u>
Net Operating Income =	\$34,000
Capitalization Rate = 10%	
Property Value = \$34,000 / 10% =	\$340,000

- 10) Completion of all three of the preceding independent approaches to value is preferable, since each independent approach provides a useful “test of reasonableness”, and more such tests are preferable to fewer such tests. However, it is not always possible to complete a specific approach due to the unavailability of meaningful data. Finally, the different values reached by independent techniques are “reconciled” by evaluating both the quality of the information utilized in each approach, and a final opinion of value is selected.

Mass Appraisal:

- 11) Mass appraisal utilizes many of the same concepts outlined above. However, in light of the necessity to attach values to multiple properties, as opposed to a single property, mass appraisal emphasizes data management, statistical valuation models and statistical quality control. In regards to the statistical modeling required, typically the utilization of an automated valuation model (AVM), also referred to as Computer Assisted Mass Appraisal (CAMA) software is required. The CAMA or AVM is a mathematically based computer software program that produces an estimate of market value based on market analysis of location, market conditions, and real estate characteristics from information that was separately collected. The distinguishing feature of CAMA or AVM software is that it is a market appraisal produced through mathematical modeling. Importantly, as in most if not all data processing systems, the credibility of the results is highly correlated with the quality of the input data utilized, and the skills of the assessor or analyst utilizing the CAMA or AVM software.

- 12) Therefore, a mass appraisal system generally relies upon four primary “subsystems” that include: 1) a data management system, 2) a sales analysis system, 3) a valuation system, and 4) an administration system. Each subsystem is briefly described below:
- 12A) The Data Management system is the core of the mass appraisal system and should be carefully designed and implemented. Fundamentally, the data management system is responsible for the data entry and subsequent editing, as well as the organization, storage and security oversight of the data. Essential to the data management system is quality control, as the reliability of the data will have a direct and profound impact on the quality of the resulting output and values.
- 12B) The Sales Analysis subsystem is responsible for the collection of sale data, sale screening, various statistical studies and sales reporting. The following statistical techniques are utilized to calibrate and fine-tune the data assumptions:

“Ratio”: refers to the relationship between the appraised or assessed values and market values as determined by a review of sales. The ratio studies, which are the primary product of this function, typically provide the most meaningful measures of appraisal performance and provide the basis for establishing corrective actions (re-appraisals), adjusting valuations to the market, and in administrative planning and scheduling. The requirement, as established by the International Association of Assessing Officers, is to maintain a Median Ratio between 90% and 110% of market value (A Ratio of 100% is preferred, indicating the assessed value is identical to the market value).

“COD”: or “Coefficient of Dispersion”, is another important statistical tool utilized in mass appraisal, and refers to the average percentage deviation from the median ratio. As a measure of central tendency, the COD represents the degree to which the data being analyzed clusters around a central data point, such as the median ratio. The requirement, as established by the International Association of Assessing Officers, is a COD no greater than 20% (a lower COD is preferable to a higher COD).

“PRD”: or “Price-Related Differential”, is calculated by dividing the mean by the weighted mean. A PRD greater than 1.03 indicates assessment regressivity (when high-value properties are assessed lower, or disproportionate to, than low value properties). A PRD lower than 0.98 indicates assessment progressivity (when high-value properties are assessed higher, or disproportionate to, low-value properties).

The requirement, as established by the International Association of Assessing Officers, is a PRD no greater than 1.03, and no lower than 0.98.

12C) The Valuation System generally comprises the statistical application of the three approaches to value (identified in the preceding section). For instance, utilization of the Sales Comparison Approach would include statistical techniques such as a multiple regression analysis. The Cost Approach would utilize computerized cost and depreciation tables, and reconciliation of these computerized cost-generated values with market-derived sales information. The Income Approach can utilize computer-generated income multipliers and overall capitalization rates. The Valuation System is also utilized to extract adjustments and/or factors that are utilized in the development of values.

12D) The Administrative System includes such core (often automated) functions as development of the property record cards and assessment roll or property tax base, the preparation of the tax notices, and retention of the appeals and other miscellaneous property files.

Period of Time Associated with Sales/Data Collection: Sale data utilized for the purpose of completing this analysis spanned a two year period from April 1, 2021 to March 31, 2023. Only sales confirmed to be qualified “arms-length”, or market-oriented transactions were utilized in the analysis.

Data Collection and Sales Verification Procedures: The County Registry of Deeds provides the Municipality’s Assessing Department with copies of all recorded property transfers within 30 days of the date of transfer. Each individual sale was then analyzed by the Municipality’s assessing staff to determine if the transfer was a “qualified” sale; i.e., arm’s-length and market oriented. Upon final qualification, an attempt was made to inspect the property (interior also, when applicable), and the property record cards were updated to correct any inaccuracies.

Number of Sales Utilized in Analysis: As previously described, as of the date of this report, there are 4,485 total parcels situated in the Municipality. The breakdown of all qualified property transfers within the Municipality by “use type” follows:

Residential Improved	254
Residential Vacant	2
Residential Condos	69
Apartments	2
Commercial	2
Industrial	0

Description of Data Calibration Methods: The sale data is verified for accuracy by submitting each one of these sale properties to a thorough physical (measure and list) and market analysis (by confirming a transaction was “arm’s length”, with no unusual circumstances that might have influenced the negotiated sale price), including interior inspection whenever possible. Once verified, and the preliminary benchmarks were established, field reviews were conducted in order to refine the base tables, and verify the alignment of properties and the tables by “use” type and location, for example. The preliminary values were further “validated” by the statistical testing of the sale data made possible by the CAMA software system. The CAMA software groups and sorts the data by various elements of consideration such as: improvement type, age, size, and neighborhood, and various “ratios” are developed that reveal discrepancies in the underlying valuation model.

Significance of Adjustments and Factors: “Adjustments” and “factors” are mathematical changes to basic data (for example, a “base” table) to facilitate comparisons and understanding. This process assumes a “causal” relationship among the various factors for which the adjustments are made.

Examples of factors and/or adjustments can include such important elements of consideration as “view” or water frontage or water access amenities. Importantly, a “feature” can be a positive influence on property value, or a “negative” influence on property value. The specific adjustments or factors applied to properties with amenities such as these, are typically derived from a detailed sales analysis. Once the appropriate sales are identified and confirmed or “qualified”, several techniques are utilized to extract, or isolate, the specific factor the appraiser is trying to identify.

One such technique is known as a “matched-pair” comparison analysis; wherein sales of properties that retain these features are compared to sales of properties that do not retain these features and the specific “contributory” value or factor attributable to the feature is isolated. Another technique, known as “extraction”, subtracts the depreciated value of the improvements from the total sale price, to arrive at the underlying value of the specific land component being analyzed.

SECTION B

RESIDENTIAL VALUATION METHODOLOGY

Base Land Rate/Neighborhood Factors: Residential land values were developed through the analysis of vacant land sales and use of a land extraction technique. The analysis is based upon the following:

Land sales that were considered arms-length transactions were utilized in the analysis. Sales were broken down into:

1. Street address
2. Parcel identification number – Map – Block – Lot – Unit
3. Neighborhoods
4. Zoning
5. Date of sale
6. Sale price
7. Size of parcel – Acres
8. Price per square foot
9. Proposed value
10. Appraised to sales ratio – ASR
11. Any adjustments that are specific to that parcel – topography, vacancy, view

Lots are arranged by parcel size and equal desirability. A distinct correlation of lot size versus value per square foot becomes apparent. Most frequently occurring similarities in sale prices relating to parcel size are plotted on a land curve. When a desired curve is achieved, land values are set for specific land size parameters, and a land schedule is finalized. Through the land analysis distinct neighborhoods were developed. A breakout of each neighborhood code and description is identified later in this report.

Due to the limited amount of arms-length vacant land sales, a land extraction technique was also used to assist in the development of the land schedule. In this procedure, the depreciated building value is calculated using the KRT Appraisal's Market Adjusted Replacement Cost. These values are compared to Marshall & Swift cost manual to ensure comparability to the market. These depreciated building values were subtracted from the sales prices to determine a land residual.

The proposed (schedules) values were then tested against the residuals. Multiplying the land size by the proposed price per square foot to yield a proposed land value tests the proposed land schedule. This proposed land value is then divided by the land residual to yield an assessment to sales ratio (ASR). Final determination of desired land values is completed by calculating the mean, median, and co-efficient of dispersion from the ASR.

The **MEAN** is the calculated average of all sales in a specific category. The sum of all assessment to sales ratios (ASR) is then divided by the number of sales to give a MEAN ASR.

The **MEDIAN** is the value of the middle sale in an uneven number of sales arranged according to size. Another way of describing it would be a positional average that is not affected by the size of extremes values.

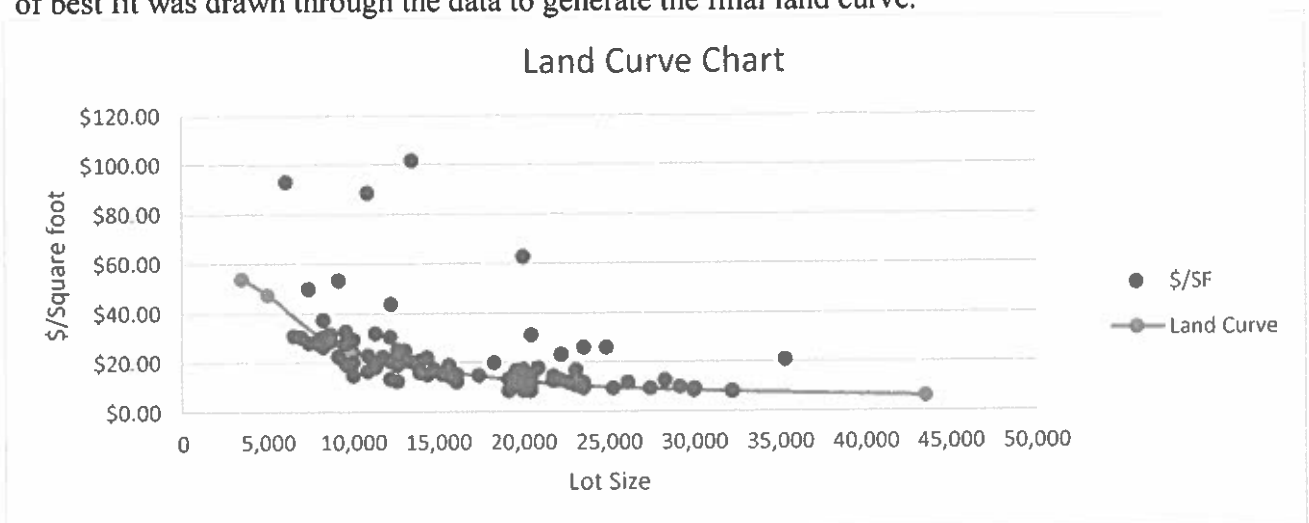
The **CO-EFFICIENT OF DISPERSION (COD)** also known as the measure of central tendency, is the ratio of a measure of absolute dispersion to an average and expressed as a ratio of the standard deviation (amount of variability of scatter in a frequency distribution) to the median. In simpler terms, this is the tendency of sales or items being analyzed to cluster around a central point and/or specific value. The **COD** is calculated by subtracting the median from each sale ASR. Once this is complete, the sum total is divided by the number of sales and finally divided by the median itself. The resulting value is the coefficient of dispersion. The International Association of Assessing Officers' requirement is 20% or less for land ratios.

Residential Land Valuation: Due to a small sample of valid vacant land sales, the residential land curve was developed using the land extraction (land residual) technique. In this procedure, the depreciated building value is subtracted from the sale price to determine an indicated land value. When arranged by size and adjusted for location (neighborhood) and condition a distinct correlation between lot size and price per square foot becomes apparent. (See Land Curve Chart) These indicated prices per square foot were plotted to develop the land curve.

The following chart illustrates these **base land parameters:**

Land Curve		
Square Feet	\$/sqft	Price
3,000	48.00	\$144,000
5,000	47.64	\$238,200
10,000	24.12	\$241,200
20,000	12.36	\$247,200
30,000	8.44	\$253,200
43,560	6.00	\$261,400

The following chart illustrates the plot points from the land residuals. Once plotted, a curve of best fit was drawn through the data to generate the final land curve.



Land Residual Analysis: Land Residuals are tested overall and by neighborhood. The statistical requirements for land residuals are a median ratio between 90% and 100% and a COD under 20%.

-Overall Analysis- Median 96.3%

-NBHD

Town of Cape Elizabeth, ME
Land Curve Analysis

Property ID	Parcel ID	Land Use	NBC	Land Fact Building Type	Condition	Quality	Year Built	Blg Size	Lot Size	Sale Date	Sale Price	Building Value	Land Residual	NLV	\$/SF	Appraised Land Value	ASR
3174	U1902000000	101	LND07	1.10 COLONIAL	Good	GOOD	1992	3,011	15,682	9/6/2022	1,062,000	735,800	326,200	296,500	\$18.91	269,100	0.825
3596	U190070100000	101	LND07	1.10 RANCH	Average	AVERAGE	1970	1,112	11,761	6/17/2022	595,000	307,200	287,800	261,600	\$22.24	266,500	0.926
3499	U440150000000	101	LND07	1.10 RANCH	Good	AVERAGE	1964	1,050	14,375	9/16/2022	675,000	326,400	348,600	316,900	\$22.05	335,300	0.962
3869	U190260000000	101	LND07	1.10 RANCH	Very Good	AVERAGE	1973	1,340	15,682	8/18/2022	640,000	380,200	259,800	236,200	\$15.06	269,100	1.036
2091	U190070320000	101	LND07	1.10 RANCH	Good	AVERAGE	1966	1,113	11,326	3/30/2023	550,000	323,800	226,200	205,600	\$18.15	266,200	1.177
1612	U119007004000	101	LND07	1.10 CAPE	Average	AVERAGE	1966	1,292	9,148	8/22/2022	470,000	242,600	227,400	206,700	\$22.60	264,800	1.164
2656	U120130000000	101	LND08	1.75 CAPE	Very Good	AVERAGE++	1935	2,214	23,087	3/27/2023	1,175,000	495,800	679,200	388,100	\$16.81	435,900	0.642
2671	U120660000000	101	LND08	1.75 MODERN/CONTEMP	Good	VERY GOOD +	2013	3,124	20,038	7/8/2022	3,530,000	1,321,700	2,208,300	1,261,900	\$62.98	2,055,200	0.931
2736	U120550000000	101	LND08	1.75 CAPE	Good	AVERAGE	1950	1,172	17,424	7/25/2022	725,000	276,700	448,300	256,200	\$14.70	427,200	0.959
3289	U120160000000	101	LND08	1.75 MODERN/CONTEMP	Very Good	AVERAGE+	1950	2,055	14,810	5/9/2022	870,000	431,400	438,600	250,600	\$16.92	477,200	0.974
3981	U130098 000	101	LND08	1.75 R RANCH/SPLIT-ENTRY	Average	AVERAGE++	1978	2,113	22,216	10/28/2022	1,325,000	435,600	889,400	508,200	\$22.88	869,900	0.978
1418	U121070000000	101	LND08	1.75 R RANCH/SPLIT-ENTRY	Good	AVERAGE+	1964	1,944	25,265	4/20/2022	875,000	460,700	414,300	236,700	\$9.37	438,200	1.058
2739	U120210000000	101	LND08	1.75 CAPE	Good	AVERAGE+	1950	1,540	15,682	4/29/2022	758,000	361,400	396,600	226,600	\$14.45	428,100	1.079
3990	U420010400000	101	LND09	1.50 COLONIAL	Average	AVERAGE+	1987	1,869	20,038	6/22/2022	764,000	356,600	407,400	271,600	\$13.55	370,900	0.910
3365	U536060000000	101	LND11	2.60 CAPE	Good	AVERAGE	1973	2,083	21,780	3/23/2023	1,211,000	394,900	816,100	313,900	\$14.41	645,600	0.824
767	U380010010000	101	LND11	2.60 CAPE	Very Good	GOOD	1968	3,227	23,522	8/31/2022	2,400,000	825,600	1,574,400	605,500	\$25.74	1,296,600	0.824
3768	U380010030000	101	LND11	2.60 CAPE	Good	GOOD	1978	3,306	24,829	11/10/2022	2,400,000	738,100	1,661,900	639,200	\$25.74	1,560,800	0.939
4198	U336064A 000	101	LND11	2.60 COLONIAL	Very Good	AVERAGE+	1965	1,949	23,087	6/15/2022	1,115,000	459,900	655,100	252,000	\$10.92	647,600	0.989
1229	U150420000000	101	LND12	1.75 MODERN/CONTEMP	Good	GOOD	1972	4,710	30,056	8/8/2022	1,350,000	862,300	487,700	278,700	\$9.27	443,200	0.909
4139	U140160000000	101	LND12	1.75 CAPE	Very Good	GOOD+	1950	1,337	6,098	7/15/2022	1,450,000	453,100	996,900	569,700	\$93.42	1,003,300	1.006
3999	U16033A 000	101	LND13	1.90 RANCH	Average	AVERAGE	1963	1,500	22,651	10/31/2022	760,000	251,100	508,900	267,800	\$78.70	472,700	0.929
3369	R04049A 000	101	LND14	1.15 COLONIAL	Average	AVERAGE	1963	1,388	13,939	8/15/2022	645,000	313,100	331,900	288,600	\$20.70	280,100	0.844
3109	U470020000000	101	LND14	1.15 COLONIAL	Good	AVERAGE+	1969	2,384	20,473	4/20/2022	805,000	475,500	329,500	286,500	\$13.99	284,600	0.864
1243	R040120000000	101	LND14	1.15 RANCH	Good	AVERAGE	1950	1,430	19,166	3/24/2023	620,000	325,800	294,200	255,800	\$13.35	283,700	0.964
1342	U470070000000	101	LND14	1.15 OLD STYLE	Fair	AVERAGE+	1875	1,995	23,087	1/24/2023	560,000	274,700	285,300	248,100	\$10.75	286,400	1.004
1209	U590330000000	101	LND14A	2.15 COLONIAL	Average	GOOD+	2005	3,944	27,443	11/9/2022	1,600,000	1,043,500	556,500	258,800	\$9.43	541,100	0.972
2944	U590310000000	101	LND14A	2.15 COLONIAL	Average	GOOD	2002	3,181	32,234	5/10/2022	1,325,000	757,400	567,600	264,000	\$8.19	547,300	0.964
1653	U580200000000	101	LND14A	2.15 COLONIAL	Average	GOOD	2014	3,432	23,522	6/24/2022	1,460,000	976,100	483,900	225,100	\$9.57	536,100	1.108
1867	U590808000000	101	LND14A	2.15 COLONIAL	Average	GOOD+	2001	4,064	20,473	5/20/2022	1,400,000	1,022,200	377,800	175,700	\$8.58	532,100	1.408
3208	U04 161 000 000	101	LND1A	2.00 CAPE	Fair	GOOD+	1960	3,060	18,295	8/19/2022	1,250,000	530,000	720,000	360,000	\$19.68	492,400	0.684
972	U031180000000	101	LND1A	2.00 BUNGALOW	Good	GOOD+	1915	3,768	16,117	11/22/2022	1,300,000	805,800	494,200	247,100	\$15.33	489,800	0.991
2173	U041450000000	101	LND1A	2.00 RANCH	Average	AVERAGE+	1940	912	8,276	12/15/2022	655,000	219,700	435,300	217,700	\$26.31	480,400	1.104
2075	U041130000000	101	LND1A	2.00 OLD STYLE	Good	AVERAGE++	1958	1,736	10,019	4/20/2022	790,000	385,100	404,900	202,500	\$20.21	482,500	1.192
2614	U080360000000	101	LND33	3.00 RANCH	Very Good	GOOD++	2010	2,173	10,890	9/22/2022	3,900,000	995,400	2,904,600	968,200	\$88.91	2,538,500	0.874
3066	U211440000000	101	LND6A	1.05 CAPE	Good	AVERAGE	1942	2,163	8,712	9/16/2022	610,000	346,400	263,600	251,000	\$28.81	252,500	0.958
2432	U210340000000	101	LND6A	1.05 COLONIAL	Average	AVERAGE	1942	1,456	8,276	7/29/2022	500,000	237,500	262,500	250,000	\$30.21	252,200	0.961
3141	U210820000000	101	LND6A	1.05 COLONIAL	Average	AVERAGE	1942	2,076	7,841	9/9/2022	555,000	323,500	231,500	220,500	\$28.12	251,900	1.088
1475	U211000000000	101	LND6A	1.05 CAPE	Good	AVERAGE	1942	1,509	6,970	7/8/2022	500,000	278,200	221,800	211,200	\$30.30	251,400	1.133
3865	U420020120000	101	LND8A	1.10 R RANCH/SPLIT-ENTRY	Average	AVERAGE	1962	1,025	9,148	10/4/2022	499,000	273,200	225,800	205,300	\$22.44	264,800	1.173

Town of Cai .beth, ME
Land Residuals Overall

Table with 17 columns: Property ID, Land Use, NBC, Land Building Type, Condition, Quality, Complex, Year Built, Building Size, Lot Size, Sale Date, Sale Price, Building Value, Land Residual, Appraised Land Value, ASR, abs. The table contains 150 rows of property data.

Town of Cal. abeth, MI
Land Residuals by NBC

Property ID	Parcel ID	Land Use	NBC	Land Fact	Building Type	Condition	Quality	Complex	Year Built	Building Size	Lot Size	Sale Date	Sale Price	Building Value	Land Residual	Appraised Land Value	ASR	abs
1827	U25034000000	101	LND05	1.10 CAPE		Good	AVERAGE++		1941	3,079.00	19,602	4/29/2022	900,000	542,500	357,500	271,700	0.760	0.203
1876	U24018000000	101	LND05	1.10 RANCH		Average	AVERAGE+		1948	1,884.00	19,166	7/11/2022	498,000	317,600	180,400	271,400	1.504	0.541435
																Median	0.973	
1549	U23002019000	101	LND06	1.10 CAPE		Very Good	AVERAGE+		1968	1,890.00	12,197	4/20/2022	821,000	412,200	408,800	266,800	0.653	0.310358
388	U35005015000	101	LND06	1.10 R RANCH/SPLIT-ENTRY		Good	AVERAGE		1968	1,320.00	11,326	7/15/2022	704,000	306,100	397,900	266,200	0.669	0.293988
467	U23002050000	101	LND06	1.10 COLONIAL		Average	AVERAGE+		1964	1,617.00	13,068	9/7/2022	680,000	322,600	357,400	267,400	0.748	0.214819
3798	U23002002000	101	LND06	1.10 COLONIAL		Excellent	AVERAGE+		1963	2,116.00	12,632	6/17/2022	830,000	535,400	294,600	267,100	0.907	0.056347
751	U35005005000	101	LND06	1.10 COLONIAL		Good	AVERAGE		1967	1,790.00	13,068	11/15/2022	699,900	400,300	299,600	267,400	0.863	0.070477
1196	U35005052000	101	LND06	1.10 COLONIAL		Average	AVERAGE		1973	2,132.00	13,504	5/11/2022	650,000	350,700	299,300	267,700	0.894	0.066858
2911	U22036000000	101	LND06	1.10 CAPE		Very Good	AVERAGE		1940	1,176.00	20,038	5/25/2022	600,000	317,500	282,500	272,000	0.963	0.000168
2477	U35005002000	101	LND06	1.10 R RANCH/SPLIT-ENTRY		Average	AVERAGE		1969	1,273.00	19,602	11/15/2022	585,000	306,600	278,400	271,700	0.976	0.012934
2062	U35005017000	101	LND06	1.10 COLONIAL		Fair	AVERAGE		1968	1,440.00	10,890	9/16/2022	525,000	250,600	274,400	265,900	0.969	0.006023
2118	U35005053000	101	LND06	1.10 R RANCH/SPLIT-ENTRY		Average	AVERAGE		1970	1,094.00	15,246	5/25/2022	520,000	263,500	256,500	268,800	1.048	0.084953
3649	U22039000000	101	LND06	1.10 CAPE		Good	AVERAGE		1948	1,672.00	10,890	8/8/2022	500,000	302,400	197,600	265,900	1.346	0.382648
466	U23002044000	101	LND06	1.10 R RANCH/SPLIT-ENTRY		Fair	AVERAGE		1966	1,394.00	12,632	3/24/2023	450,000	277,200	172,800	267,100	1.546	0.582718
																Median	0.935	
3174	U19020000000	101	LND07	1.10 COLONIAL		Good	GOOD		1992	3,011.00	15,682	9/6/2022	1,062,000	735,800	326,200	269,100	0.825	0.138046
3596	U19007010000	101	LND07	1.10 RANCH		Average	AVERAGE		1970	1,112.00	11,761	6/17/2022	595,000	307,200	287,800	266,500	0.926	0.03701
3499	U44015000000	101	LND07	1.10 RANCH		Good	AVERAGE		1964	1,050.00	14,375	9/16/2022	675,000	326,400	348,600	335,300	0.962	0.001153
3869	U19026000000	101	LND07	1.10 RANCH		Very Good	AVERAGE		1973	1,340.00	15,682	8/18/2022	640,000	380,200	259,800	269,100	1.036	0.072797
2091	U19007032000	101	LND07	1.10 RANCH		Good	AVERAGE		1966	1,113.00	11,326	3/30/2023	550,000	323,800	226,200	266,200	1.177	0.213835
1612	U19007004000	101	LND07	1.10 CAPE		Average	AVERAGE		1966	1,291.60	9,148	8/22/2022	470,000	242,600	227,400	264,800	1.164	0.201468
4261	U19009000000	101	LND07	1.1 CAPE		Average	AVERAGE		1870	1,196.00	87,120.00	3/20/2023	550,000	202,200	347,800	304,000	0.874	0.088934
																Median	0.962	
2656	U12013000000	101	LND08	1.75 CAPE		Very Good	AVERAGE++		1935	2,214.00	23,087	3/27/2023	1,175,000	495,800	679,200	435,900	0.642	0.321216
2671	U12066000000	101	LND08	1.75 MODERN/CONTEMP		Good	VERY GOOD +		2013	3,124.00	20,038	7/8/2022	3,550,000	1,321,700	2,208,300	2,055,200	0.931	0.032329
2736	U12055000000	101	LND08	1.75 CAPE		Good	AVERAGE		1950	1,172.00	17,424	7/25/2022	725,000	276,700	448,300	429,900	0.959	0.004044
3289	U12016000000	101	LND08	1.75 MODERN/CONTEMP		Very Good	AVERAGE+		1950	2,055.00	14,810	5/9/2022	870,000	431,400	438,600	427,200	0.974	0.011008
3981	U130098_000	101	LND08	1.75 R RANCH/SPLIT-ENTRY		Average	AVERAGE++		1978	2,113.00	22,216	10/28/2022	1,325,000	435,600	889,400	869,900	0.978	0.015075
1418	U12107000000	101	LND08	1.75 R RANCH/SPLIT-ENTRY		Good	AVERAGE+		1964	1,944.00	25,265	4/20/2022	875,000	460,700	414,300	438,200	1.058	0.094688
2739	U12021000000	101	LND08	1.75 CAPE		Good	AVERAGE+		1950	1,540.00	15,682	4/29/2022	758,000	361,400	396,600	428,100	1.079	0.116425
																Median	0.974	
3990	U42001044000	101	LND09	1.50 COLONIAL		Average	AVERAGE+		1987	1,869.00	20,038	6/22/2022	764,000	356,600	407,400	370,900	0.910	0.052553

Town of Calais, ME
Land Residuals by NBC

Property ID	Parcel ID	Land Use	NBC	Land Fact	Building Type	Condition	Quality	Complex	Year Built	Building Size	Lot Size	Sale Date	Sale Price	Building Value	Land Residual	Appraised Land Value	ASR	abs
1776	R02011003000	101	LND10	2.15	COLONIAL	Good	VERY GOOD		1995	3,448.00	85,377.60	6/10/2022	1,935,000	1,225,400	709,600	592,900	0.836	0.127459
																Median		0.836
3365	U58606000000	101	LND11	2.60	CAPE	Good	AVERAGE		1973	2,083.00	21,780	3/23/2023	1,211,000	394,900	816,100	645,600	0.791	0.17192
767	U38001001000	101	LND11	2.60	CAPE	Very Good	GOOD		1968	3,227.25	23,522	8/31/2022	2,400,000	825,600	1,574,400	1,296,600	0.824	0.139448
3768	U38001003000	101	LND11	2.60	CAPE	Good	GOOD		1978	3,305.75	24,829	11/10/2022	2,400,000	738,100	1,661,900	1,550,800	0.939	0.023834
4198	U35064A_000	101	LND11	2.60	COLONIAL	Very Good	AVERAGE+		1965	1,949.00	23,087	6/15/2022	1,115,000	459,900	655,100	647,800	0.989	0.025551
																Median		0.881
1229	U15042000000	101	LND12	1.75	MODERN/CONTEMP	Good	GOOD		1972	4,710.00	30,056	8/6/2022	1,350,000	862,300	487,700	443,700	0.909	0.054245
4139	U14016000000	101	LND12	1.75	CAPE	Very Good	GOOD+		1950	1,337.00	6,098	7/15/2022	1,450,000	453,100	996,900	1,003,300	1.006	0.04342
3436	U15066000000	101	LND12	1.75	COLONIAL	Good	GOOD		1999	3,186.00	108,900.00	9/23/2022	1,360,000	814,800	545,200	496,800	0.911	0.051775
																Median		0.911
3995	U16033A_000	101	LND13	1.90	RANCH	Average	AVERAGE		1953	1,500.00	22,651	10/31/2022	760,000	251,100	508,900	472,700	0.929	0.034134
																Median		0.929
3369	R04049A_000	101	LND14	1.15	COLONIAL	Average	AVERAGE		1963	1,388.00	13,939	8/15/2022	645,000	313,100	331,900	280,100	0.844	0.119071
3109	U47002000000	101	LND14	1.15	COLONIAL	Good	AVERAGE+		1969	2,383.80	20,473	4/20/2022	805,000	475,500	329,500	284,600	0.864	0.099267
1243	R04012000000	101	LND14	1.15	RANCH	Good	AVERAGE		1950	1,430.00	19,166	3/24/2023	620,000	325,800	294,200	283,700	0.964	0.00131
1342	U47007000000	101	LND14	1.15	OLD STYLE	Fair	AVERAGE+		1875	1,994.60	23,087	1/24/2023	560,000	274,700	285,300	286,400	1.004	0.040856
																Median		0.914
1209	U59030000000	101	LND14A	2.15	COLONIAL	Average	GOOD+		2005	3,943.50	27,443	11/9/2022	1,600,000	1,043,500	556,500	541,100	0.972	0.009327
2944	U59031000000	101	LND14A	2.15	COLONIAL	Average	GOOD		2002	3,181.00	32,234	5/10/2022	1,325,000	757,400	567,600	547,300	0.964	0.001235
1653	U58020000000	101	LND14A	2.15	COLONIAL	Average	GOOD		2014	3,432.00	23,522	6/24/2022	1,460,000	976,100	483,900	536,100	1.108	0.144874
1867	U59098000000	101	LND14A	2.15	COLONIAL	Average	GOOD+		2001	4,064.00	20,473	5/20/2022	1,400,000	1,022,200	377,800	532,100	1.408	0.445417
698	U53002C_000	101	LND14A	2.15	MODERN/CONTEMP	Good	GOOD		1999	3,623.00	80,150.40	3/17/2023	1,420,000	856,600	563,400	564,200	1.001	0.03842
																Median		1.001
3208	U04_161_000_000	101	LND1A	2.00	CAPE	Fair	GOOD+		1960	3,060.00	18,295	8/19/2022	1,250,000	530,000	720,000	492,400	0.684	0.279111
972	U03118000000	101	LND1A	2.00	BUNGALOW	Good	GOOD+		1915	3,768.00	16,117	11/22/2022	1,300,000	805,800	494,200	489,800	0.991	0.028097

Town of Cap. - Beth, ME
Land Residuals by NBC

Property ID	Parcel ID	Land Use	NBC	Land Fact	Building Type	Condition	Quality	Complex	Year Built	Building Size	Lot Size	Sale Date	Sale Price	Building Value	Land Residual	Appraised Land Value	ASR	abs
2173	U04145000000	101	LND1A	2.00 RANCH	Average	AVERAGE+			1940	912.00	8,276	12/15/2022	655,000	219,700	435,300	480,400	1.104	0.140607
2075	U04113000000	101	LND1A	2.00 OLD STYLE	Good	AVERAGE++			1958	1,736.00	10,019	4/20/2022	790,000	385,100	404,900	482,500	1.192	0.228652
																Median	1.047	
2614	U08036000000	101	LND33	3.00 RANCH	Very Good	GOOD++			2010	2,173.00	10,890	9/72/2022	3,900,000	995,400	2,904,600	2,538,500	0.874	0.089041
4247	R02004001000	101	LND33	3 COLONIAL	Very Good	CUSTOM III			1932	10,074.00	1,681,416.00	7/1/2022	11,500,000	5,574,300	5,925,700	5,220,400	0.881	0.082024
387	U02050000000	101	LND33	3 COLONIAL	Good	VERY GOOD +			2002	7,311.00	54,450.00	7/26/2022	4,900,000	2,309,600	2,590,400	2,352,700	0.908	0.054762
1212	R03010A 000	101	LND33	3 MODERN/CONTEMP	Average	GOOD			2005	6,946.00	78,408.00	7/21/2022	2,725,000	1,327,500	1,397,500	1,447,300	1.036	0.072695
																Median	0.90	
2612	U57015000000	101	LND3A	2 CAPE	Good	GOOD			1994	3,237.00	68,389.20	6/17/2022	1,400,000	792,000	608,000	539,800	0.888	0.075171
1629	U57013000000	101	LND3A	2 COLONIAL	Very Good	GOOD			1995	4,156.50	53,578.80	10/31/2022	1,575,000	1,090,000	525,000	529,600	1.009	0.045762
2529	U30060000000	101	LND3A	2 MODERN/CONTEMP	Good	GOOD			1986	3,884.00	156,816.00	8/17/2022	1,300,000	745,200	554,800	600,700	1.083	0.119733
21	U30028000000	101	LND3A	2 CAPE	Very Good	GOOD+			1983	3,747.00	143,748.00	10/31/2022	1,495,000	968,600	526,400	591,700	1.124	0.16105
																Median	1.046	
3066	U21144000000	101	LND6A	1.05 CAPE	Good	AVERAGE			1942	2,163.00	8,712	9/16/2022	610,000	346,400	263,600	252,500	0.958	0.005109
2432	U21034000000	101	LND6A	1.05 COLONIAL	Average	AVERAGE			1942	1,456.00	8,276	7/29/2022	500,000	237,500	262,500	252,200	0.961	0.002238
3141	U21082000000	101	LND6A	1.05 COLONIAL	Average	AVERAGE			1942	2,076.00	7,841	9/9/2022	555,000	323,500	231,500	251,900	1.088	0.125121
1475	U21100000000	101	LND6A	1.05 CAPE	Good	AVERAGE			1942	1,508.75	6,970	7/8/2022	500,000	278,200	231,800	251,400	1.133	0.170454
3865	U42002012000	101	LND8A	1.10 R RANCH/SPLIT-ENTRY	Average	AVERAGE			1962	1,025.00	9,148	10/4/2022	499,000	273,200	225,800	264,800	1.173	0.209719
																median	1.088	

01	Median 94%
01A	Median 105%
02	Median 92%
03	Median 90%
03A	Median 105%
04	Median 97%
05	Median 113%
06	Median 94%
07	Median 96%
08	Median 97%
09	Median 91%
10	Median 84%
11	Median 88%
11A	None
12	Median 91%
13	Median 93%
14	Median 91%
14A	Median 100%
33	Median 90%

CAPE ELIZABETH, ME LAND PRICING INSTRUCTIONS

Site Improvements:

Utility improvements to the site such as well, septic, and/or public utilities are included in the building rate pricing schedule. All lots are valued based upon the use of raw vacant land sales and land residuals.

Landline #1

Landline #1 represents the prime site in acres up to one acre. In addition, condition factors adjust for detriments like shared driveways, topography, easements and rights of ways. The NBC code is utilized to distinguish the desirability between different types of locations within the market area of Cape Elizabeth. NBC Modifiers are utilized for water views and waterfront.

Landline #2

Any excess acreage above the prime site is priced at \$15,000/acre. In addition, any applicable discounts for topography, wetlands, size or any other detrimental factors can be found in the condition factor. Excess acreage is factored by the NBC Code.

Neighborhood Adjustments:

Neighborhood adjustments re used to account for various streets or neighborhoods that command different market values, based on sales data. Cape Elizabeth has a diverse real estate market.

The following table illustrates the rating and the adjustment factor applied to the unit price using the urban land curve:

<u>NBC</u>	<u>Adjustment Factor</u>	<u>10,000 sf Lot</u>	<u>43,560 sf Lot</u>
01	2.00	482,400	522,800
1A	2.00	482,400	522,800
02	1.70	410,000	444,400
03	1.15	277,400	300,600
3A	2.00	482,400	522,800
04	1.15	277,400	300,600
05	1.10	265,300	287,500
06	1.10	265,300	287,500
6A	1.05	253,300	274,500
07	1.10	265,300	287,500
08	1.75	422,100	457,500
8A	1.10	265,300	287,500
09	1.50	361,800	392,100
10	2.15	518,600	562,000
11	2.60	627,100	679,600
11A	2.40	578,900	627,400
12	1.75	422,100	457,500
13	1.90	458,300	496,700
14	1.15	277,400	300,600
14A	2.15	518,600	562,000
15	1.75	422,100	457,500
33	3.00	723,600	784,200

NBC Modifiers/Influence Adjustments:

NBC Modifiers are used to account for positive land attributes such as waterfront and water view. Cape Elizabeth has varying types of waterfront ranging from Rivers, Ocean, and Islands. Water views are broken into four categories, starting with minimal/obstructed and ending with excellent.

The following table illustrates the rating and the adjustment factor applied to the unit price using the land curve:

<u>NBC Modifier</u>	<u>Adjustment Factor</u>
A (No Influence)	1.00
AG (Obst. View)	1.60
G (Good Proximity)	2.00
V (Very Good Proximity)	2.40
E (Ex. Proximity)	4.75
OF Oceanfront (33)	3.00
OF1 Ocean Front 1 (33)	2.00
OF2 Ocean Front 2 (33)	3.50
OF3 Ocean Front 3 (33)	4.00
DP Delano Park WA	2.75
GPP Great Pond Prox	1.25
GRW Great Pond WF	3.00
CBA Casino Beach WA	1.60

Condition Factors:

Condition factors are used to acknowledge parcel specific adjustments such as wetlands, easements, poor topography, and shape.

Landline #1:

Prime site condition factors should be 1.00 unless there are issues with topography, wetlands, easements, or row's. Condition Factors range between 0.50 and 0.95 based on the physical observation to determine the severity and overall impact on value.

Discounts for detriments such as shared driveway, easement, or right of way were discounted 5% per occurrence.

Waterfront Condition Factors:

Peninsula Lots: Condition Factors on landline #1 ranging from 1.05 to 2.50 were used to account for lots with water on multiple sides of the property. The adjustment used was based on physical observation and increased for larger lots with larger linear frontage yielding better views and/or increased privacy.

Excess Water Frontage: Condition Factors on landline #1 ranging from 1.05 to 2.00 were used to account for lots with excess water frontage compared to similar

lots in that particular area. The adjustment used was based on physical observation with a higher adjustment used for lots with significantly more linear water frontage yielding more privacy and more usable frontage.

Tidal Areas: Condition Factors on landline #1 ranging from 0.50 to 0.95 were used to account for lots that have tidal frontage. The adjustment was based on physical observation at low tide and a tidal map at me.usarbors.com using the distance the water recedes from the shore at low tide.

BUILDING VALUATION

Brief Narrative

We began the process of creating our building rate tables by extensively researching building costs published by Marshall & Swift, a building valuation service well regarded in the industry and used by appraisers, insurance companies and banks nationally. These rates were then fine-tuned based upon further analysis to better reflect the current market in Cape Elizabeth. Once set, we analyzed all of our rate calculations versus actual sales data to make sure that we were arriving at a proper estimate of value for all buildings.

After they have been fully tested against the sales data, the building rates became our starting point for assessing building costs across the town. Because all properties are valued using a computer model, we need to adjust the cost per square foot figure so that we can properly assess houses on all ends of the value scale. In order to arrive at value rates that are seen in the local construction market, our adjustment tables are applied to the starting rates to increase or decrease this rate based on quality of construction, size, amenities, interior finish, etc.

		2023	
Code	Description	Base Rate	Reason For Change
01	Ranch	170	Market Data
02	Split Level	170	Market Data
03	Colonial	180	Market Data
04	Cape Cod	165	Market Data
05	Bungalow	170	Market Data
06	Old Style	170	Market Data
07	Contemporary	165	Market Data
08	Raised Ranch	170	Market Data
09	Cottage	150	Market Data
10	Antique	180	Market Data
11	Two Unit	115	Market Data
12	Three Unit	110	Market Data

Process for Collecting, Validating and Reporting Data

It is necessary to observe the style, quality, condition, and adequacy of each component of the building. The following elements are rated as to quality, workmanship, and special physical characteristics.

- Style Type (Ranch, Colonial, etc.)
- Model (Residential, Commercial, etc.)
- Grade (Minimum through Custom)

- Stories
- Occupancy
- Exterior Wall
- Roof Structure
- Roof Cover
- Interior Wall
- Interior Floor
- Heating Fuel and Type
- Bedrooms, Bathrooms & Total Rooms
- Year Built
- Condition of Property
- Functional and Economic Obsolescence
- Out Buildings & Extra Features

BUILDING STYLES

BUILDING STYLES

Below are descriptions of typical styles of single-family and small apartment residential houses.

Ranch

A rambling one story house that is low to the ground and has a low pitched gable roof or roofs.

Split - Level

The living area is on two or more levels with each level having a single story height, generally seen on uneven terrain lots. It can be a front/rear or side/rear split or a combination of the two.

Colonial

Generally 2 or 2 ½ stories with balanced openings along the main façade. Second floor overhangs are common. Newer colonials attempt to imitate this classic New England design.

Cape Cod

Built “close to the ground” with simple lines. A high roof ridge often supplemented with full or partial dormers may provide a second level of living area, but not a full upper story. Generally a gable roof.

Bungalow

A small, one-story design often seen with an expansion attic area and/or dormers. Usually with an open or enclosed front porch. Narrow across the front and deep from front to back. Usually built between 1915 and 1945 with characteristics from the Craftsman period of construction.

Old Style

An older type of house with no particular architectural design. Story heights generally range from 1.5 to 2.5 stories. Usually built between 1850 and 1930 as homes for factory workers during the Industrial Revolution.

Modern or Contemporary

One-story, two-stories or split-level. Characterized by large windows, open planning, horizontal lines, cathedral ceilings and simple details.

Raised Ranch

A combination of the ranch and tri-level designs. The basement area sets on or slightly below the ground level and is usually partially or totally finished. Basement garages are common.

2 or 3 Unit

This dwelling is typically 2 to 2.5 stories in height consisting of 2-3 living units. Can be a flat, duplex or single family conversion.

Cottage

A low cost structure with minimal finish. Usually found as a seasonal structure close to water but may have been winterized over time.

COST/MARKET APPROACH MODELING

Once all the pertinent physical data regarding the improvements have been collected, the replacement cost of the building is obtained. Marshall and Swift cost tables were utilized to develop a replacement cost for a building. Once the cost of the building was developed, depreciation from normal wear and tear and from functional and economic obsolescence was deducted. The remaining value is considered the Replacement Cost Less Depreciation (RCLD). The market indicated land value and any other outbuilding values are added to give you a final value. This value is compared to market sale prices of similar properties to ensure that the property is appraised at market value for April 1, 2023.

Qualified sales that occurred between 4/1/2021 and 3/31/2023 were utilized. These sales were analyzed based on style, location, lot size, building size and year built. Refer to the Sales Ratio Studies to see the detailed reports.

SECTION C

GRADING ADJUSTMENT METHODOLOGY

Grading is process of determining the quality and workmanship of construction. Below, is an illustration and of the grading used in the Town of Cape Elizabeth.

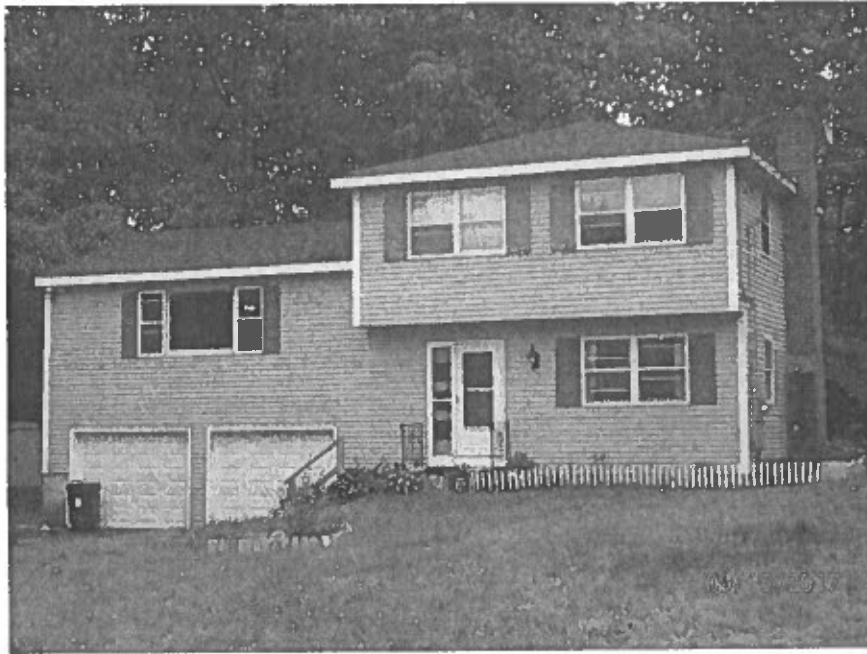
Below Average

Buildings constructed with economy quality materials and fair workmanship throughout. Void of architectural treatment. Cheap quality interior finish and built-in features. Low grade heating, plumbing and lighting.



Average

Buildings constructed with average quality materials and workmanship throughout, conforming to the base specifications used to develop the pricing schedule. Minimal architectural treatment. Average quality interior finish and built-in features. Standard grade heating, plumbing, and lighting fixtures.



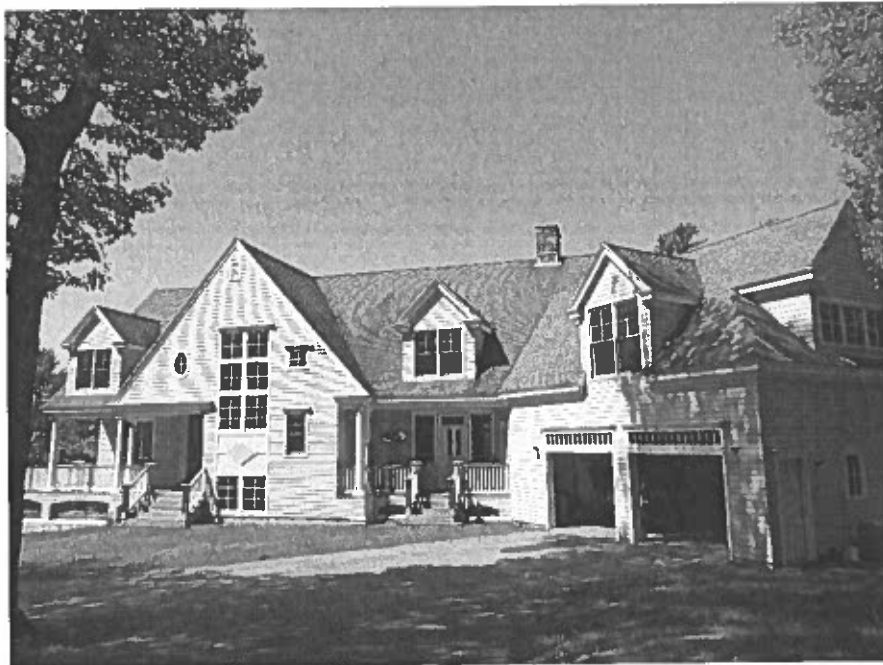
Good

Architecturally attractive buildings constructed with good quality of materials and workmanship throughout. Moderate architectural treatment. Good quality interior finish and built-in features. Good grade heating, plumbing and lighting fixtures.



Very Good

Architecturally attractive buildings constructed with very good quality of materials and workmanship throughout. Good architectural treatment. Very good quality interior finish and built-in features. Good grade heating, plumbing and lighting fixtures.



Custom

Architecturally attractive buildings constructed with the best quality of materials and workmanship throughout. Ornate architectural treatment. Excellent quality interior finish and built-in features. Top-of-the-line grade heating, plumbing and lighting fixtures.



SECTION D
RESIDENTIAL STATISTICAL ANALYSIS

Explanation and Derivation of Time Trending Factors: Time trending refers to an analysis of market conditions over a specific period, with two objectives: 1) First, the assessor must identify whether the market has appreciated, remained stable, or declined since the last valuation/reporting period; 2) Secondly, the assessor must determine the actual rate of such activity, typically on a percentage basis.

The most useful and direct basis for extracting the rate of market change, whether up, down, or neutral, is to identify property that has sold twice with few changes in the property between the two sale dates. In such situations, the rate is calculated by comparing the change in sale price between the two periods. The reliability of this extracted rate of change is greatly improved when a number of such sales are available.

Another technique, less direct, but generally more statistically reliable due to the number of sales associated with the annual study, is to extract the rate of change in market conditions from the ratio studies.

In the current analysis, because there were an insufficient number of local re-sales to extract a meaningful rate of change, the median ratios for the preceding two years were utilized and evaluated, as follows:

<u><i>Time Period</i></u>	<u><i>Median Ratio</i></u>
4/1/2021-3/31/2022	112%
4/1/2022-3/31/2023	96%

The overall median ratio for the two-year sales sample is 103%. Year one has a median of 112% and year two has a median of 96%. I applied an appreciation rate of 2.3% per month on the time period of 4/1/2021 through 3/31/2022 which resulted in a median ratio of 96% putting it at the same level of assessment with the time period of 4/1/2022 through 3/31/2023. **Therefore, a time adjustment of 2.3% was utilized in the analysis.**

Town of Cape Elizabeth, ME
Time Trend Analysis

Parcel / Account#	Location	LUC	NBC	Size Type	Fin Area	Gr Area	Yr. Bilt.	Grade	Cond.	Sale Date	Sale Price	Month	TA Sale Price	Assessment	Ratio	TA Ratio	Abs
U27025009000	22 VALLEY RD	101	LND04	0.54 COLONIAL	2,056	4,152	1999	04	AV	02/28/2023	769,000	0	769,000	1,386,500	0.93		
U53002C 000	11 COLE FLD	101	LND14A	1.84 MODERN/CONTEMP	3,623	6,905	1999	06	GD	03/17/2023	1,420,000	0	1,420,000	1,504,600	1.06		
U19009000000	175 FOWLER RD	101	LND07	2.00 CAPE	1,196	1,967	1870	03	AV	03/20/2023	550,000	0	550,000	512,500	0.93		
U36066000000	41 BROAD COVE RD	101	LND11	0.50 CAPE	2,083	5,897	1973	03	GD	03/23/2023	1,211,000	0	1,211,000	1,024,700	0.91		
R04012000000	37 EASTMAN RD	101	LND14	0.44 RANCH	1,430	3,291	1950	03	GD	03/24/2023	620,000	0	620,000	596,500	0.96		
U23002044000	12 TALL PINE RD	101	LND06	0.29 R RANCH/SPLIT-ENTRY	1,394	3,416	1966	03	FR	03/24/2023	450,000	0	450,000	533,200	1.18		
U12013000000	7 AVON RD	101	LND08	0.53 CAPE	2,214	4,084	1935	05	VG	03/27/2023	1,175,000	0	1,175,000	911,900	0.78		
U19007032000	21 VERNON RD	101	LND07	0.26 RANCH	1,113	3,189	1966	03	GD	03/30/2023	550,000	0	550,000	577,000	1.05		

Median

0.96

Town of Cape Elizabeth, ME
Residential Analysis Overall

Parcel / Account#	Location	LUC	NBC	Size Type	Fin Area	Gr Area	Yr. Bilt.	Grade	Cond.	Sale Date	TA Sale Price	Assessment	TA Ratio	Abs
U4903000000	17 CHEVERUS RD	101	LND03	0.23 CAPE	1,296	3,312	1970	03	GD	07/01/2022	465,000	560,900	1.21	0.246
U0314300000	30 STONYBROOK RD	101	LND1A	0.35 COLONIAL	2,744	5,123	1936	06	VG	11/20/2021	1,009,100	1,219,900	1.21	0.249
U2805600000	5 OCEAN HOUSE RD	101	LND04	0.18 CAPE	1,025	2,586	1938	03	AV	11/20/2021	400,300	484,700	1.21	0.251
U2804800000	7 STATE AVE	101	LND04	0.28 CAPE	1,248	2,587	1942	03	GD	07/20/2021	434,500	526,200	1.21	0.251
U29065D 000	46 OCEAN HOUSE RD	101	LND04	0.31 R RANCH/SPLIT-ENTRY	1,300	2,790	1965	03	AV	09/20/2021	449,900	554,800	1.23	0.273
U1205800000	25 ALGONQUIN RD	101	LND08	1.58 MODERN/CONTEMP	5,703	9,966	2023	10	AV	07/20/2021	2,595,100	3,214,900	1.24	0.279
U29064128000	7 MAXWELL WOODS DR	106	LND20	0.00 CONDOMINIUM	1,494	3,600	2022	05	AV	09/16/2022	252,500	339,900	1.35	0.386

Mean
Median
COD
Count

0.97
0.96
9.40
302

Town of Cape Elizabeth, ME
Residential Analysis by Style

Parcel / Account#	Location	LUC	NBC	Size Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Sale Date	TA Sale Price	Assessment	TA Ratio	Abs
U01071000000	30 CLIFF AVE	101	LND01	0.22 BUNGALOW	1,928	3,240	1930	05	GD	06/28/2022	1,060,000	897,900	0.85	0.163
U03118000000	8 STONYBROOK RD	101	LND1A	0.37 BUNGALOW	3,768	6,364	1915	07	GD	11/22/2022	1,300,000	1,263,400	0.97	0.038
U07038000000	303 DELANO PARK	101	LND02	0.47 BUNGALOW	2,082	4,876	1920	06	GD	10/13/2022	1,600,000	1,661,500	1.04	0.028
U29063000000	108 SPURWINK AVE	101	LND04	0.46 BUNGALOW	2,804	5,288	1902	03	AV	03/20/2022	610,700	687,100	1.13	0.115
U24002000000	213 OCEAN HOUSE RD	101	LND04	0.46 CAPE	1,844	4,070	1948	03	AV	06/20/2021	731,900	552,100	0.75	0.226
U35005033000	72 BRENTWOOD RD	101	LND06	0.41 CAPE	2,210	5,112	1972	03	AV	11/20/2021	774,900	601,100	0.78	0.204
U12013000000	7 AVON RD	101	LND08	0.53 CAPE	2,214	4,084	1935	05	VG	03/27/2023	1,175,000	911,900	0.78	0.204
U21152000000	27 MEADOW WAY	101	LND6A	0.17 CAPE	1,450	2,367	1942	03	GD	06/20/2021	651,500	513,800	0.79	0.191
U04161000000	4 LINDENWOOD RD	101	LND1A	0.42 CAPE	3,060	5,986	1960	07	FR	08/19/2022	1,250,000	1,001,200	0.80	0.179
U23002019000	18 FIELDSTONE RD	101	LND06	0.28 CAPE	1,890	3,372	1968	04	VG	04/20/2022	821,000	662,500	0.81	0.173
U22028000000	16 MURRAY DR	101	LND06	0.26 CAPE	1,086	3,116	1959	03	GD	12/20/2021	627,900	517,200	0.82	0.156
U03052000000	30 FOREST RD	101	LND01	0.18 CAPE	2,806	4,564	1930	04	GD	04/20/2021	1,148,400	947,100	0.82	0.155
U01032000000	39 COTTAGE FARMS RD	101	LND01	0.15 CAPE	1,422	2,620	1946	04	AV	08/20/2021	858,400	725,000	0.84	0.135
U36066000000	41 BROAD COVE RD	101	LND11	0.50 CAPE	2,083	5,897	1973	03	GD	03/23/2023	1,211,000	1,024,700	0.85	0.134
U14036G 000	7 LIGHTHOUSE POINT RD	101	LND12	1.84 CAPE	2,360	4,489	2014	06	VG	10/20/2021	1,365,600	1,161,800	0.85	0.129
U33053000000	244 MITCHELL RD	101	LND03	0.18 CAPE	914	3,134	1970	03	AV	01/20/2022	573,000	491,600	0.86	0.122
U10015000000	48 BEACH BLUFF TER	101	LND02	0.57 CAPE	2,396	4,672	1936	05	AV	05/20/2021	972,300	837,300	0.86	0.119
U21119000000	29 FARM HILL RD	101	LND6A	0.19 CAPE	1,629	3,315	1942	03	AV	06/20/2021	576,500	499,700	0.87	0.113
U38001001000	32 SALT SPRAY LN	101	LND11	0.54 CAPE	3,227	6,705	1968	06	VG	08/31/2022	2,400,000	2,089,200	0.87	0.110
U21084000000	24 ORCHARD RD	101	LND6A	0.17 CAPE	1,974	3,057	1942	03	AV	11/20/2021	618,800	540,900	0.87	0.106
U29026B 000	67 SPURWINK AVE	101	LND04	0.46 CAPE	1,248	3,056	1969	03	GD	06/16/2022	650,000	572,000	0.88	0.100
U25034000000	526 MITCHELL RD	101	LND05	0.45 CAPE	3,079	4,644	1941	05	GD	04/29/2022	900,000	792,500	0.88	0.099
U29026001000	20 WATERHOUSE RD	101	LND04	1.46 CAPE	2,725	5,384	1986	04	AV	10/07/2022	760,000	688,900	0.91	0.074
U33009000000	3 CHEVERUS RD	101	LND03	0.51 CAPE	1,939	3,556	1978	04	VG	07/01/2022	775,000	716,000	0.92	0.056
U57015000000	7 QUARTZ KNOB RD	101	LND3A	1.57 CAPE	3,237	8,762	1994	06	GD	06/17/2022	1,400,000	1,300,100	0.93	0.051
U20007A 000	63 FOWLER RD	101	LND07	0.21 CAPE	1,400	2,628	1950	03	AV	09/20/2021	534,100	496,100	0.93	0.051
U19009000000	175 FOWLER RD	101	LND07	2.00 CAPE	1,196	1,967	1870	03	AV	03/20/2023	550,000	512,500	0.93	0.048
U03035A 000	54 COTTAGE FARMS RD	101	LND01	0.23 CAPE	2,079	4,364	1963	03	AV	08/20/2021	846,600	800,300	0.95	0.035
U38001003000	7 HUNTS POINT RD	101	LND11	0.57 CAPE	3,306	7,169	1978	06	GD	11/10/2022	2,400,000	2,269,400	0.95	0.034
U21144000000	38 LONGFELLOW DR	101	LND6A	0.20 CAPE	2,163	3,734	1942	03	GD	09/16/2022	610,000	585,000	0.96	0.021
U12055000000	8 WAUMBEL RD	101	LND08	0.40 CAPE	1,172	2,624	1950	03	GD	07/25/2022	725,000	695,500	0.96	0.021
U22036000000	41 SCOTT DYER RD	101	LND06	0.46 CAPE	1,176	2,712	1940	03	VG	05/25/2022	600,000	576,800	0.96	0.019
U01052000000	18 CHARLES RD	101	LND01	0.08 CAPE	1,200	2,064	1910	03	GD	01/20/2022	588,000	565,900	0.96	0.018
U06066000000	5 BRIDLEPATH WAY	101	LND01	0.39 CAPE	2,360	5,564	1955	04	VG	06/20/2021	1,004,200	973,200	0.97	0.011
U01058000000	9 CHARLES RD	101	LND01	0.11 CAPE	1,344	2,542	1932	03	AV	10/20/2021	688,500	678,000	0.98	0.005
U04041000000	29 ROCKY HILL RD	101	LND1A	0.14 CAPE	1,535	2,658	1947	05	GD	12/20/2021	819,000	806,600	0.98	0.005
U04038000000	18 VIE RD	101	LND1A	0.19 CAPE	1,913	3,352	1937	06	VG	06/20/2021	960,800	948,800	0.99	0.008
U49033017000	4 FRANKLIN CIR	101	LND04	0.19 CAPE	2,308	4,779	2014	05	AV	02/02/2023	873,200	864,900	0.99	0.010
U14016000000	9 ROCKY POINT LN	101	LND12	0.14 CAPE	1,337	1,969	1950	07	VG	07/15/2022	1,450,000	1,438,300	0.99	0.012
U28004000000	55 OCEAN HOUSE RD	101	LND04	0.72 CAPE	1,104	2,288	1942	03	AV	02/20/2022	509,400	505,400	0.99	0.012
U21026000000	28 FARM HILL RD	101	LND6A	0.17 CAPE	1,091	2,618	1942	03	AV	10/20/2021	455,200	452,900	0.99	0.015
U21046000000	43 LONGFELLOW DR	101	LND6A	0.22 CAPE	979	2,489	1942	03	AV	05/20/2021	449,500	448,200	1.00	0.017

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Town of Cape Elizabeth, ME
Residential Analysis by Style

Parcel / Account#	Location	LUC	NBC	Size Type	Fin Area	Gr Area	Yr. Bilt.	Grade	Cond.	Sale Date	TA Sale Price	Assessment	TA Ratio	Abs
U15005000000	172 TWO LIGHTS RD	101	LND12	0.26 CAPE	1,940	3,328	1948	04	GD	09/20/2021	777,900	778,100	1.00	0.020
U59032000000	56 CROSS HILL RD	101	LND14A	0.47 CAPE	3,158	7,480	2004	05	AV	08/20/2021	1,124,800	1,141,600	1.01	0.035
U30028000000	11 BELFIELD RD	101	LND3A	3.30 CAPE	3,747	7,761	1983	07	VG	10/31/2022	1,495,000	1,521,600	1.02	0.038
U21141000000	32 LONGFELLOW DR	101	LND6A	0.15 CAPE	1,069	2,400	1942	03	AV	08/20/2021	455,800	464,200	1.02	0.038
U12021000000	6 WABUN RD	101	LND08	0.36 CAPE	1,540	3,490	1950	04	GD	04/29/2022	760,000	777,000	1.02	0.042
U21100000000	52 SCOTT DYER RD	101	LND6A	0.16 CAPE	1,509	2,683	1942	03	GD	07/08/2022	500,000	518,500	1.04	0.057
U07 004 000 000	1011 SHORE RD	101	LND02	3.53 CAPE	4,046	8,064	2023	10	AV	08/22/2022	461,000	486,600	1.06	0.076
U19007004000	4 JEWETT RD	101	LND07	0.21 CAPE	1,292	3,371	1966	03	AV	08/22/2022	470,000	497,700	1.06	0.079
U32009000000	294 MITCHELL RD	101	LND03	0.15 CAPE	1,313	2,588	1916	03	GD	02/03/2023	525,000	556,700	1.06	0.080
U28055000000	7 OCEAN HOUSE RD	101	LND04	0.17 CAPE	1,328	2,537	1940	03	AV	10/14/2022	455,000	483,000	1.06	0.082
U04142000000	7 ARROW POINT RD	101	LND1A	0.12 CAPE	1,386	2,472	1940	05	AV	05/20/2021	689,200	759,400	1.10	0.122
U30031000000	33 BELFIELD RD	101	LND3A	1.60 CAPE	1,621	2,723	1981	09	AV	07/20/2021	947,500	1,053,600	1.11	0.132
U22039000000	29 SCOTT DYER RD	101	LND06	0.25 CAPE	1,672	3,248	1948	03	GD	08/08/2022	500,000	556,200	1.11	0.132
U03003000000	8 COTTAGE FARMS RD	101	LND01	0.23 CAPE	2,308	4,796	1952	03	AV	07/20/2021	736,300	822,700	1.12	0.137
R04014000000	44 EASTMAN RD	101	LND14	1.10 CAPE	1,192	2,372	1957	03	AV	12/20/2021	425,900	493,400	1.16	0.178
U49030000000	17 CHEVERUS RD	101	LND03	0.23 CAPE	1,296	3,312	1970	03	GD	10/20/2021	483,700	560,900	1.16	0.180
U21111000000	16 MEADOW WAY	101	LND6A	0.17 CAPE	1,283	2,795	1940	03	AV	01/20/2022	411,000	478,700	1.16	0.185
R04056000000	1165 SAWYER RD	101	LND14	0.46 CAPE	1,587	2,945	1935	03	AV	12/20/2021	448,800	538,200	1.20	0.219
U28017000000	21 OCEAN HOUSE RD	101	LND04	0.65 CAPE	1,078	1,902	1942	03	AV	09/20/2021	416,800	501,200	1.20	0.222
U49030000000	17 CHEVERUS RD	101	LND03	0.23 CAPE	1,296	3,312	1970	03	GD	07/01/2022	465,000	560,900	1.21	0.226
U28056000000	5 OCEAN HOUSE RD	101	LND04	0.18 CAPE	1,025	2,586	1938	03	AV	11/20/2021	400,300	484,700	1.21	0.231
U28048000000	7 STATE AVE	101	LND04	0.28 CAPE	1,248	2,587	1942	03	GD	07/20/2021	434,500	526,200	1.21	0.231

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U03033000000	44 COTTAGE FARMS RD	101	LND01	0.40 COLONIAL	2,130	4,224	1924	04	GD	09/20/2021	1,277,100	952,000	0.75	0.195
U50043000000	7 GRANITE RIDGE RD	101	LND3A	0.92 COLONIAL	3,430	6,393	1989	06	AV	07/20/2021	1,508,800	1,136,600	0.75	0.187
U19011000000	3 SWEETSIR RD	101	LND07	2.00 COLONIAL	2,368	3,874	2015	04	AV	04/20/2021	1,180,300	893,800	0.76	0.183
U34022004000	10 ROSEWOOD DR	101	LND03	0.47 COLONIAL	3,173	6,496	1993	04	GD	08/20/2021	1,157,300	894,100	0.77	0.167
U03012000000	20 COTTAGE FARMS RD	101	LND01	0.10 COLONIAL	1,669	2,666	1940	03	GD	07/20/2021	919,700	739,800	0.80	0.136
U29051008000	2 DERMOT DR	101	LND04	0.42 COLONIAL	3,395	6,581	2005	05	AV	06/20/2021	1,177,800	971,900	0.83	0.115
U07004B 000	1015 SHORE RD	101	LND02	2.45 COLONIAL	3,812	7,986	1991	10	GD	12/16/2022	2,125,000	1,756,700	0.83	0.113
U49005000000	39 MCAULEY RD	101	LND03	0.48 COLONIAL	2,143	4,518	1993	05	GD	02/22/2023	950,000	791,700	0.83	0.107
U27025005000	7 VALLEY RD	101	LND04	0.46 COLONIAL	1,840	4,092	1985	04	AV	09/30/2022	754,000	630,600	0.84	0.104
U30061000000	10 MANOR WAY	101	LND3A	1.50 COLONIAL	3,159	7,156	1986	06	GD	06/20/2021	1,512,500	1,283,200	0.85	0.092
U52009000000	1 WAINWRIGHT DR	101	LND14	2.01 COLONIAL	4,403	8,683	1987	06	GD	08/20/2021	1,420,800	1,205,500	0.85	0.092
U23002050000	21 MAPLE LN	101	LND06	0.30 COLONIAL	1,617	3,201	1964	04	AV	09/07/2022	680,000	577,100	0.85	0.091
U05034000000	18 COTTAGE LN	101	LND33	0.55 COLONIAL	4,539	9,822	2017	14	EX	12/20/2021	6,586,900	5,590,200	0.85	0.091
U11012000000	1218 SHORE RD	101	LND02	1.87 COLONIAL	2,595	4,233	1930	07	EX	10/20/2021	1,507,900	1,289,100	0.85	0.085
U03061000000	29 OCEAN VIEW RD	101	LND01	0.65 COLONIAL	3,327	6,764	1920	09	VG	01/03/2023	1,950,000	1,690,000	0.87	0.073
U04160000000	2 LINDENWOOD RD	101	LND1A	0.53 COLONIAL	2,821	5,838	1947	07	EX	11/20/2021	1,566,600	1,360,900	0.87	0.071
U34017009000	2 FERNWOOD LN	101	LND03	0.24 COLONIAL	1,935	3,895	2009	04	AV	09/20/2021	882,400	775,100	0.88	0.062
U34017016000	8 BLUEBERRY RD	101	LND03	0.19 COLONIAL	2,248	4,136	2006	04	AV	07/15/2022	895,000	793,800	0.89	0.053
U04087000000	11 HIGH BLUFF RD	101	LND1A	0.31 COLONIAL	3,511	6,322	1938	07	GD	05/20/2021	1,409,600	1,266,800	0.90	0.041
U23002052000	17 MAPLE LN	101	LND06	0.32 COLONIAL	1,876	3,416	1968	04	AV	07/20/2021	688,000	619,400	0.90	0.040

Town of Cape _abeth, ME
Residential Analysis by Style

Parcel / Account#	Location	LUC	NBC	Size Type	Fin Area	Gr Area	Yr. Bilt.	Grade	Cond.	Sale Date	TA Sale Price	Assessment	TA Ratio	Abs
U29064105000	44 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,814	4,344	2020	05	AV	04/20/2021	863,700	823,814	0.95	0.014
U45005046000	46 STARBOARD DR	110	LND20	0.00 CONDOMINIUM	1,064	1,064	1979	03	AV	07/25/2022	327,700	313,559	0.96	0.017
U29064124000	6 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,814	4,384	2019	05	AV	05/16/2022	850,000	814,960	0.96	0.019
U29064130000	11 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,814	4,344	2022	05	AV	08/19/2022	880,000	847,543	0.96	0.023
U29064129000	9 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,814	4,344	2022	05	AV	09/09/2022	880,000	847,543	0.96	0.023
U33052005000	5 CAPE WOODS DR	110	LND20	0.00 CONDOMINIUM	1,666	3,493	1994	04	AV	10/27/2022	575,000	558,042	0.97	0.031
U24009058000	58 WILDWOOD DR	110	LND20	0.00 CONDOMINIUM	2,076	4,116	1983	04	AV	08/15/2022	680,000	660,179	0.97	0.031
U29064132000	17 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,814	4,224	2022	05	AV	07/08/2022	865,000	840,208	0.97	0.031
U29064134000	21 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,998	4,592	2020	05	AV	12/20/2021	885,900	862,374	0.97	0.033
R06028005000	5 GREAT POND DR	110	LND20	0.00 CONDOMINIUM	980	1,140	1984	03	AV	11/20/2021	356,800	347,403	0.97	0.034
U33052021000	21 CAPE WOODS DR	110	LND20	0.00 CONDOMINIUM	1,666	3,744	1987	04	AV	06/13/2022	700,000	681,624	0.97	0.034
U05025009000	960 SHORE RD, Unit 9	110	LND20	0.00 CONDOMINIUM	1,248	1,664	1875	03	AV	09/07/2022	408,000	403,828	0.99	0.050
U29066003000	3 CANTERBURY WAY	110	LND20	0.00 CONDOMINIUM	3,368	3,602	1987	06	AV	08/20/2021	811,000	804,731	0.99	0.052
U30108000000	8 WINSLOW PL	110	LND20	0.00 CONDOMINIUM	1,256	1,256	1981	05	AV	12/19/2022	349,900	351,047	1.00	0.063
U25019002000	2 OAKVIEW DR	110	LND20	0.00 CONDOMINIUM	1,073	1,073	1981	03	AV	07/21/2022	330,000	333,259	1.01	0.070
U29064113000	28 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,814	4,344	2022	05	AV	10/20/2021	885,100	900,553	1.02	0.077
U45005050000	50 STARBOARD DR	110	LND20	0.00 CONDOMINIUM	1,040	2,080	1979	03	AV	08/02/2022	297,000	303,296	1.02	0.081
U29064114000	26 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,838	4,392	2022	05	AV	09/20/2021	868,300	887,168	1.02	0.082
R04018021000	4 TANAGER LN	110	LND20	0.00 CONDOMINIUM	1,654	3,728	2015	05	AV	06/20/2021	624,800	642,466	1.03	0.088
R04018036000	20 PHOEBES WAY	110	LND20	0.00 CONDOMINIUM	1,654	3,920	2014	05	AV	04/20/2022	715,000	736,965	1.03	0.091
U33052012000	12 CAPE WOODS DR	110	LND20	0.00 CONDOMINIUM	1,666	3,352	1993	04	AV	12/20/2021	534,000	551,322	1.03	0.092
U29066012000	12 CANTERBURY WAY	110	LND20	0.00 CONDOMINIUM	2,174	3,264	1987	06	AV	09/26/2022	645,000	673,774	1.04	0.105
U29064103000	48 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,998	4,712	2020	05	AV	02/20/2022	900,400	952,318	1.06	0.118
U29064110000	32 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,814	4,224	2020	05	AV	07/20/2021	769,700	826,303	1.07	0.134
U11016004000	312 OCEAN HOUSE RD, Unit 4	110	LND20	0.00 CONDOMINIUM	621	1,257	1870	04	AV	10/03/2022	320,000	349,672	1.09	0.153
U29064133000	19 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,838	4,272	2020	05	AV	01/20/2022	743,300	831,860	1.12	0.179
U29066026000	26 WESTMINSTER TER	110	LND20	0.00 CONDOMINIUM	3,298	3,572	1987	06	AV	11/20/2021	696,900	787,452	1.13	0.190
U24009008000	8 WILDWOOD DR	110	LND20	0.00 CONDOMINIUM	2,084	3,250	1981	04	AV	09/20/2021	516,600	588,763	1.14	0.200
U24009037000	37 WILDWOOD DR	110	LND20	0.00 CONDOMINIUM	1,764	3,066	1981	04	AV	06/22/2022	520,000	594,970	1.14	0.204
U24009029000	29 WILDWOOD DR	110	LND20	0.00 CONDOMINIUM	1,908	3,574	1982	04	AV	08/04/2022	550,000	636,998	1.16	0.218
U29064104000	46 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,858	4,312	2022	05	AV	03/20/2022	711,500	837,411	1.18	0.237
R04018011000	24 TANAGER LN	110	LND20	0.00 CONDOMINIUM	1,494	3,600	2017	05	AV	04/20/2021	606,100	719,760	1.19	0.248
U29064128000	7 MAXWELL WOODS DR	106	LND20	0.00 CONDOMINIUM	1,494	3,600	2022	05	AV	09/16/2022	252,500	339,900	1.35	0.406

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Parcel / Account#	Location	LUC	NBC	Size Type	Fin Area	Gr Area	Yr. Bilt.	Grade	Cond.	Sale Date	TA Sale Price	Assessment	TA Ratio	Abs
U12071000000	25 PILOT POINT RD	101	LND33	0.77 MODERN/CONTEMP	5,275	10,564	1977	10	VG	08/20/2021	4,676,800	3,906,800	0.84	0.135
U30036000000	440 MITCHELL RD	101	LND03	7.90 MODERN/CONTEMP	5,533	6,485	1979	07	GD	02/20/2022	1,877,600	1,639,600	0.87	0.097
R02016002000	51 OLD MILL RD	101	LND33	3.20 MODERN/CONTEMP	3,351	4,981	2012	10	AV	10/20/2021	4,665,800	4,133,700	0.89	0.084
U41004A 000	11 ANGELL POINT RD	101	LND12	1.74 MODERN/CONTEMP	3,149	4,984	2015	06	AV	04/20/2021	1,352,600	1,202,800	0.89	0.081
U10042000000	18 SMUGGLERS COVE RD	101	LND02	0.31 MODERN/CONTEMP	3,662	7,614	2005	10	GD	08/30/2022	4,000,000	3,558,000	0.89	0.081
R03002B 000	486 OCEAN HOUSE RD	101	LND04	1.40 MODERN/CONTEMP	1,320	2,206	1977	03	AV	07/11/2022	575,000	514,800	0.90	0.075
U15042000000	2 BALSAM RD	101	LND12	0.69 MODERN/CONTEMP	4,710	8,966	1972	06	GD	08/08/2022	1,350,000	1,271,000	0.94	0.029
U12066000000	12 SURF SIDE AVE	101	LND08	0.46 MODERN/CONTEMP	3,124	5,547	2013	10	GD	07/08/2022	3,530,000	3,324,000	0.94	0.028
R03009A 000	68 LONG POINT LA	101	LND09	0.19 MODERN/CONTEMP	1,497	2,601	2011	05	AV	10/20/2021	967,300	924,500	0.96	0.014

Town of Cape Elizabeth, ME
Residential Analysis by Style

Parcel / Account#	Location	LUC	NBC	Size Type	Fin Area	Gr Area	Yr. Bilt.	Grade	Cond.	Sale Date	TA Sale Price	Assessment	TA Ratio	Abs
U06047000000	12 LITTLEJOHN RD	101	LND01	1.30 MODERN/CONTEMP	3,885	9,056	1983	10	VG	07/29/2022	1,950,000	1,874,200	0.96	0.009
U54028C 000	2 PARK CIR	101	LND14A	3.64 MODERN/CONTEMP	4,796	8,785	1997	07	AV	04/20/2021	1,690,700	1,626,600	0.96	0.008
U07008000000	102 DELANO PARK	101	LND02	0.81 MODERN/CONTEMP	4,040	8,242	2019	09	AV	10/07/2022	2,750,000	2,656,500	0.97	0.004
U12016000000	21 TRUNDY RD	101	LND08	0.34 MODERN/CONTEMP	2,055	3,714	1950	04	VG	05/09/2022	870,000	841,300	0.97	0.003
R03010A 000	52 SHIPWRECK COVE RD	101	LND33	1.80 MODERN/CONTEMP	6,946	10,469	2005	06	AV	07/21/2022	2,725,000	2,721,700	1.00	0.029
U30060000000	11 MANOR WAY	101	LND3A	3.60 MODERN/CONTEMP	3,884	9,016	1986	06	GD	08/17/2022	1,300,000	1,316,100	1.01	0.042
U530014C 000	4 COLE FLD	101	LND14A	1.88 MODERN/CONTEMP	3,536	6,280	1987	06	AV	07/20/2021	1,080,300	1,131,700	1.05	0.078
U53002C 000	11 COLE FLD	101	LND14A	1.84 MODERN/CONTEMP	3,623	6,905	1999	06	GD	03/17/2023	1,420,000	1,504,600	1.06	0.090
U36063000000	16 LEDGEWOOD LN	101	LND11	0.45 MODERN/CONTEMP	3,976	7,162	2020	09	AV	08/20/2021	2,123,200	2,286,700	1.08	0.107
U10053A 000	1154 SHORE RD	101	LND33	0.63 MODERN/CONTEMP	2,607	4,085	1977	06	GD	05/20/2021	2,462,100	2,763,000	1.12	0.152
U53036C 000	4 PROUT PL	101	LND14A	2.28 MODERN/CONTEMP	3,808	9,178	1989	07	GD	10/20/2021	1,246,100	1,415,400	1.14	0.166
U12064000000	8 SURF SIDE AVE	101	LND08	0.62 MODERN/CONTEMP	3,192	4,600	2015	09	AV	07/20/2021	2,685,600	3,162,400	1.18	0.208
U15026000000	213 TWO LIGHTS RD	101	LND33	0.35 MODERN/CONTEMP	3,710	6,002	1997	08	GD	11/20/2021	2,564,500	3,069,500	1.20	0.227
U12016000000	21 TRUNDY RD	101	LND08	0.34 MODERN/CONTEMP	2,055	3,714	1950	04	VG	04/20/2021	701,800	841,300	1.20	0.229
U12058000000	25 ALGONQUIN RD	101	LND08	1.58 MODERN/CONTEMP	5,703	9,966	2023	10	AV	07/20/2021	2,595,100	3,214,900	1.24	0.269
U18013001000	2 DAVIS POINT LN	340	LND13	1.01 OFFICE/APT	10,450	17,008	2015	05	AV	01/31/2023	1,800,000	1,744,300	0.97	0.000
U12041000000	42 TRUNDY RD	101	LND08	0.69 OLD STYLE	3,513	6,625	1915	05	VG	05/20/2021	1,378,300	1,126,300	0.82	0.133
U05016000000	3 BIRCH KNLS	101	LND01	0.21 OLD STYLE	1,636	3,630	1900	03	AV	08/16/2022	1,280,000	1,061,700	0.83	0.121
U03040000000	37 FOREST RD	101	LND01	0.29 OLD STYLE	1,542	2,292	1915	04	AV	07/20/2021	878,100	764,900	0.87	0.079
U15015000000	202 TWO LIGHTS RD	101	LND12	0.46 OLD STYLE	1,723	3,507	1900	03	EX	11/20/2021	1,170,800	1,107,100	0.95	0.004
U18003000000	500 OCEAN HOUSE RD	101	LND04	2.30 OLD STYLE	4,130	7,926	1845	05	GD	12/20/2021	1,086,500	1,035,500	0.95	0.003
U47007000000	1007 SAWYER RD	101	LND14	0.53 OLD STYLE	1,995	3,748	1875	04	FR	01/24/2023	560,000	550,100	0.98	0.032
U04113000000	18 WOODCREST RD	101	LND1A	0.23 OLD STYLE	1,736	2,688	1958	05	GD	04/20/2022	790,000	852,200	1.08	0.129
U35005015000	35 BRENTWOOD RD	101	LND06	0.26 R RANCH/SPLIT-ENTRY	1,320	4,100	1968	03	GD	07/15/2022	704,000	560,100	0.80	0.204
U22012000000	17 STAR RD	101	LND06	0.25 R RANCH/SPLIT-ENTRY	1,100	2,572	1963	03	GD	06/20/2021	658,300	562,100	0.85	0.146
U35005013000	31 BRENTWOOD RD	101	LND06	0.25 R RANCH/SPLIT-ENTRY	1,273	2,896	1968	03	GD	09/20/2021	696,600	597,700	0.86	0.142
U11005001000	1179 SHORE RD	101	LND02	2.09 R RANCH/SPLIT-ENTRY	3,440	7,828	2021	08	AV	04/29/2022	1,940,000	1,760,800	0.91	0.092
U11005001000	1179 SHORE RD	101	LND02	2.09 R RANCH/SPLIT-ENTRY	3,440	7,828	2021	08	AV	10/20/2021	1,934,600	1,760,800	0.91	0.090

Mean 1.01
Median 0.97
COD 9.63
Count 24

Mean 0.97
Median 0.97
COD 0.00
Count 1

Mean 0.93
Median 0.95
COD 7.53
Count 7

Town of Cape Elizabeth, ME
Residential Analysis by Style

Parcel / Account#	Location	LUC	NBC	Size Type	Fin Area	Gr Area	Yr. Bld.	Grade	Cond.	Sale Date	TA Sale Price	Assessment	TA Ratio	Abs
U18043000000	4 POND VIEW RD	101	LND13A	0.21 R RANCH/SPLIT-ENTRY	1,169	2,498	1960	03	VG	10/20/2021	699,900	650,600	0.93	0.070
U27054000000	33 VALLEY RD	102	LND04	0.28 R RANCH/SPLIT-ENTRY	1,532	3,206	1965	03	GD	05/20/2022	675,000	650,400	0.96	0.036
U28033C 000	34 STATE AVE	101	LND04	0.54 R RANCH/SPLIT-ENTRY	1,466	3,058	1989	04	GD	05/02/2022	650,000	628,500	0.97	0.033
U35005002000	2 BRENTWOOD RD	101	LND06	0.45 R RANCH/SPLIT-ENTRY	1,273	2,930	1969	03	AV	11/15/2022	585,000	566,000	0.97	0.032
U13009B 000	29 REEF RD	101	LND08	0.51 R RANCH/SPLIT-ENTRY	2,113	4,849	1978	05	AV	10/28/2022	1,325,000	1,288,100	0.97	0.028
U27049000000	28 VALLEY RD	101	LND04	0.29 R RANCH/SPLIT-ENTRY	1,311	2,559	1960	03	GD	05/20/2022	605,000	596,500	0.99	0.014
U28049B 000	4 ERIE RD	101	LND04	0.36 R RANCH/SPLIT-ENTRY	1,125	2,600	1964	03	GD	09/20/2021	574,700	572,600	1.00	0.004
U42002001000	1 WESTFIELD RD	101	LND8A	0.28 R RANCH/SPLIT-ENTRY	1,125	3,001	1964	03	AV	06/20/2021	589,900	589,500	1.00	0.001
U35005053000	2 PINE POINT RD	101	LND06	0.35 R RANCH/SPLIT-ENTRY	1,094	2,290	1970	03	AV	05/25/2022	520,000	521,800	1.00	0.003
U12107000000	13 ALGONQUIN RD	101	LND08	0.58 R RANCH/SPLIT-ENTRY	1,944	4,314	1964	04	GD	04/20/2022	875,000	880,500	1.01	0.006
U28050000000	3 ERIE RD	101	LND04	0.50 R RANCH/SPLIT-ENTRY	1,550	3,499	1962	03	AV	04/20/2021	587,900	592,000	1.01	0.007
U42002012000	99 OLD OCEAN HOUSE RD	101	LND8A	0.21 R RANCH/SPLIT-ENTRY	1,025	2,470	1962	03	AV	10/04/2022	499,000	527,100	1.06	0.056
U32006011000	24 COLUMBUS RD	101	LND03	0.47 R RANCH/SPLIT-ENTRY	1,208	3,429	1965	03	AV	12/20/2021	589,700	629,700	1.07	0.068
U12018000000	17 TRUNDY RD	101	LND08	0.30 R RANCH/SPLIT-ENTRY	1,404	3,120	1963	03	AV	11/20/2021	641,100	708,700	1.11	0.105
U29004000000	4 BRADFORD RD	101	LND04	0.57 R RANCH/SPLIT-ENTRY	900	1,920	1978	03	AV	09/20/2021	459,800	508,300	1.11	0.105
U03116000000	833 SHORE RD	101	LND01	0.28 R RANCH/SPLIT-ENTRY	1,338	2,950	1966	03	AV	03/20/2022	920,700	1,060,600	1.15	0.152
U27053000000	32 VALLEY RD	101	LND04	0.28 R RANCH/SPLIT-ENTRY	1,358	3,710	1968	03	AV	09/23/2022	505,000	584,100	1.16	0.157
U23002044000	12 TALL PINE RD	101	LND06	0.29 R RANCH/SPLIT-ENTRY	1,394	3,416	1966	03	FR	03/24/2023	450,000	533,200	1.18	0.185
U29065D 000	46 OCEAN HOUSE RD	101	LND04	0.31 R RANCH/SPLIT-ENTRY	1,300	2,790	1965	03	AV	09/20/2021	449,900	554,800	1.23	0.233

Mean 1.01
Median 1.00
COD 8.22
Count 24

R02018000000	73 OLD OCEAN HOUSE RD	101	LND04	1.84 RANCH	1,876	4,130	1973	03	GD	08/20/2021	888,000	671,000	0.76	0.224
U43026000000	293 FOWLER RD	101	LND07	0.36 RANCH	1,450	3,292	1961	03	AV	05/20/2021	627,800	523,100	0.83	0.147
U33061000000	266 MITCHELL RD	101	LND03	0.18 RANCH	1,056	2,442	1953	03	AV	07/20/2021	602,300	511,200	0.85	0.131
U32006010000	13 THRASHER RD	101	LND03	0.30 RANCH	1,268	2,656	1965	03	GD	08/25/2022	702,000	596,600	0.85	0.130
U27025004000	11 VALLEY RD	101	LND04	0.46 RANCH	1,272	3,376	1984	04	AV	05/20/2021	733,000	623,100	0.85	0.130
U11006000000	1191 SHORE RD	101	LND02	0.46 RANCH	1,636	2,148	1960	03	AV	11/20/2021	780,500	670,800	0.86	0.121
U34020000000	164 MITCHELL RD	101	LND03	0.29 RANCH	1,774	3,760	1954	03	VG	07/11/2022	735,000	634,400	0.86	0.117
U19007002000	2 JEWETT RD	101	LND07	0.23 RANCH	1,112	2,224	1965	03	AV	07/20/2021	555,200	484,800	0.87	0.107
U10048000000	7 SMUGGLERS COVE RD	101	LND02	0.47 RANCH	1,509	3,270	1959	04	GD	06/20/2021	1,177,800	1,034,200	0.88	0.102
U08036000000	6 POINT RD	101	LND33	0.25 RANCH	2,173	4,426	2010	08	VG	09/22/2022	3,900,000	3,494,100	0.90	0.084
U10020000000	59 BEACH BLUFF TER	101	LND02	0.31 RANCH	1,044	2,264	1960	03	AV	05/20/2021	739,300	667,300	0.90	0.077
U18002000000	126 OLD OCEAN HOUSE RD	101	LND04	1.50 RANCH	1,640	4,718	1955	03	AV	08/20/2021	626,100	572,200	0.91	0.066
U06065000000	7 BRIDLEPATHWAY	101	LND13A	0.27 RANCH	1,144	2,772	1966	03	AV	09/20/2021	638,600	592,800	0.93	0.052
U16033A 000	17 KETTLE COVE RD	101	LND13	0.52 RANCH	1,748	3,832	1956	03	VG	06/20/2021	941,000	882,800	0.94	0.042
U19007010000	10 JEWETT RD	101	LND07	0.27 RANCH	1,500	3,272	1963	03	AV	10/31/2022	760,000	713,800	0.94	0.041
U44015000000	14 FENWAY RD	101	LND07	0.33 RANCH	1,112	2,960	1970	03	AV	06/17/2022	585,000	551,400	0.94	0.037
R04012000000	37 EASTMAN RD	101	LND14	0.44 RANCH	1,050	2,951	1964	03	GD	09/16/2022	675,000	648,600	0.96	0.019
U19026000000	2 HAMPTON RD	101	LND07	0.36 RANCH	1,430	3,291	1950	03	GD	03/24/2023	620,000	596,500	0.96	0.018
U27047000000	10 DAWE RD	101	LND04	0.29 RANCH	1,340	3,262	1973	03	VG	08/18/2022	640,000	634,100	0.99	0.011
R04044A 000	95 EASTMAN RD	101	LND14	1.85 RANCH	1,287	3,390	1966	03	AV	10/20/2021	574,700	571,000	0.99	0.014
U05047000000	27 SURF RD	101	LND01	0.17 RANCH	1,144	2,432	1983	03	FR	11/20/2021	479,500	476,600	0.99	0.014
U28010001000	156 SPURWINK AVE	101	LND04	0.32 RANCH	1,328	3,166	1953	04	AV	11/16/2022	1,045,000	1,057,600	1.01	0.032
					1,144	3,154	1964	03	AV	02/17/2023	524,000	538,200	1.03	0.047

Town of Cape Elizabeth, ME
Residential Analysis by Style

Parcel / Account#	Location	LUC	NBC	Size Type	Fin Area	Gr Area	Yr. Bilt.	Grade	Cond.	Sale Date	TA Sale Price	Assessment	TA Ratio	Abs
U34003000000	145 MITCHELL RD	101	LND03	0.19 RANCH	864	1,888	1950	03	AV	04/20/2022	450,000	465,100	1.03	0.054
U32006008000	17 COLUMBUS RD	101	LND03	0.33 RANCH	1,125	2,670	1965	03	AV	12/05/2022	514,000	535,800	1.04	0.062
U04063A 000	67 WOOD RD	101	LND1A	0.27 RANCH	1,216	2,964	1969	04	AV	09/20/2021	731,400	767,200	1.05	0.069
U19007032000	21 VERNON RD	101	LND07	0.26 RANCH	1,113	3,189	1966	03	GD	03/30/2023	550,000	577,000	1.05	0.069
U04145000000	4 HERMIT THRUSH RD	101	LND1A	0.19 RANCH	912	1,983	1940	04	AV	12/15/2022	655,000	691,300	1.06	0.075
U29007000000	8 WATERHOUSE RD	101	LND04	0.41 RANCH	1,100	2,618	1958	03	AV	09/20/2021	487,600	525,000	1.08	0.097
U34003000000	145 MITCHELL RD	101	LND03	0.19 RANCH	864	1,888	1950	03	AV	12/20/2021	430,200	465,100	1.08	0.101
U18004600000	7 POND VIEW RD	101	LND13A	0.27 RANCH	1,144	2,772	1966	03	AV	03/20/2022	548,300	592,800	1.08	0.101
U29025000000	85 SPURWINK AVE	101	LND04	0.38 RANCH	936	2,704	1957	03	AV	11/20/2021	469,400	516,000	1.10	0.119
U36019000000	52 BROAD COVE RD	101	LND11	0.53 RANCH	1,450	3,652	1972	04	AV	11/20/2021	836,300	920,700	1.10	0.121
U24006000000	187 OCEAN HOUSE RD	101	LND04	0.39 RANCH	864	1,928	1940	03	AV	03/20/2022	425,600	474,600	1.12	0.135
U33050A 000	207 MITCHELL RD	101	LND03	0.46 RANCH	1,144	2,992	1970	03	AV	06/22/2022	485,000	556,400	1.15	0.167
U24018000000	10 OAKWOOD RD	101	LND05	0.44 RANCH	1,884	3,148	1958	04	AV	07/11/2022	498,000	576,300	1.16	0.177

Mean 0.98
Median 0.98
COD 8.82
Count 36

U03020000000	4 ELMWOOD RD	104	LND01	0.19 TWO UNITS	2,734	6,010	1904	03	AV	08/29/2022	720,000	721,800	1.00	0.008
U26011000000	122 OCEAN HOUSE RD	104	LND04	1.70 TWO UNITS	1,734	3,836	1880	03	AV	05/10/2022	500,000	507,900	1.02	0.006

Mean 1.01
Median 1.01
COD 0.66
Count 2

Address	Lot	Legal	Area	Year	Count	Median	Count	Count
U06077000000	101	0.36 COLONIAL	1,264	1953	03	GD	05/12/2022	875,000
U32006010000	101	0.30 RANCH	1,268	1965	03	GD	08/25/2022	814,500
U30331000000	110	0.00 CONDOMINIUM	1,270	1984	05	AV	04/26/2022	702,000
U27025004000	101	0.46 RANCH	1,272	1984	04	AV	05/20/2021	410,000
U35005013000	101	0.25 R RANCH/SPLIT-ENTRY	1,273	1968	03	GD	09/20/2021	733,000
U35005002000	101	0.45 R RANCH/SPLIT-ENTRY	1,273	1969	03	AV	11/15/2022	696,600
U21111000000	101	0.47 CAPE	1,283	1940	03	AV	01/20/2022	597,700
U27047000000	101	0.29 RANCH	1,287	1966	03	AV	10/20/2021	566,000
U19007004000	101	0.21 CAPE	1,292	1966	03	AV	08/22/2022	478,700
U49030000000	101	0.23 CAPE	1,296	1970	03	GD	10/20/2021	571,000
U49030000000	101	0.23 CAPE	1,296	1970	03	GD	10/20/2021	497,700
U29065D 000	101	0.31 R RANCH/SPLIT-ENTRY	1,300	1965	03	AV	07/01/2022	483,700
U27049000000	101	0.29 R RANCH/SPLIT-ENTRY	1,311	1960	03	GD	05/20/2022	560,900
U32009000000	101	0.15 CAPE	1,313	1916	03	GD	02/03/2023	449,900
U35005015000	101	0.26 R RANCH/SPLIT-ENTRY	1,320	1977	03	AV	07/15/2022	605,000
R03002B 000	101	1.40 MODERN/CONTEMP	1,320	2,206	03	AV	07/15/2022	560,100
U05047000000	101	0.17 RANCH	1,328	1953	04	AV	11/16/2022	575,000
U28055000000	101	0.17 CAPE	1,328	2,537	03	AV	10/14/2022	1,045,000
U30458000000	110	0.00 CONDOMINIUM	1,336	1,506	05	AV	07/01/2022	417,500
U14016000000	101	0.14 CAPE	1,337	1,969	07	VG	07/15/2022	1,438,300
U03116000000	101	0.28 R RANCH/SPLIT-ENTRY	1,338	2,950	03	AV	03/20/2022	920,700
U19026000000	101	0.36 RANCH	1,340	3,262	03	VG	08/18/2022	640,000
U10580000000	101	0.11 CAPE	1,344	2,542	03	AV	10/20/2021	678,000
U27053000000	101	0.28 R RANCH/SPLIT-ENTRY	1,358	3,710	03	AV	09/23/2022	505,000
U04142000000	101	0.12 CAPE	1,386	2,472	05	AV	05/20/2021	689,200
R04049A 000	101	0.32 COLONIAL	1,388	4,368	03	AV	08/15/2022	645,000
U23002044000	101	0.29 R RANCH/SPLIT-ENTRY	1,394	3,416	03	FR	03/24/2023	450,000
U20007A 000	101	0.21 CAPE	1,400	2,628	03	AV	09/20/2021	534,100
U12018000000	101	0.30 R RANCH/SPLIT-ENTRY	1,404	3,120	03	AV	11/20/2021	641,100
U10320000000	101	0.15 CAPE	1,422	2,620	04	AV	08/20/2021	858,400
R04012000000	101	0.44 RANCH	1,430	3,291	03	GD	03/24/2023	620,000
U35005017000	101	0.25 COLONIAL	1,440	2,872	03	FR	09/16/2022	525,000
U21152000000	101	0.17 CAPE	1,450	2,367	03	GD	06/20/2021	651,500
U43026000000	101	0.36 RANCH	1,450	3,292	03	AV	05/20/2021	627,800
U21132000000	101	0.13 COLONIAL	1,450	2,257	03	AV	09/20/2021	464,400
U36019000000	101	0.53 RANCH	1,450	3,652	04	AV	11/20/2021	836,300
U21034000000	101	0.19 COLONIAL	1,456	3,184	03	AV	07/29/2022	500,000
U28033C 000	101	0.54 R RANCH/SPLIT-ENTRY	1,466	3,058	04	GD	05/02/2022	650,000
R04018011000	110	0.00 CONDOMINIUM	1,494	3,600	05	AV	04/20/2021	606,100
U29064128000	106	0.00 CONDOMINIUM	1,494	3,600	02	AV	09/16/2022	252,500
R03009A 000	101	0.19 MODERN/CONTEMP	1,497	2,601	05	AV	10/20/2021	967,300
U16033A 000	101	0.52 RANCH	1,500	3,272	03	AV	10/31/2022	760,000
U21100000000	101	0.46 RANCH	1,509	2,683	03	GD	07/08/2022	518,500
U10048000000	101	0.17 RANCH	1,509	3,270	04	GD	06/20/2021	1,177,800
U01060007000	110	0.00 CONDOMINIUM	1,517	1,517	03	AV	09/20/2021	406,400
U27054000000	102	0.28 R RANCH/SPLIT-ENTRY	1,532	3,206	03	GD	05/20/2022	675,000
U04041000000	101	0.14 CAPE	1,535	2,858	05	GD	12/20/2021	819,000
U12021000000	101	0.36 CAPE	1,540	3,490	04	GD	04/29/2022	777,000
U03040000000	101	0.29 OLD STYLE	1,550	2,499	03	AV	07/20/2021	592,900
U28050000000	101	0.50 R RANCH/SPLIT-ENTRY	1,550	3,499	04	AV	04/20/2021	587,900
U30114000000	110	0.00 CONDOMINIUM	1,553	2,084	05	AV	08/15/2022	445,000
U30222900000	110	0.00 CONDOMINIUM	1,578	1,690	05	AV	12/20/2021	524,200
U30228000000	110	0.00 CONDOMINIUM	1,579	1,691	05	GD	05/24/2022	527,000
R04056000000	101	0.00 CONDOMINIUM	1,579	1,691	05	AV	07/16/2022	406,000
U30103000000	101	0.46 CAPE	1,587	2,945	03	AV	12/20/2021	448,800
U23002050000	101	0.00 CONDOMINIUM	1,591	2,241	05	AV	10/20/2021	423,300
	101	0.30 COLONIAL	1,617	3,201	04	AV	09/07/2022	680,000

Address	Unit	City	Year	Area	Count	Median	Count
U30031000000	101	JELFIELD RD	1981	AV	947,500	1,053,600	0.152
U21119000000	101	29 FARM HILL RD	1942	03	576,500	499,700	0.87
U30109000000	110	9 WINSLOW PL	1981	05	466,500	388,593	0.83
U08039000000	101	21 LAWSON RD	1950	07	1,425,000	1,483,700	1.04
U30226000000	110	26 MERRIMAC PL	1984	05	475,000	386,114	0.81
U05016000000	101	3 BIRCH KNLS	1960	03	780,500	670,800	0.86
U11006000000	101	1191 SHORE RD	1960	03	626,100	572,200	0.91
U18002000000	110	126 OLD OCEAN HOUSE RD	1955	03	624,800	642,466	1.03
R04018021000	110	4 TANAGER LN	2015	05	715,000	736,965	1.03
R04018036000	110	20 PHOEBES WAY	2014	05	500,000	556,200	1.11
U33052009000	110	9 CAPE WOODS DR	1993	04	575,000	558,042	0.97
U33052005000	110	5 CAPE WOODS DR	1994	04	700,000	681,624	0.97
U33052021000	110	21 CAPE WOODS DR	1987	04	534,000	551,322	1.03
U33052012000	110	12 CAPE WOODS DR	1993	04	919,700	739,800	0.80
U03012000000	101	20 COTTAGE FARMS RD	1940	03	500,000	556,200	1.11
U22039000000	101	29 SCOTT DYER RD	1948	03	770,600	848,300	1.10
U04140000000	101	9 ROCKY KNOLL RD	1956	05	1,170,800	1,107,100	0.95
U15015000000	104	202 TWO LIGHTS RD	1900	03	500,000	507,900	1.02
U26011000000	104	122 OCEAN HOUSE RD	1880	03	790,000	852,200	1.08
U04113000000	101	18 WOODCREST RD	1958	05	941,000	882,800	0.94
U06065000000	101	7 BRIDLEPATH WAY	1956	03	520,000	594,970	1.14
U24009037000	110	37 WILDWOOD DR	1981	04	735,000	634,400	0.86
U34020000000	101	164 MITCHELL RD	1974	03	699,900	651,700	0.93
U35005005000	101	13 BRENTWOOD RD	1967	03	856,700	777,670	0.91
R04018028000	110	4 DIPPER LN	2016	05	928,700	873,370	0.94
U49033210000	110	5 HEADLAND LN	2017	05	863,700	823,814	0.95
U29064112000	110	30 MAXWELL WOODS DR	2020	05	880,000	814,960	0.96
U29064105000	110	44 MAXWELL WOODS DR	2020	05	880,000	847,543	0.96
U29064130000	110	6 MAXWELL WOODS DR	2022	05	880,000	847,543	0.96
U29064129000	110	9 MAXWELL WOODS DR	2022	05	885,000	840,208	0.97
U29064132000	110	17 MAXWELL WOODS DR	2022	05	885,100	800,553	1.02
U29064113000	110	28 MAXWELL WOODS DR	2020	05	769,700	826,303	1.07
U29064110000	110	32 MAXWELL WOODS DR	2020	05	822,900	921,000	1.12
U36000G 000	101	33 BROAD COVE RD	1960	04	826,800	766,647	0.93
R04018037000	110	17 PHOEBES WAY	2014	05	850,000	800,956	0.94
R04018042000	110	26 PHOEBES WAY	2014	05	870,300	755,786	0.87
R04018010000	110	15 TANAGER LN	2020	05	1,090,100	876,890	0.80
U29064136000	110	35 MAXWELL WOODS DR	2020	05	974,000	827,411	0.85
U29064106000	110	42 MAXWELL WOODS DR	2022	05	868,300	887,168	1.02
U29064114000	110	26 MAXWELL WOODS DR	2020	05	743,300	831,860	1.12
U29064133000	110	19 MAXWELL WOODS DR	2020	04	754,000	630,600	0.84
U27025005000	101	7 VALLEY RD	1985	04	731,900	552,100	0.75
U24002052000	101	213 OCEAN HOUSE RD	1944	03	711,500	837,411	1.18
U29064104000	110	46 MAXWELL WOODS DR	2022	05	475,000	522,100	1.10
U29024000000	101	91 SPURWINK AVE	1980	03	764,000	713,200	0.93
U42001044000	101	9 HIGH VIEW RD	1987	04	888,000	671,000	0.76
R02018000000	101	73 OLD OCEAN HOUSE RD	1973	03	688,000	619,400	0.90
U23002052000	101	17 MAPLE LN	1968	04	498,000	576,300	1.16
U24018000000	101	10 OAKWOOD RD	1958	04	821,000	662,500	0.81
U23002019000	101	18 FIELDSTONE RD	1968	04	550,000	636,998	1.16
U24009029000	110	29 WILDWOOD DR	1982	04	960,800	948,800	0.99
U04038000000	101	18 IVE RD	1937	06	732,200	624,153	0.85
U24009051000	110	51 WILDWOOD DR	1983	04	1,060,000	897,900	0.85
U01071000000	101	30 CLIFF AVE	1930	05	882,400	775,100	0.88
U34017009000	101	2 FERNWOOD LN	2009	04	775,000	716,000	0.92
U33009000000	101	3 CHEVERUS RD	1978	04	941,000	826,303	0.88

U54028C 000	ARK CIR	101	LND14A	3.64	MODERN/CONTEMP	4.75	8,785	1997	07	AV	04/20/2021	1,690,700	1,626,600	0.84	0.022
U12071000000	25 PILOT POINT RD	101	LND33	0.77	MODERN/CONTEMP	5.275	10,564	1977	10	VG	08/20/2021	4,676,800	3,906,800	0.84	0.105
U30036000000	440 MITCHELL RD	101	LND03	7.90	MODERN/CONTEMP	5.533	6,485	1979	07	GD	02/20/2022	1,877,600	1,639,600	0.87	0.067
U12058000000	25 ALGONQUIN RD	101	LND08	1.58	MODERN/CONTEMP	5.703	9,966	2023	10	AV	07/20/2021	2,595,100	3,214,900	1.24	0.299
R03010A 000	52 SHIPWRECK COVE RD	101	LND33	1.80	MODERN/CONTEMP	6.946	10,469	2005	06	AV	07/21/2022	2,725,000	2,721,700	1.00	0.059
U02050000000	878 SHORE RD	101	LND33	1.25	COLONIAL	7.311	16,311	2002	10	GD	07/26/2022	4,900,000	4,569,900	0.93	0.007
R02004001000	340 OCEAN HOUSE RD	101	LND33	38.60	COLONIAL	10.074	25,951	1932	14	VG	07/01/2022	11,500,000	10,571,700	0.92	0.021
U18013001000	2 DAVIS POINT LN	340	LND13	1.01	OFFICE/APT	10.450	17,008	2015	05	AV	01/31/2023	1,800,000	1,744,300	0.97	0.029

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Town of Cape Elizabeth, ME
Sale Price Quartiles

Parcel / Account#	Location	LUC	NBC	Size Type	Fin Area	Gr Area	Yr. Bilt.	Grade	Cond.	Sale Date	TA Sale Price	Assessment	TA Ratio	Abs
U5903300000	48 CROSS HILL RD	101	LND14A	0.63 COLONIAL	3,944	6,729	2005	07	AV	11/09/2022	1,600,000	1,542,900	0.96	0.024
U0703800000	303 DELANO PARK	101	LND02	0.47 BUNGALOW	2,082	4,876	1920	06	GD	10/13/2022	1,600,000	1,661,500	1.04	0.098
U54028C_000	2 PARK CIR	101	LND14A	3.64 MODERN/CONTEMP	4,796	8,785	1997	07	AV	04/20/2021	1,690,700	1,626,600	0.96	0.022
U18013001000	2 DAVIS POINT LN	340	LND13	1.01 OFFICE/APT	10,450	17,008	2015	05	AV	01/31/2023	1,800,000	1,744,300	0.97	0.029
U3003600000	440 MITCHELL RD	101	LND03	7.90 MODERN/CONTEMP	5,533	6,485	1979	07	GD	02/20/2022	1,877,600	1,639,600	0.87	0.067
U110055001000	1179 SHORE RD	101	LND02	2.09 R RANCH/SPLIT-ENTRY	3,440	7,828	1921	08	AV	10/20/2021	1,934,600	1,760,800	0.91	0.030
R02011003000	12 WOODS KNOLL DR	101	LND10	1.96 COLONIAL	3,448	6,660	1995	09	GD	06/10/2022	1,935,000	1,769,300	0.91	0.026
U11005001000	1179 SHORE RD	101	LND02	2.09 R RANCH/SPLIT-ENTRY	3,440	7,828	2021	08	AV	04/29/2022	1,940,000	1,760,800	0.91	0.032
U03061000000	29 OCEAN VIEW RD	101	LND01	0.65 COLONIAL	3,327	6,764	1920	09	VG	01/03/2023	1,950,000	1,690,000	0.87	0.073
U06047000000	12 LITTLEJOHN RD	101	LND01	1.30 MODERN/CONTEMP	3,885	9,056	1983	10	VG	07/29/2022	1,950,000	1,874,200	0.96	0.021
U36063000000	16 LEDGEWOOD LN	101	LND11	0.45 MODERN/CONTEMP	3,976	7,162	2020	09	AV	08/20/2021	2,123,200	2,286,700	1.08	0.137
U070048_000	1015 SHORE RD	101	LND02	2.45 COLONIAL	3,812	7,986	1991	10	GD	12/16/2022	2,125,000	1,756,700	0.83	0.113
U38001001000	32 SALT SPRAY LN	101	LND11	0.54 CAPE	3,227	6,705	1968	06	VG	08/31/2022	2,400,000	2,089,200	0.87	0.069
U38001003000	7 HUNTS POINT RD	101	LND11	0.57 CAPE	3,306	7,169	1978	06	GD	11/10/2022	2,400,000	2,269,400	0.95	0.066
U10053A_000	1154 SHORE RD	101	LND33	0.63 MODERN/CONTEMP	2,607	4,085	1977	06	GD	05/20/2021	2,462,100	2,763,000	1.12	0.182
U15026000000	213 TWO LIGHTS RD	101	LND33	0.35 MODERN/CONTEMP	3,710	6,002	1997	08	GD	11/20/2021	2,564,500	3,069,500	1.20	0.257
U12058000000	25 ALGONQUIN RD	101	LND08	1.58 MODERN/CONTEMP	5,703	9,966	2023	10	AV	07/20/2021	2,595,100	3,214,900	1.24	0.299
U12064000000	8 SURF SIDE AVE	101	LND08	0.62 MODERN/CONTEMP	3,192	4,600	2015	09	AV	07/20/2021	2,685,600	3,162,400	1.18	0.238
R03010A_000	52 SHIPWRECK COVE RD	101	LND33	1.80 MODERN/CONTEMP	6,946	10,469	2005	06	AV	07/21/2022	2,725,000	2,721,700	1.00	0.059
U07008000000	102 DELANO PARK	101	LND02	0.81 MODERN/CONTEMP	4,040	8,242	2019	09	AV	10/07/2022	2,750,000	2,656,500	0.97	0.026
U12066000000	12 SURF SIDE AVE	101	LND08	0.46 MODERN/CONTEMP	3,124	5,547	2013	10	GD	07/08/2022	3,530,000	3,324,000	0.94	0.002
U08036000000	6 POINT RD	101	LND33	0.25 RANCH	2,173	4,426	2010	08	VG	09/22/2022	3,900,000	3,494,100	0.90	0.044
U10042000000	18 SMUGGLERS COVE RD	101	LND02	0.31 MODERN/CONTEMP	3,862	7,614	2005	10	GD	08/30/2022	4,000,000	3,558,000	0.89	0.051
R02016002000	51 OLD MILL RD	101	LND33	3.20 MODERN/CONTEMP	3,351	4,981	2012	10	AV	10/20/2021	4,665,800	4,133,700	0.89	0.054
U12071000000	25 PILOT POINT RD	101	LND33	0.77 MODERN/CONTEMP	5,275	10,564	1977	10	VG	08/20/2021	4,676,800	3,906,800	0.84	0.105
U02050000000	878 SHORE RD	101	LND33	1.25 COLONIAL	7,311	16,311	2002	10	GD	07/26/2022	4,900,000	4,569,900	0.93	0.007
U05034000000	18 COTTAGE LN	101	LND33	0.55 COLONIAL	4,539	9,822	2017	14	EX	12/20/2021	6,586,900	5,590,200	0.85	0.091
R02004001000	340 OCEAN HOUSE RD	101	LND33	38.60 COLONIAL	10,074	25,951	1932	14	VG	07/01/2022	11,500,000	10,571,700	0.92	0.021

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Town of Cape Elizabeth, ME
Analysis by NBC

Parcel / Account#	Location	LUC	NBC	Size	Type	Fin Area	Gr Area	Yr. Bilt	Grade	Cond.	Sale Date	TA Sale Price	Assessment	TA Ratio	Abs
U2203900000	29 SCOTT DYER RD	101	LND06	0.25	CAPE	1,672	3,248	1948	03	GD	08/08/2022	500,000	556,200	1.11	0.182
U23002044000	12 TALL PINE RD	101	LND06	0.29	R RANCH/SPLIT-ENTRY	1,394	3,416	1966	03	FR	03/24/2023	450,000	533,200	1.18	0.255
U19011000000	3 SWEETSIR RD	101	LND07	2.00	COLONIAL	2,368	3,874	2015	04	AV	04/20/2021	1,180,300	893,800	0.76	0.173
U43026000000	293 FOWLER RD	101	LND07	0.36	RANCH	1,450	3,292	1961	03	AV	05/20/2021	627,800	523,100	0.83	0.097
U19007002000	2 JEWETT RD	101	LND07	0.23	RANCH	1,112	2,224	1965	03	AV	07/20/2021	555,200	484,800	0.87	0.057
U19020000000	14 HAMPTON RD	101	LND07	0.36	COLONIAL	3,011	5,568	1992	06	GD	09/06/2022	1,062,000	975,500	0.92	0.011
U20007A 000	63 FOWLER RD	101	LND07	0.21	CAPE	1,400	2,628	1950	03	AV	09/20/2021	534,100	496,100	0.93	0.001
U19009000000	175 FOWLER RD	101	LND07	2.00	CAPE	1,196	1,967	1870	03	AV	03/20/2023	550,000	512,500	0.93	0.002
U19007010000	10 JEWETT RD	101	LND07	0.27	RANCH	1,112	2,960	1970	03	AV	06/17/2022	585,000	551,400	0.94	0.013
U44015000000	14 FENWAY RD	101	LND07	0.33	RANCH	1,050	2,951	1964	03	GD	09/16/2022	675,000	648,600	0.96	0.031
U19026000000	2 HAMPTON RD	101	LND07	0.36	RANCH	1,340	3,262	1973	03	VG	08/18/2022	640,000	634,100	0.99	0.061
U19007032000	21 VERNON RD	101	LND07	0.26	RANCH	1,113	3,189	1966	03	GD	03/30/2023	550,000	577,000	1.05	0.119
U19007004000	4 JEWETT RD	101	LND07	0.21	CAPE	1,292	3,371	1966	03	AV	08/22/2022	470,000	497,700	1.06	0.129
U12013000000	7 AVON RD	101	LND08	0.53	CAPE	2,214	4,084	1935	05	VG	03/27/2023	1,175,000	911,900	0.78	0.234
U12041000000	42 TRUNDY RD	101	LND08	0.69	OLD STYLE	3,513	6,625	1915	05	VG	05/20/2021	1,378,300	1,126,300	0.82	0.193
U12066000000	12 SURF SIDE AVE	101	LND08	0.46	MODERN/CONTEMP	3,124	5,547	2013	10	GD	07/08/2022	3,530,000	3,324,000	0.94	0.068
U12055000000	8 WAUMBEC RD	101	LND08	0.40	CAPE	1,172	2,624	1950	03	GD	07/25/2022	725,000	695,500	0.96	0.051
U12016000000	21 TRUNDY RD	101	LND08	0.34	MODERN/CONTEMP	2,055	3,714	1950	04	VG	05/09/2022	870,000	841,300	0.97	0.043
U13009B 000	29 REEF RD	101	LND08	0.51	R RANCH/SPLIT-ENTRY	2,113	4,849	1978	05	AV	10/28/2022	1,325,000	1,288,100	0.97	0.038
U12107000000	13 ALGONQUIN RD	101	LND08	0.58	R RANCH/SPLIT-ENTRY	1,944	4,314	1964	04	GD	04/20/2022	875,000	880,500	1.01	0.004
U12021000000	6 WABUN RD	101	LND08	0.36	CAPE	1,540	3,490	1950	04	GD	04/29/2022	760,000	777,000	1.02	0.012
U12018000000	17 TRUNDY RD	101	LND08	0.30	R RANCH/SPLIT-ENTRY	1,404	3,120	1963	03	AV	11/20/2021	641,100	708,700	1.11	0.095
U12064000000	8 SURF SIDE AVE	101	LND08	0.62	MODERN/CONTEMP	3,192	4,600	2015	09	AV	07/20/2021	2,685,600	3,162,400	1.18	0.168
U12020000000	4 WABUN RD	101	LND08	0.32	COLONIAL	2,411	5,576	1940	04	GD	09/20/2021	757,600	902,700	1.19	0.182
U12016000000	21 TRUNDY RD	101	LND08	0.34	MODERN/CONTEMP	2,055	3,714	1950	04	VG	04/20/2021	701,800	841,300	1.20	0.189
U12058000000	25 ALGONQUIN RD	101	LND08	1.58	MODERN/CONTEMP	5,703	9,966	2023	10	AV	07/20/2021	2,595,100	3,214,900	1.24	0.229
U42001023000	1 HIGH VIEW RD	101	LND09	0.47	COLONIAL	2,831	4,815	1963	04	AV	07/20/2021	893,200	816,600	0.91	0.016
U42001044000	9 HIGH VIEW RD	101	LND09	0.46	COLONIAL	1,869	3,210	1987	04	AV	06/22/2022	764,000	713,200	0.93	0.004
R03009A 000	68 LONG POINT LA	101	LND09	0.19	MODERN/CONTEMP	1,497	2,601	2011	05	AV	10/20/2021	967,300	924,500	0.96	0.026

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Mean
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Mean
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Count

1.03
1.01
11.46
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Town of Cape Elizabeth, ME
Analysis by NBC

Parcel / Account#	Location	LUC	NBC	Size Type	Fin Area	Gr Area	Yr. Bilt.	Grade	Cond.	Sale Date	TA Sale Price	Assessment	TA Ratio	Abs
R02011003000	12 WOODS KNOLL DR	101	LND10	1.96 COLONIAL	3,448	6,660	1995	09	GD	06/10/2022	1,935,000	1,769,300	0.91	0.106
R03017002000	8 WHALE BACK WAY	101	LND10	0.98 COLONIAL	4,164	8,310	2002	07	AV	08/20/2021	1,539,200	1,573,200	1.02	0.002
R02009000000	2 WEBSTER FARM RD	101	LND10	1.80 COLONIAL	3,116	6,232	1830	08	VG	03/20/2022	1,457,800	1,527,300	1.05	0.028
Summary for 101 LND10: Mean: 1,935,000 Median: 1,769,300 COD: 1,573,200 Count: 3														
Summary for 101 LND11: Mean: 2,083 Median: 3,227 COD: 2,254 Count: 3														
U36066000000	41 BROAD COVE RD	101	LND11	0.50 CAPE	2,083	5,897	1973	03	GD	03/23/2023	1,211,000	1,024,700	0.85	0.144
U38001001000	32 SALT SPRAY LN	101	LND11	0.54 CAPE	3,227	6,705	1968	06	VG	08/31/2022	2,400,000	2,089,200	0.87	0.120
U36049000000	11 SPRUCE LN	101	LND11	0.75 COLONIAL	2,254	5,000	1969	04	GD	06/20/2021	1,177,800	1,166,200	0.99	0.000
U36052000000	5 SPRUCE LN	101	LND11	0.38 COLONIAL	2,020	3,900	1966	05	AV	09/20/2021	1,067,500	1,064,700	1.00	0.007
U36034000000	4 MISTY LN	101	LND11	0.45 COLONIAL	2,275	4,970	1967	05	AV	01/20/2022	1,175,900	1,177,700	1.00	0.012
U38001003000	7 HUNTS POINT RD	101	LND11	0.57 CAPE	3,306	7,169	1978	06	GD	11/10/2022	2,400,000	2,269,400	0.95	0.044
U36064A 000	20 LEDGEWOOD LN	101	LND11	0.53 COLONIAL	1,949	4,097	1965	04	VG	06/15/2022	1,115,000	1,089,100	0.98	0.013
U36069000000	47 BROAD COVE RD	101	LND11	0.50 COLONIAL	2,512	5,348	1972	05	AV	10/20/2021	1,047,000	1,110,400	1.06	0.071
U36063000000	16 LEDGEWOOD LN	101	LND11	0.45 MODERN/CONTEMP	3,976	7,162	2020	09	AV	08/20/2021	2,123,200	2,286,700	1.08	0.087
U36019000000	52 BROAD COVE RD	101	LND11	0.53 RANCH	1,450	3,652	1972	04	AV	11/20/2021	836,300	920,700	1.10	0.111
Summary for 101 LND11: Mean: 2,083 Median: 3,227 COD: 2,254 Count: 10														
U36000G 000	33 BROAD COVE RD	101	LND11A	0.49 COLONIAL	1,818	3,247	1960	04	AV	08/20/2021	822,900	921,000	1.12	0.000
Summary for 101 LND11A: Mean: 822,900 Median: 921,000 COD: 921,000 Count: 2														
U14036G 000	7 LIGHTHOUSE POINT RD	101	LND12	1.84 CAPE	2,360	4,489	2014	06	VG	10/20/2021	1,365,600	1,161,800	0.85	0.089
U41004A 000	11 ANGELL POINT RD	101	LND12	1.74 MODERN/CONTEMP	3,149	4,984	2015	06	AV	04/20/2021	1,352,600	1,202,800	0.89	0.051
U15066000000	20 BEACON LN	101	LND12	2.50 COLONIAL	3,186	5,677	1999	06	GD	09/23/2022	1,360,000	1,279,000	0.94	0.000
U15042000000	2 BALSAM RD	101	LND12	0.69 MODERN/CONTEMP	4,710	8,966	1972	06	GD	08/08/2022	1,350,000	1,271,000	0.94	0.001
U15015000000	202 TWO LIGHTS RD	101	LND12	0.46 OLD STYLE	1,723	3,507	1900	03	EX	11/20/2021	1,170,800	1,107,100	0.95	0.006
U14016000000	9 ROCKY POINT LN	101	LND12	0.14 CAPE	1,337	1,969	1950	07	VG	07/15/2022	1,450,000	1,438,300	0.99	0.052
U15005000000	172 TWO LIGHTS RD	101	LND12	0.26 CAPE	1,940	3,328	1948	04	GD	09/20/2021	777,900	778,100	1.00	0.060
U15068000000	162 TWO LIGHTS RD	101	LND12	2.60 COLONIAL	3,230	5,958	1962	05	AV	04/20/2021	1,052,700	1,057,300	1.00	0.064
Summary for 101 LND12: Mean: 1,365,600 Median: 1,202,800 COD: 1,279,000 Count: 10														
Summary for 101 LND12A: Mean: 1,365,600 Median: 1,202,800 COD: 1,279,000 Count: 2														

Town of Cape Elizabeth, ME
Analysis by NBC

Parcel / Account#	Location	LUC	NBC	Size Type	Fin Area	Gr Area	Yr. Bilt.	Grade	Cond.	Sale Date	TA Sale Price	Assessment	TA Ratio	Abs
U16033A 000	17 KETTLE COVE RD	101	LND13	0.52 RANCH	1,500	3,272	1963	03	AV	10/31/2022	760,000	713,800	0.94	0.021
U18013001000	2 DAVIS POINT LN	340	LND13	1.01 OFFICE/APT	10,450	17,008	2015	05	AV	01/31/2023	1,800,000	1,744,300	0.97	0.009
												Mean	0.95	
												Median	0.95	
												COD	1.45	
												Count	2	
U18046000000	7 POND VIEW RD	101	LND13A	0.27 RANCH	1,144	2,772	1966	03	AV	09/20/2021	638,600	592,800	0.93	0.032
U18043000000	4 POND VIEW RD	101	LND13A	0.21 R RANCH/SPLIT-ENTRY	1,169	2,498	1960	03	VG	10/20/2021	699,900	650,600	0.93	0.030
U18046000000	7 POND VIEW RD	101	LND13A	0.27 RANCH	1,144	2,772	1966	03	AV	03/20/2022	548,300	592,800	1.08	0.121
												Mean	1.01	
												Median	1.01	
												COD	7.36	
												Count	2	
U52009000000	1 WAINWRIGHT DR	101	LND14	2.01 COLONIAL	4,403	8,683	1987	06	GD	08/20/2021	1,420,800	1,205,500	0.85	0.112
R04049A 000	1114 SAWYER RD	101	LND14	0.32 COLONIAL	1,388	4,368	1963	03	AV	08/15/2022	645,000	580,700	0.90	0.060
U47002000000	195 STILLMAN ST	101	LND14	0.47 COLONIAL	2,384	5,582	1969	04	GD	04/20/2022	805,000	741,100	0.92	0.039
R04012000000	37 EASTMAN RD	101	LND14	0.44 RANCH	1,430	3,291	1950	03	GD	03/24/2023	620,000	596,500	0.96	0.002
U47007000000	1007 SAWYER RD	101	LND14	0.53 OLD STYLE	1,995	3,748	1875	04	FR	01/24/2023	560,000	550,100	0.98	0.022
R04044A 000	95 EASTMAN RD	101	LND14	1.85 RANCH	1,144	2,432	1983	03	FR	11/20/2021	479,500	476,600	0.99	0.034
R05054000000	1275 SAWYER RD	101	LND14	3.50 COLONIAL	4,039	8,255	1978	06	VG	11/20/2021	1,142,900	1,313,900	1.15	0.190
R04014000000	44 EASTMAN RD	101	LND14	1.10 CAPE	1,192	2,372	1957	03	AV	12/20/2021	425,900	493,400	1.16	0.198
R04056000000	1165 SAWYER RD	101	LND14	0.46 CAPE	1,587	2,945	1935	03	AV	12/20/2021	448,800	538,200	1.20	0.239
												Mean	1.18	
												Median	1.18	
												COD	21.25	
												Count	2	
U54028C 000	2 PARK CIR	101	LND14A	3.64 MODERN/CONTEMP	4,796	8,785	1997	07	AV	04/20/2021	1,690,700	1,626,600	0.96	0.002
U59032000000	56 CROSS HILL RD	101	LND14A	0.47 CAPE	3,158	7,480	2004	05	AV	08/20/2021	1,124,800	1,141,600	1.01	0.055
U59033000000	48 CROSS HILL RD	101	LND14A	0.63 COLONIAL	3,944	6,729	2005	07	AV	11/09/2022	1,600,000	1,542,900	0.96	0.004
U53014C 000	4 COLE FLD	101	LND14A	1.88 MODERN/CONTEMP	3,536	6,280	1987	06	AV	07/20/2021	1,080,300	1,131,700	1.05	0.088
U59031000000	60 CROSS HILL RD	101	LND14A	0.74 COLONIAL	3,181	5,427	2002	06	AV	05/10/2022	1,325,000	1,274,400	0.96	0.002
U53002C 000	11 COLE FLD	101	LND14A	0.54 MODERN/CONTEMP	3,623	6,905	1999	06	GD	03/17/2023	1,420,000	1,504,600	1.06	0.100
U58020000000	10 CROSS HILL RD	101	LND14A	0.54 COLONIAL	3,432	6,280	2014	06	AV	06/24/2022	1,460,000	1,473,200	1.01	0.049
U53036C 000	4 PROUT PL	101	LND14A	2.28 MODERN/CONTEMP	3,808	9,178	1989	07	GD	10/20/2021	1,246,100	1,415,400	1.14	0.176
U59008000000	42 CROSS HILL RD	101	LND14A	0.47 COLONIAL	4,064	7,494	2001	07	AV	05/20/2022	1,400,000	1,513,400	1.08	0.121
												Mean	1.11	
												Median	1.11	
												COD	14.41	
												Count	2	

Town of Cape Elizabeth, ME
Analysis by NBC

Parcel / Account#	Location	LUC	NBC	Size Type	Fin Area	Gr Area	Yr. Bilt.	Grade	Cond.	Sale Date	TA Sale Price	Assessment	TA Ratio	Abs
R03010A 000	52 SHIPWRECK COVE RD	101	LND33	1.80 MODERN/CONTEMP	6,946	10,469	2005	06	AV	07/21/2022	2,725,000	2,721,700	1.00	0.039
U10053A 000	1154 SHORE RD	101	LND33	0.63 MODERN/CONTEMP	2,607	4,085	1977	06	GD	05/20/2021	2,462,100	2,763,000	1.12	0.162
U15026000000	213 TWO LIGHTS RD	101	LND33	0.35 MODERN/CONTEMP	3,710	6,002	1997	08	GD	11/20/2021	2,564,500	3,069,500	1.20	0.237
Mean 1.16 Median 1.16 COD 19.38 Count 2														
U50043000000	7 GRANITE RIDGE RD	101	LND3A	0.92 COLONIAL	3,430	6,393	1989	06	AV	07/20/2021	1,508,800	1,136,600	0.75	0.207
U30061000000	10 MANOR WAY	101	LND3A	1.50 COLONIAL	3,159	7,156	1986	06	GD	06/20/2021	1,512,500	1,283,200	0.85	0.112
U57015000000	7 QUARTZ KNOB RD	101	LND3A	1.57 CAPE	3,237	8,762	1994	06	GD	06/17/2022	1,400,000	1,300,100	0.93	0.031
U57013000000	1 QUARTZ KNOB RD	101	LND3A	1.23 COLONIAL	4,157	10,041	1995	06	VG	10/31/2022	1,575,000	1,537,600	0.98	0.016
U30060000000	11 MANOR WAY	101	LND3A	3.60 MODERN/CONTEMP	3,884	9,016	1986	06	GD	08/17/2022	1,300,000	1,316,100	1.01	0.052
U30028000000	11 BELFIELD RD	101	LND3A	3.30 CAPE	3,747	7,761	1983	07	VG	10/31/2022	1,495,000	1,521,600	1.02	0.058
U50044000000	5 GRANITE RIDGE RD	101	LND3A	1.16 COLONIAL	3,789	8,186	1990	06	GD	09/20/2021	1,288,700	1,315,800	1.02	0.061
U30031000000	33 BELFIELD RD	101	LND3A	1.60 CAPE	1,621	2,723	1981	09	AV	07/20/2021	947,500	1,053,600	1.11	0.152
Mean 1.07 Median 1.07 COD 10.34 Count 2														
U21152000000	27 MEADOW WAY	101	LND6A	0.17 CAPE	1,450	2,367	1942	03	GD	06/20/2021	651,500	513,800	0.79	0.171
U21119000000	29 FARM HILL RD	101	LND6A	0.19 CAPE	1,629	3,315	1942	03	AV	06/20/2021	576,500	499,700	0.87	0.093
U21084000000	24 ORCHARD RD	101	LND6A	0.17 CAPE	1,974	3,057	1942	03	AV	11/20/2021	618,800	540,900	0.87	0.086
U21144000000	38 LONGFELLOW DR	101	LND6A	0.20 CAPE	2,163	3,734	1942	03	GD	09/16/2022	610,000	585,000	0.96	0.001
U21034000000	62 LONGFELLOW DR	101	LND6A	0.19 COLONIAL	1,456	3,184	1942	03	AV	07/29/2022	500,000	480,200	0.96	0.000
U21026000000	28 FARM HILL RD	101	LND6A	0.17 CAPE	1,091	2,618	1942	03	AV	10/20/2021	455,200	452,900	0.99	0.035
U21046000000	43 LONGFELLOW DR	101	LND6A	0.22 CAPE	979	2,489	1942	03	AV	05/20/2021	449,500	448,200	1.00	0.037
U21082000000	20 ORCHARD RD	101	LND6A	0.18 COLONIAL	2,076	3,504	1942	03	AV	09/09/2022	555,000	562,500	1.01	0.054
U21141000000	32 LONGFELLOW DR	101	LND6A	0.15 CAPE	1,069	2,400	1942	03	AV	08/20/2021	455,800	464,200	1.02	0.058
U21100000000	52 SCOTT DYER RD	101	LND6A	0.16 CAPE	1,509	2,683	1942	03	GD	07/08/2022	500,000	518,500	1.04	0.077
U21132000000	5 ORCHARD RD	101	LND6A	0.13 COLONIAL	1,450	2,257	1942	03	AV	09/20/2021	464,400	489,700	1.05	0.094
U21111000000	16 MEADOW WAY	101	LND6A	0.17 CAPE	1,283	2,795	1940	03	AV	01/20/2022	411,000	478,700	1.16	0.205
Mean 1.11 Median 1.11 COD 14.52 Count 2														
U42002001000	1 WESTFIELD RD	101	LND8A	0.28 R RANCH/SPLIT-ENTRY	1,125	3,001	1964	03	AV	06/20/2021	588,900	589,500	1.00	0.029
U42002012000	99 OLD OCEAN HOUSE RD	101	LND8A	0.21 R RANCH/SPLIT-ENTRY	1,025	2,470	1962	03	AV	10/04/2022	499,000	527,100	1.06	0.026
Mean 1.03 Median 1.03 COD 2.68 Count 2														

Town of Capt. Beth, ME
Condo Analysis Overall

Parcel / Account#	Location	LUC	NBC	Size Type	Fin Area	Gr Area	Yr. Blt.	Grade	Cond.	Sale Date	TA Sale Price	Assessment	TA Ratio	Abs
U30108000000	8 WINSLOW PL	110	LND20	0.00 CONDOMINIUM	1,256	1,256	1981	05	AV	12/19/2022	349,900	351,047	1.00	0.063
U25019002000	2 OAKVIEW DR	110	LND20	0.00 CONDOMINIUM	1,073	1,073	1981	03	AV	07/21/2022	330,000	333,259	1.01	0.070
U29064113000	28 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,814	4,344	2022	05	AV	10/20/2021	885,100	900,553	1.02	0.077
U45005050000	50 STARBOARD DR	110	LND20	0.00 CONDOMINIUM	1,040	2,080	1979	03	AV	08/02/2022	297,000	303,296	1.02	0.081
U29064114000	26 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,838	4,392	2022	05	AV	09/20/2021	868,300	887,168	1.02	0.082
R04018021000	4 TANAGER LN	110	LND20	0.00 CONDOMINIUM	1,654	3,728	2015	05	AV	06/20/2021	624,800	642,466	1.03	0.088
R04018036000	20 PHOEBES WAY	110	LND20	0.00 CONDOMINIUM	1,654	3,920	2014	05	AV	04/20/2022	715,000	736,965	1.03	0.091
U33052012000	12 CAPE WOODS DR	110	LND20	0.00 CONDOMINIUM	1,666	3,352	1993	04	AV	12/20/2021	534,000	551,322	1.03	0.092
U29066012000	12 CANTERBURY WAY	110	LND20	0.00 CONDOMINIUM	2,174	3,264	1987	06	AV	09/26/2022	645,000	673,774	1.04	0.105
U29064103000	48 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,998	4,712	2020	05	AV	02/20/2022	900,400	952,318	1.06	0.118
U29064111000	32 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,814	4,224	2020	05	AV	07/20/2021	769,700	826,303	1.07	0.134
U11016004000	312 OCEAN HOUSE RD, Unit 4	110	LND20	0.00 CONDOMINIUM	621	1,257	1870	04	AV	10/03/2022	320,000	349,672	1.09	0.153
U29064133000	19 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,838	4,272	2020	05	AV	01/20/2022	743,300	831,860	1.12	0.179
U29066026000	26 WESTMINSTER TER	110	LND20	0.00 CONDOMINIUM	3,298	3,572	1987	06	AV	11/20/2021	696,900	787,452	1.13	0.190
U24009008000	8 WILDWOOD DR	110	LND20	0.00 CONDOMINIUM	2,084	3,250	1981	04	AV	09/20/2021	516,600	588,763	1.14	0.200
U24009037000	37 WILDWOOD DR	110	LND20	0.00 CONDOMINIUM	1,764	3,066	1981	04	AV	06/22/2022	520,000	594,970	1.14	0.204
U24009029000	29 WILDWOOD DR	110	LND20	0.00 CONDOMINIUM	1,908	3,574	1982	04	AV	08/04/2022	550,000	636,998	1.16	0.218
U29064104000	46 MAXWELL WOODS DR	110	LND20	0.00 CONDOMINIUM	1,858	4,312	2022	05	AV	03/20/2022	711,500	837,411	1.18	0.237
R04018011000	24 TANAGER LN	110	LND20	0.00 CONDOMINIUM	1,494	3,600	2017	05	AV	04/20/2021	606,100	719,760	1.19	0.248

Mean 0.94
Median 0.94
COD 9.13
Count 67

Town of Calzabath, ME
Condo Analysis Complex

Parcel / Account#	Location	LUC	NBC	Size	Type	Complex	Fin Area	Gr Area	Yr. Bld.	Grade	Cond.	Sale Date	TA Sale Price	Assessment	TA Ratio	Abs
U29066012000	12 CANTERBURY WAY	110	LND20	0.00	CONDOMINIUM	Canterbury at the Cape	2,174	3,264	1987	06	AV	09/26/2022	645,000	673,774	1.04	0.115
U45002033000	16 CANTERBURY WAY	110	LND20	0.00	CONDOMINIUM	Canterbury at the Cape	2,160	2,634	1987	06	AV	07/20/2021	814,700	635,343	0.78	0.150
U29066024000	24 WESTMINSTER TER	110	LND20	0.00	CONDOMINIUM	Canterbury at the Cape	2,160	2,634	1987	06	AV	07/20/2021	844,900	639,248	0.76	0.173
U29066025000	25 WESTMINSTER TER	110	LND20	0.00	CONDOMINIUM	Canterbury at the Cape	2,205	3,780	1987	06	AV	06/17/2022	785,000	684,774	0.87	0.058
U29066026000	26 WESTMINSTER TER	110	LND20	0.00	CONDOMINIUM	Canterbury at the Cape	3,298	3,572	1987	06	AV	11/20/2021	696,900	787,452	1.13	0.200
U29066030000	3 CANTERBURY WAY	110	LND20	0.00	CONDOMINIUM	Canterbury at the Cape	3,368	3,602	1987	06	AV	08/20/2021	811,000	804,731	0.99	0.062

Median
COD
Count

0.93
13.59
6

U45003025000	19 STARBOARD DR	110	LND20	0.00	CONDOMINIUM	Cape Colonial Village	1,240	1,240	1964	03	AV	08/01/2022	340,000	320,612	0.94	0.063
U45002033000	33 STARBOARD DR	110	LND20	0.00	CONDOMINIUM	Cape Colonial Village	1,064	2,128	1978	03	AV	12/20/2021	354,900	310,700	0.88	0.005
U45005046000	46 STARBOARD DR	110	LND20	0.00	CONDOMINIUM	Cape Colonial Village	1,064	1,064	1979	03	AV	07/25/2022	327,700	313,559	0.96	0.077
U45005050000	50 STARBOARD DR	110	LND20	0.00	CONDOMINIUM	Cape Colonial Village	1,040	2,080	1979	03	AV	08/02/2022	297,000	303,296	1.02	0.141
U45002055000	55 STARBOARD DR	110	LND20	0.00	CONDOMINIUM	Cape Colonial Village	1,040	2,080	1978	03	AV	05/20/2021	350,800	308,542	0.88	0.000
U45002059000	59 STARBOARD DR	110	LND20	0.00	CONDOMINIUM	Cape Colonial Village	1,040	2,080	1978	03	AV	03/20/2022	347,800	308,542	0.89	0.007
U45005060000	60 STARBOARD DR	110	LND20	0.00	CONDOMINIUM	Cape Colonial Village	1,064	2,128	1979	03	AV	12/20/2021	409,500	321,046	0.78	0.096
U45005066000	66 STARBOARD DR	110	LND20	0.00	CONDOMINIUM	Cape Colonial Village	1,040	2,080	1979	03	AV	04/20/2021	401,900	305,047	0.76	0.121
U45005068000	68 STARBOARD DR	110	LND20	0.00	CONDOMINIUM	Cape Colonial Village	1,064	2,128	1979	03	AV	03/20/2022	358,100	298,314	0.83	0.047
U45001089000	89 STARBOARD DR	110	LND20	0.00	CONDOMINIUM	Cape Colonial Village	1,064	2,128	1978	03	AV	04/20/2021	365,600	310,700	0.85	0.030
U45001091000	91 STARBOARD DR	110	LND20	0.00	CONDOMINIUM	Cape Colonial Village	1,040	1,040	1978	03	AV	07/29/2022	349,000	305,409	0.88	0.005

Median
COD
Count

0.88
0.06
11

U05025009000	960 SHORE RD, Unit 9	110	LND20	0.00	CONDOMINIUM	Cape Shore House	1,248	1,664	1875	03	AV	09/07/2022	408,000	403,828	0.99	0.000
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Median
COD
Count

0.99
0.00
1

U33052012000	12 CAPE WOODS DR	110	LND20	0.00	CONDOMINIUM	Cape Woods	1,666	3,352	1993	04	AV	12/20/2021	534,000	551,322	1.03	0.062
U33052021000	21 CAPE WOODS DR	110	LND20	0.00	CONDOMINIUM	Cape Woods	1,666	3,744	1987	04	AV	06/13/2022	700,000	681,624	0.97	0.004
U33052005000	5 CAPE WOODS DR	110	LND20	0.00	CONDOMINIUM	Cape Woods	1,666	3,493	1994	04	AV	10/27/2022	575,000	558,042	0.97	0.001
U33052009000	9 CAPE WOODS DR	110	LND20	0.00	CONDOMINIUM	Cape Woods	1,666	3,352	1993	04	AV	09/20/2021	685,000	547,948	0.80	0.170

Median
COD
Count

0.97
6.10
4

U49033210000	5 HEADLAND LN	110	LND20	0.00	CONDOMINIUM	Cottage Brook	1,814	4,344	2017	05	AV	03/20/2022	767,300	703,451	0.92	0.000
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Median

0.92

Parcel / Account#	Location	LUC	NBC	Size	Type	Complex	Fin Area	Gr Area	Yr. Bilt.	Grade	Cond.	Sale Date	TA Sale Price	Assessment COD	TA Ratio	Abs
U01060007000	51 WOODLAND RD, Unit 7	110	LND20	0.00	CONDOMINIUM	Cottage Farm Place	1,517	1,517	1986	03	AV	09/20/2021	406,400	378,221	0.93	0.000
														Count		1
														Median COD	0.93	
														Count	0.00	1
R04018010000	15 TANAGER LN	110	LND20	0.00	CONDOMINIUM	Eastman Meadow	1,834	4,400	2011	05	AV	06/20/2021	870,300	755,786	0.87	0.072
R04018037000	17 PHOEBES WAY	110	LND20	0.00	CONDOMINIUM	Eastman Meadow	1,822	4,256	2014	05	AV	07/20/2021	826,800	766,647	0.93	0.013
R04018036000	20 PHOEBES WAY	110	LND20	0.00	CONDOMINIUM	Eastman Meadow	1,654	3,920	2014	05	AV	04/20/2022	715,000	736,965	1.03	0.091
R04018011000	24 TANAGER LN	110	LND20	0.00	CONDOMINIUM	Eastman Meadow	1,494	3,600	2017	05	AV	04/20/2021	606,100	719,760	1.19	0.248
R04018042000	26 PHOEBES WAY	110	LND20	0.00	CONDOMINIUM	Eastman Meadow	1,822	4,382	2014	05	AV	09/15/2022	850,000	800,966	0.94	0.002
R04018028000	4 DIPPER RD	110	LND20	0.00	CONDOMINIUM	Eastman Meadow	1,798	4,328	2016	05	AV	06/20/2021	856,700	777,670	0.91	0.032
R04018021000	4 TANAGER LN	110	LND20	0.00	CONDOMINIUM	Eastman Meadow	1,654	3,728	2015	05	AV	06/20/2021	624,800	642,466	1.03	0.098
														Median COD	0.94	
														Count	8.29	7
R06028005000	5 GREAT POND DR	110	LND20	0.00	CONDOMINIUM	Great Pond	980	1,140	1984	03	AV	11/20/2021	356,800	347,403	0.97	0.000
														Median COD	0.97	
														Count	0.00	1
U30114000000	14 WINSLOW PL	110	LND20	0.00	CONDOMINIUM	Hobstone	1,578	1,690	1983	05	AV	12/20/2021	524,200	383,469	0.73	0.148
U30226000000	26 MERRIMAC PL	110	LND20	0.00	CONDOMINIUM	Hobstone	1,633	1,876	1984	05	AV	11/09/2022	475,000	386,114	0.81	0.067
U30228000000	28 MERRIMAC PL	110	LND20	0.00	CONDOMINIUM	Hobstone	1,579	1,691	1984	05	AV	07/16/2022	406,000	378,655	0.93	0.053
U30229000000	29 MERRIMAC PL	110	LND20	0.00	CONDOMINIUM	Hobstone	1,579	1,691	1984	05	GD	05/24/2022	527,000	438,011	0.83	0.049
U30103000000	3 WINSLOW PL	110	LND20	0.00	CONDOMINIUM	Hobstone	1,591	2,241	1980	05	AV	10/20/2021	423,300	385,507	0.91	0.031
U30331000000	31 CONCORD PL	110	LND20	0.00	CONDOMINIUM	Hobstone	1,270	1,818	1984	05	AV	04/26/2022	410,000	352,479	0.86	0.020
U30458000000	58 HUNTER PL	110	LND20	0.00	CONDOMINIUM	Hobstone	1,336	1,506	1990	05	AV	07/01/2022	417,500	375,089	0.90	0.018
U30465000000	65 HUNTER PL	110	LND20	0.00	CONDOMINIUM	Hobstone	1,563	2,084	1995	05	AV	08/15/2022	445,000	409,845	0.92	0.041
U30108000000	8 WINSLOW PL	110	LND20	0.00	CONDOMINIUM	Hobstone	1,256	1,256	1981	05	AV	12/19/2022	349,900	351,047	1.00	0.123
U30109000000	9 WINSLOW PL	110	LND20	0.00	CONDOMINIUM	Hobstone	1,632	2,120	1981	05	AV	03/20/2022	466,500	388,593	0.83	0.047
														Median COD	0.88	
														Count	6.79	10
U29064130000	11 MAXWELL WOODS DR	110	LND20	0.00	CONDOMINIUM	Maxwell Woods	1,814	4,344	2022	05	AV	08/19/2022	880,000	847,543	0.96	0.007

Town of Calzabath, ME
Condo Analysis Complex

Parcel / Account#	Location	LUC	NBC	Size Type	Complex	Fin Area	Gr Area	Yr. Bilt.	Grade	Cond.	Sale Date	TA Sale Price	Assessment	TA Ratio	Abs
U29064132000	17 MAXWELL WOODS DR	110	LND20	0.00	CONDOMINIUM Maxwell Woods	1,814	4,224	2022	05	AV	07/08/2022	865,000	840,208	0.97	0.001
U29064133000	19 MAXWELL WOODS DR	110	LND20	0.00	CONDOMINIUM Maxwell Woods	1,838	4,272	2020	05	AV	01/20/2022	743,300	831,860	1.12	0.149
U29064134000	21 MAXWELL WOODS DR	110	LND20	0.00	CONDOMINIUM Maxwell Woods	1,998	4,592	2020	05	AV	12/20/2021	885,900	862,374	0.97	0.003
U29064114000	26 MAXWELL WOODS DR	110	LND20	0.00	CONDOMINIUM Maxwell Woods	1,838	4,392	2022	05	AV	09/20/2021	868,300	887,168	1.02	0.052
U29064113000	28 MAXWELL WOODS DR	110	LND20	0.00	CONDOMINIUM Maxwell Woods	1,814	4,344	2022	05	AV	10/20/2021	885,100	900,553	1.02	0.047
U29064112000	30 MAXWELL WOODS DR	110	LND20	0.00	CONDOMINIUM Maxwell Woods	1,814	4,344	2020	05	AV	06/20/2021	928,700	873,370	0.94	0.030
U29064111000	32 MAXWELL WOODS DR	110	LND20	0.00	CONDOMINIUM Maxwell Woods	1,814	4,224	2020	05	AV	07/20/2021	769,700	826,303	1.07	0.104
U29064136000	35 MAXWELL WOODS DR	110	LND20	0.00	CONDOMINIUM Maxwell Woods	1,838	4,520	2020	05	AV	05/20/2021	1,090,100	876,890	0.80	0.166
U29064106000	42 MAXWELL WOODS DR	110	LND20	0.00	CONDOMINIUM Maxwell Woods	1,838	4,512	2020	05	AV	07/20/2021	974,000	827,411	0.85	0.121
U29064105000	44 MAXWELL WOODS DR	110	LND20	0.00	CONDOMINIUM Maxwell Woods	1,814	4,344	2020	05	AV	04/20/2021	863,700	823,814	0.95	0.016
U29064104000	46 MAXWELL WOODS DR	110	LND20	0.00	CONDOMINIUM Maxwell Woods	1,858	4,312	2022	05	AV	03/20/2022	711,500	837,411	1.18	0.207
U29064103000	48 MAXWELL WOODS DR	110	LND20	0.00	CONDOMINIUM Maxwell Woods	1,998	4,712	2020	05	AV	02/20/2022	900,400	952,318	1.06	0.088
U29064124000	6 MAXWELL WOODS DR	110	LND20	0.00	CONDOMINIUM Maxwell Woods	1,814	4,384	2019	05	AV	05/16/2022	850,000	814,960	0.96	0.011
U29064129000	9 MAXWELL WOODS DR	110	LND20	0.00	CONDOMINIUM Maxwell Woods	1,814	4,344	2022	05	AV	09/09/2022	880,000	847,543	0.96	0.007

Median
COD 0.97
Count 15

U11016002000	312 OCEAN HOUSE RD, Unit 2	110	LND20	0.00	CONDOMINIUM Ocean House	252	892	1870	04	AV	04/20/2022	300,000	254,646	0.85	0.121
U11016004000	312 OCEAN HOUSE RD, Unit 4	110	LND20	0.00	CONDOMINIUM Ocean House	621	1,257	1870	04	AV	10/03/2022	320,000	349,672	1.09	0.123

Median
COD 0.97
Count 2

U25019002000	2 OAKVIEW DR	110	LND20	0.00	CONDOMINIUM The Oaks	1,073	1,073	1981	03	AV	07/21/2022	330,000	333,259	1.01	0.000
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Median
COD 1.01
Count 1

U24009017000	17 WILDWOOD DR	110	LND20	0.00	CONDOMINIUM Wildwood Assoc	2,012	4,128	1981	04	AV	08/15/2022	705,000	587,878	0.83	0.136
U24009029000	29 WILDWOOD DR	110	LND20	0.00	CONDOMINIUM Wildwood Assoc	1,908	3,574	1982	04	AV	08/04/2022	550,000	636,998	1.16	0.188
U24009037000	37 WILDWOOD DR	110	LND20	0.00	CONDOMINIUM Wildwood Assoc	1,764	3,066	1981	04	AV	06/22/2022	520,000	594,970	1.14	0.174
U24009051000	51 WILDWOOD DR	110	LND20	0.00	CONDOMINIUM Wildwood Assoc	1,917	3,759	1983	04	AV	02/20/2022	732,200	624,153	0.85	0.118
U24009056000	56 WILDWOOD DR	110	LND20	0.00	CONDOMINIUM Wildwood Assoc	2,076	4,416	1983	04	AV	10/26/2022	705,000	657,068	0.93	0.038
U24009058000	58 WILDWOOD DR	110	LND20	0.00	CONDOMINIUM Wildwood Assoc	2,076	4,116	1983	04	AV	08/15/2022	680,000	660,179	0.97	0.001
U24009080000	8 WILDWOOD DR	110	LND20	0.00	CONDOMINIUM Wildwood Assoc	2,084	3,250	1981	04	AV	09/20/2021	516,600	588,763	1.14	0.170

Median
COD 0.97
Count 7

SECTION E
LAND TABLES



01/11/2024

11:06:01AM

Cape Elizabeth

Land Price Data

01/31/2024

11:06:01AM

Cape Elizabeth Land Price Data

1

NBC: -

Land Factor: 1.00 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type:		Base Value:			Based on:	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:						

NBC: LND01 - Neighborhood 1 Neighborh

Land Factor: 2.00 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND02 - Neighborhood 2 Neighborh

Land Factor: 1.70 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND03 - Neighborhood 3 Neighborh

Land Factor: 1.15 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND04 - Neighborhood 4 Neighborh

Land Factor: 1.15 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

Cape Elizabeth Land Price Data

NBC: LND05 - Neighborhood 5 Neighborh

Land Factor: 1.10 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND06 - Neighborhood 6 Neighborh

Land Factor: 1.10 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND07 - Neighborhood 7 Neighborh

Land Factor: 1.10 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND08 - Neighborhood 8 Neighborh

Land Factor: 1.75 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND09 - Neighborhood 9 Neighborh

Land Factor: 1.50 Building Factor: 1.00 SFYI Factor: 1.00

Cape Elizabeth Land Price Data

Unit Type: **AC**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: **SF**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND10 - Neighborhood 10 Neighborl

Land Factor: 2.15

Building Factor: 1.00

SFYI Factor: 1.00

Unit Type: **AC**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: **SF**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND11 - Neighborhood 11 Neighborl

Land Factor: 2.60

Building Factor: 1.00

SFYI Factor: 1.00

Unit Type: **AC**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: **SF**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND11A - NBHD 11A NBHD 11 A

Land Factor: 2.40

Building Factor: 1.00

SFYI Factor: 1.00

Unit Type: **AC**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: **SF**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND12 - Neighborhood 12 Neighborl

Land Factor: 1.75

Building Factor: 1.00

SFYI Factor: 1.00

Unit Type: **AC**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: **SF**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

01/31/2024

11:06:01AM

Cape Elizabeth Land Price Data

4

NBC: LND13 - Neighborhood 13 Neighborl

Land Factor: 1.90 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND13A - NBHD 13A NBHD 13A

Land Factor: 1.40 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND14 - Neighborhood 14 Neighborl

Land Factor: 1.15 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND14A - NBHD 14A NBHD 14A

Land Factor: 2.15 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND15 - Neighborhood 15 Neighborl

Land Factor: 1.75 Building Factor: 1.00 SFYI Factor: 1.00

Cape Elizabeth Land Price Data

Unit Type: **AC**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: **SF**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND16 - Restricted Land Restricted

Land Factor: 1.00

Building Factor: 1.00

SFYI Factor: 1.00

Unit Type: **AC**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: **SF**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND17 - Urban Excess Land Urban I

Land Factor: 1.00

Building Factor: 1.00

SFYI Factor: 1.00

Unit Type:

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 999999999.00000	1	4,356.00	1.00	1.00	1.00

Unit Type: **AC**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: **SF**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND18 - Urban Excess Land Urban I

Land Factor: 1.00

Building Factor: 1.00

SFYI Factor: 1.00

Unit Type:

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 999999999.00000	1	26,136.00	1.00	1.00	1.00

Unit Type: **AC**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: **SF**

Base Value:

Based on: Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

Cape Elizabeth Land Price Data

NBC: LND19 - Rural Excess Land Rural E)

Land Factor: 1.00 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type:		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 999999999.00000	1	600.00	1.00	1.00	1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND1A - NBHD 1A NBHD1A

Land Factor: 2.00 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on:	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on:	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND20 - Condominiums Condominit

Land Factor: 1.00 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: LT		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:						

NBC: LND21 - ASF TBL1 CONDO SITE ASI

Land Factor: 1.00 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type:		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 999999999.00000	1	50,000.00	1.00	1.00	1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

Cape Elizabeth Land Price Data

NBC: LND22 - ASF TBL SUBDIV LOTS ASF

Land Factor: 1.00 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type:		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 999999999.00000	1	200,000.00	1.00	1.00	1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND23 - ASF TREE GR MIX ASF TRE

Land Factor: 1.00 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type:		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 999999999.00000	1	184.00	1.00	1.00	1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND24 - Farm & Open Space Farm 8

Land Factor: 1.00 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND26 - Conservation Land Consen

Land Factor: 0.10 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

01/31/2024

Cape Elizabeth

8

11:06:01AM

Land Price Data

NBC: LND27 - TREE GROWTH SOFT TREE

Land Factor: 1.00 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type:		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 999999999.00000	1	421.00	1.00	1.00	1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND28 - TREE GROWTH MIXED TRE

Land Factor: 1.00 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type:		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 999999999.00000	1	436.00	1.00	1.00	1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND29 - TREE GROWTH HARD TREI

Land Factor: 1.00 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type:		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 999999999.00000	1	344.00	1.00	1.00	1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND30 - FORT WILLIAMS FORT WIL

Land Factor: 1.00 Building Factor: 1.00 SFYI Factor: 1.00

Cape Elizabeth Land Price Data

Unit Type:		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 999999999.00000	1	400,000.00	1.00	1.00	1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND33 - OCEANFRNT OCEANFRON'

Land Factor: 3.00 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND3A - NBHD3A NBHD3A

Land Factor: 2.00 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on:	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on:	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND6A - NBHD 6A NBHD 6A

Land Factor: 1.05 Building Factor: 1.00 SFYI Factor: 1.00

Unit Type: AC		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: SF		Base Value:			Based on: Line	
	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

NBC: LND8A - NBHD 8A NBHD 8A

Land Factor: 1.10 Building Factor: 1.00 SFYI Factor: 1.00

01/31/2024

Cape Elizabeth Land Price Data

10

11:06:01AM

Unit Type: **AC**

Base Value:

Based on : Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 9999.00000		15,000.00		1.00	1.00

Unit Type: **SF**

Base Value:

Based on : Line

	Range	Std Size	Std\$/Unit	Curve %	Min Factor	Max Factor
Int 1 from 0 to:	0.00000 - 435600.00000	43,560	6.00	90.00	0.80	8.00

Town of Cape Elizabeth, ME

Land Use Codes

Land Use	Short Description
013	MIXED USE RES
031	MIXED USE COM
101	SINGLE FAMILY
102	SINGLE FAMILY W/ADU
103	MANUFACT HSE
104	TWO UNIT APT
105	THREE UNIT APT
106	AFFORD HSE REST
107	DWELLING ON LL
108	BLANK
109	MULTI HOUSE
110	CONDOMINIUM
111	4 TO 8 UNIT APTS
112	OVER 8 UNIT APTS
113	BLANK
114	SUBSIDIZED HOUSING
121	ROOMING HOUSE
122	FRAT HOUSE
123	DORMITORIES
124	RECT/CONVENT
125	CONGREGATE
130	DEV LAND
131	POT DEV LAND
132	UNDEV LAND
133	LAND W/OUTBUILDINGS
140	CHILD CARE
200	COMMON LAND
300	HOTELS
301	MOTELS
302	INNS
303	MH PARK
304	NURSING HOME
305	PRIVATE HOSPITAL
306	CARE FACILITY
310	HOLDING TANKS
311	PROPANE TANKS
312	GRAIN ELEVATOR
313	LUMBER YARD
314	TRUCK TERMINAL
315	DOCKS-WHARFS
316	WAREHOUSE
317	FARM
318	GREENHOUSE
321	BUILD SUPPLY
322	DISCOUNT STORE

Town of Cape Elizabeth, ME**Land Use Codes**

Land Use	Short Description
323	SHOP CENTER
324	SUPERMARKET
325	RETAIL SHOP
326	RESTAURANT
327	FAST FOOD
330	AUTO SALES-SERVICES
331	AUTO SUPPLY
332	AUTO REPAIR
333	GAS STATION
334	GAS-CNVT STORE
335	CAR WASH
336	PARKING GARAGE
337	PARKING LOT
338	OTH SALES AND SERVICE
340	OFFICE BLDG
341	BANK
342	MED OFFICE
350	MAIL FACILITY
351	EDU PROPERTY
352	ADULT DAY CARE
353	FRATERNAL ORG
354	BUS TERMINAL
355	FUNERAL HOME
356	MISC PUBLIC SERVICE
360	MUSEUM
361	ART GALLERY
362	MOVIE THEATER
363	DRIVE IN THEATER
364	THEATER
365	STADIUM
366	ARENAS
367	RACE TRACK
368	FAIR GROUNDS
369	OTHE CULTURAL
370	BOWLING
371	ICE RINK
372	ROLLER RINK
373	SWIM POOL
374	HEALTH SPA
375	TENNIS CLUB
376	ATHLETIC CLUB
377	OTHER INDOOR FAC
380	GOLF COURSE
381	TENNIS COURT
382	RIDING STABLE

Town of Cape Elizabeth, ME

Land Use Codes

Land Use	Short Description
383	BEACH
384	MARINA
385	FISH AND GAME CLUB
386	CAMP GROUNDQ
387	SUMMER CAMP
388	REC FACILITY
390	DEV LAND
391	POT DEV LAND
392	UNDEV LAND
400	MANUFACTURING
401	IND WAREHOUSE
402	IND OFFICE
403	IND ACCESS LAND
404	R AND D
410	SAND-GRAVEL
411	GYP SUM
412	ROCK
413	OTHER QURRY
420	IND TANKS
421	NATURAL GAS
422	ELECTRIC ROW
424	ELEC SUBSTATION
425	GAS PROD PLANT
426	GAS ROW
427	GAS STORAGE
428	GAS PRESS CONTROL
430	TEL EXCHANGE STAT
431	TEL RELAY TOWER
432	CABLE TV TRANS
433	RADIO TRANS
434	CELL TOWER
440	DEV LAND
441	POT DEV LAND
442	UNDEV LAND
450	ELECTRIC GENERATIN
451	RENEWABLE ENERGY
600	FARMLAND
601	FARM W/TG
602	CROP LAND
603	ORCHARD
604	PASTURE
605	HORTICULTURE
606	HORT LAND
607	BLUEBERRY
608	WASTE

Town of Cape Elizabeth, ME**Land Use Codes**

Land Use	Short Description
700	TREE GROWTH
701	SOFTWOOD
702	MIXED WOOD
703	HARDWOOD
800	OPEN SPACE
801	ORD OPEN
802	PERM PROTECT
803	FOR WILD
804	PUBLIC ACCESS
805	MANAG F
900	US GOV
901	STATE OF MAINE
910	STATE PARK
911	MAINE FISH AND GAME
912	MAINE CORRECTIONS
913	MAIN VETERANS HOME
914	MAIN DEPT HEALTH
915	WATER SUPPLY
916	MILITARY DIVISION
919	MAINE OTHER
920	MAINE HIGHWAY
930	TOWN VACANT
931	TOWN IMPROVED
932	TOWN VACANT-CONSERVATION
933	TOWN VACANT EDUCATION
934	TOWN IMP EDUCATION
935	TOWN IMP PUBLIC SAFETY
936	TOWN VACANT TAX TITLE
937	TOWN IMP TAX TITLE
940	PRIVATE ELEMENTARY
941	PRIVATE SECONDARY SCHOOL
942	PRIVATE COLLEGE-UNIVERSITY
943	PRIVATE EDUCATIONAL-OTHER
944	PRIVATE ATHLETIC
945	PRIVATE HOUSING
946	PRIVATE VACANT LAND
950	CHARITABLE
951	CHARITABLE-OTHER
952	CHARITABLE-AUXILIARY
953	CEMETERY
954	FUNCTION HALL
955	HOSPITAL
956	LIBRARY
957	CHARITABLE SERVICE
958	RECREATION

Town of Cape Elizabeth, ME

Land Use Codes

Land Use	Short Description
959	HOUSING
960	CHURCH
961	RECTORY
962	CHURCH-OTHER
970	HOUSING AUTHORITY
971	UTILITY AUTHORITY
972	TRANSPORTATION
973	HOUSING AUTHORITY VACANT
974	UTILITY AUTHORITY VACANT
975	TRANS AUTHORITY VACANT
980	OTHER MUNICIPAL VACANT
981	OTHER MUNICIPAL IMP
982	OTHER MUNICIPAL CONSERVATION
991	DISTRICT VACANT
992	DISTRICT IMPROVED
995	CONDO MASTER

Town of Cape Elizabeth, ME
NBC Codes

Neighborhood	Short Description	Land Factor
LND01	Neighborhood 1	2.00
LND02	Neighborhood 2	1.70
LND03	Neighborhood 3	1.15
LND04	Neighborhood 4	1.15
LND05	Neighborhood 5	1.10
LND06	Neighborhood 6	1.10
LND07	Neighborhood 7	1.10
LND08	Neighborhood 8	1.75
LND09	Neighborhood 9	1.50
LND10	Neighborhood 10	2.15
LND11	Neighborhood 11	2.60
LND11A	NBHD 11A	2.40
LND12	Neighborhood 12	1.75
LND13	Neighborhood 13	1.90
LND13A	NBHD 13A	1.40
LND14	Neighborhood 14	1.15
LND14A	NBHD 14A	2.15
LND15	Neighborhood 15	1.75
LND16	Restricted Land	1.00
LND17	Not Used	1.00
LND18	Not Used	1.00
LND19	Not Used	1.00
LND1A	NBHD 1A	2.00
LND20	Condominiums	1.00
LND21	Not Used	1.00
LND22	Not Used	1.00
LND23	Not Used	1.00
LND24	Not Used	1.00
LND26	Conservation Land	0.10
LND27	TREE GROWTH SOFT	1.00
LND28	TREE GROWTH MIXED	1.00
LND29	TREE GROWTH HARD	1.00
LND30	FORT WILLIAMS	1.00
LND33	OCEANFRNT	3.00
LND3A	NBHD3A	2.00
LND6A	NBHD 6A	1.05
LND8A	NBHD 8A	1.10

**Town of Cape Elizabeth, ME
NBC Modifiers**

Neighborhood Modifier	Short Description	Land Factor
E	EXCELLENT PROX	4.75
V	VERY GOOD PROX	2.40
G	GOOD PROX	2.00
AG	ABOVE AVG PROX	1.60
A	AVERAGE PROX	1.00
OF	OCEANFRONT	3.00
DP	DELANO PARK WA	2.75
GPP	GREAT PND PROX	1.25
GRW	GREAT PND WF	3.00
CBA	CASINO BEACH WA	1.60
001	EASTMAN MEADOW	1.75
002	GREAT POND	1.60
003	COTTAGE FARM PLACE	1.60
004	CAPE SORE HOUSE	2.00
005	OCEANHOUSE	1.00
006	WILDWOOD	2.75
007	THE OAKS	1.50
008	MAXWELL WOODS	2.00
009	CANTERBURY	2.25
010	HOBSTONE	1.00
011	CAPE WOODS	2.00
012	CAPE COLONIAL	1.25
013	COTTAGE BROOK	1.00
014	TROLLEY STOP	1.50
015	GLOUCESTER	1.00
OF1	OCEAN FRONT 1	2.00
OF3	OCEAN FRONT 3	4.00
OF2	OCEANFRONT 2	3.50
C1	COMMERCIAL	1.10

SECTION F
BUILDING TABLES



Patriot Properties

01/31/2024

11:00AM

Cape Elizabeth

Calculation Table :Building Pricing Table

Cape Elizabeth Calculation Table :Building Pricing Table

Building Type:

Price Per Unit: Building Group Type: -

Building Type: 01 RANCH

Price Per Unit: 170.00 Building Group Type: R - RESIDENTIAL

Building Type: 02 SPLIT-LEVEL

Price Per Unit: 170.00 Building Group Type: R - RESIDENTIAL

Building Type: 03 COLONIAL

Price Per Unit: 180.00 Building Group Type: R - RESIDENTIAL

Building Type: 04 CAPE

Price Per Unit: 165.00 Building Group Type: R - RESIDENTIAL

Building Type: 05 BUNGALOW

Price Per Unit: 170.00 Building Group Type: R - RESIDENTIAL

Building Type: 06 OLD STYLE

Price Per Unit: 170.00 Building Group Type: R - RESIDENTIAL

Building Type: 07 MODERN/CONTEMP

Price Per Unit: 165.00 Building Group Type: R - RESIDENTIAL

Building Type: 08 R RANCH/SPLIT-ENTRY

Price Per Unit: 170.00 Building Group Type: R - RESIDENTIAL

Building Type: 09 COTTAGE

Price Per Unit: 150.00 Building Group Type: R - RESIDENTIAL

Building Type: 10 ANTIQUE

Price Per Unit: 180.00 Building Group Type: R - RESIDENTIAL

Building Type: 11 TWO UNITS

Price Per Unit: 115.00 Building Group Type: A - APARTMENT

Building Type: 12 THREE UNITS

Price Per Unit: 110.00 Building Group Type: A - APARTMENT

Building Type: 13 RES APTS

Price Per Unit: 105.00 Building Group Type: M - MULTI-FAMILY APT

Building Type: 300 HOME FOR AGED

Price Per Unit: 167.00 Building Group Type: C - COMMERCIAL APT

Building Type: 301 DORMITORY

Price Per Unit: 152.00 Building Group Type: I - INDUSTRIAL

Building Type: 302 APARTMENTS

Price Per Unit: 136.00 Building Group Type: C - COMMERCIAL APT

Building Type: 303 HOTEL-LIMITED SERVICE

Cape Elizabeth Calculation Table :Building Pricing Table

Per Unit: 137.00 Building Group Type: C - COMMERCIAL HTL

Building Type: 304 MOTELS

Price Per Unit: 128.00 Building Group Type: C - COMMERCIAL HTL

Building Type: 305 ROOMING HOUSE

Price Per Unit: 118.00 Building Group Type: A - APARTMENT APT

Building Type: 306 MEDICAL CONDO

Price Per Unit: 150.00 Building Group Type: C - COMMERCIAL MCO

Building Type: 307 RECTORIES

Price Per Unit: 145.00 Building Group Type: R - RESIDENTIAL

Building Type: 308 B&B INN

Price Per Unit: 135.00 Building Group Type: R - RESIDENTIAL HTL

Building Type: 309 FRATERNITY HOUSING

Price Per Unit: 147.00 Building Group Type: R - RESIDENTIAL

Building Type: 310 GUEST COTTAGES

Price Per Unit: 147.00 Building Group Type: R - RESIDENTIAL

Building Type: 311 GROUP CARE HOMES

Price Per Unit: 143.00 Building Group Type: C - COMMERCIAL APT

Building Type: 312 ASSISTED LIVING

Price Per Unit: 134.00 Building Group Type: C - COMMERCIAL ALF

Building Type: 313 CLUBS/LODGES

Price Per Unit: 135.00 Building Group Type: C - COMMERCIAL

Building Type: 314 BAR/PUB/TAV

Price Per Unit: 141.00 Building Group Type: C - COMMERCIAL RST

Building Type: 315 HEALTH CLUB

Price Per Unit: 158.00 Building Group Type: C - COMMERCIAL

Building Type: 316 RESTAURANT

Price Per Unit: 174.00 Building Group Type: C - COMMERCIAL RST

Building Type: 317 COUNTRY CLUB

Price Per Unit: 189.00 Building Group Type: C - COMMERCIAL

Building Type: 318 FAST FOOD-LOCAL

Price Per Unit: 132.00 Building Group Type: C - COMMERCIAL FFL

Building Type: 319 FUNERAL HOME

Price Per Unit: 151.00 Building Group Type: R - RESIDENTIAL

Building Type: 320 FAST FOOD-REGIONAL

Price Per Unit: 202.00 Building Group Type: C - COMMERCIAL FFD

Building Type:	321	SNACK BAR		
Price Per Unit:	108.00	Building Group Type:	C - COMMERCIAL	FFL
Building Type:	322	SUPERMARKETS		
Price Per Unit:	128.00	Building Group Type:	C - COMMERCIAL	SPT
Building Type:	323	DRUG STORE		
Price Per Unit:	154.00	Building Group Type:	C - COMMERCIAL	RTL
Building Type:	324	MARKET		
Price Per Unit:	116.00	Building Group Type:	C - COMMERCIAL	SPT
Building Type:	325	FLORIST SHOP		
Price Per Unit:	116.00	Building Group Type:	C - COMMERCIAL	RTL
Building Type:	326	GAS MART		
Price Per Unit:	219.00	Building Group Type:	C - COMMERCIAL	GAS
Building Type:	327	CONVENIENCE STORE		
Price Per Unit:	124.00	Building Group Type:	C - COMMERCIAL	RTL
Building Type:	328	DRY CLN/LAUNDRY		
Price Per Unit:	125.00	Building Group Type:	C - COMMERCIAL	RTL
Building Type:	329	BARBER SHOP/BEAUTY		
Price Per Unit:	103.00	Building Group Type:	C - COMMERCIAL	RTL
Building Type:	330	COMMERCIAL		
Price Per Unit:	83.00	Building Group Type:	C - COMMERCIAL	RTL
Building Type:	331	STORE		
Price Per Unit:	115.00	Building Group Type:	C - COMMERCIAL	RTL
Building Type:	332	DEPARTMENT/BIG BOX		
Price Per Unit:	131.00	Building Group Type:	C - COMMERCIAL	RTL
Building Type:	333	WAREHOUSE SHOWROOM		
Price Per Unit:	83.00	Building Group Type:	C - COMMERCIAL	WHS
Building Type:	334	STORES/APT COM		
Price Per Unit:	124.00	Building Group Type:	C - COMMERCIAL	
Building Type:	335	SHOP CENTER LO		
Price Per Unit:	134.00	Building Group Type:	C - COMMERCIAL	RTL
Building Type:	336	MIXED RETAIL/OFFICE		
Price Per Unit:	126.00	Building Group Type:	C - COMMERCIAL	RTL
Building Type:	337	SHOP CENTER RE		
Price Per Unit:	162.00	Building Group Type:	C - COMMERCIAL	RTL
Building Type:	338	INDUSTRIAL FLEX		

Cape Elizabeth

Calculation Table :Building Pricing Table

Per Unit: 74.00 Building Group Type: I - INDUSTRIAL WHS

Building Type: 339 LIGHT INDUSTRIAL

Price Per Unit: 74.00 Building Group Type: I - INDUSTRIAL WHS

Building Type: 340 PRE-ENG MFG

Price Per Unit: 66.00 Building Group Type: I - INDUSTRIAL WHS

Building Type: 341 HEAVY INDUST

Price Per Unit: 108.00 Building Group Type: I - INDUSTRIAL WHS

Building Type: 342 RESEARCH & DEV

Price Per Unit: 104.00 Building Group Type: I - INDUSTRIAL WHS

Building Type: 343 PRE-ENG WAREHS

Price Per Unit: 63.00 Building Group Type: C - COMMERCIAL WHS

Building Type: 344 TRUCK TERMINAL

Price Per Unit: 98.00 Building Group Type: I - INDUSTRIAL WHS

Building Type: 345 COLD STORAGE

Price Per Unit: 97.00 Building Group Type: I - INDUSTRIAL WHS

Building Type: 346 WAREHOUSING

Price Per Unit: 63.00 Building Group Type: I - INDUSTRIAL WHS

Building Type: 347 OFFICE/WAREHS

Price Per Unit: 89.00 Building Group Type: C - COMMERCIAL WHS

Building Type: 348 SELF STORAGE

Price Per Unit: 63.00 Building Group Type: C - COMMERCIAL WHS

Building Type: 349 AUTO DEALERSHIP

Price Per Unit: 129.00 Building Group Type: C - COMMERCIAL RTL

Building Type: 350 PRE-ENG GAR

Price Per Unit: 68.00 Building Group Type: C - COMMERCIAL

Building Type: 351 MINI LUBE

Price Per Unit: 144.00 Building Group Type: C - COMMERCIAL

Building Type: 352 MUNICIPAL GARAGE

Price Per Unit: 122.00 Building Group Type: C - COMMERCIAL

Building Type: 353 PARKING GARAGE

Price Per Unit: 75.00 Building Group Type: C - COMMERCIAL

Building Type: 354 TELEPHONE BLDG

Price Per Unit: 112.00 Building Group Type: I - INDUSTRIAL

Building Type: 355 BAKERY

Price Per Unit: 63.00 Building Group Type: C - COMMERCIAL WHS

Building Type:	356	OFFICE BLDG		
Price Per Unit:	147.00	Building Group Type:	C - COMMERCIAL	OFC
Building Type:	357	BANK-CENTRAL OFFICES		
Price Per Unit:	237.00	Building Group Type:	C - COMMERCIAL	BNK
Building Type:	358	BRANCH BANK		
Price Per Unit:	222.00	Building Group Type:	C - COMMERCIAL	BNK
Building Type:	359	MEDICAL OFFICE		
Price Per Unit:	188.00	Building Group Type:	C - COMMERCIAL	OFC
Building Type:	360	URGENT CARE		
Price Per Unit:	140.00	Building Group Type:	C - COMMERCIAL	
Building Type:	361	HOSPITALS		
Price Per Unit:	310.00	Building Group Type:	I - INDUSTRIAL	
Building Type:	362	NURSING HOME		
Price Per Unit:	206.00	Building Group Type:	C - COMMERCIAL	NRS
Building Type:	363	FIRE STATION		
Price Per Unit:	181.00	Building Group Type:	CTY - CITY PROPERT	
Building Type:	364	CITY/TOWN HALL		
Price Per Unit:	211.00	Building Group Type:	CTY - CITY PROPERT	
Building Type:	365	GOVERNMENTAL-CA		
Price Per Unit:	173.00	Building Group Type:	CTY - CITY PROPERT	
Building Type:	366	LIBRARY		
Price Per Unit:	200.00	Building Group Type:	CTY - CITY PROPERT	
Building Type:	367	CHURCHES		
Price Per Unit:	199.00	Building Group Type:	P - PUBLIC ASSEM	
Building Type:	368	THEATERS ENCL		
Price Per Unit:	158.00	Building Group Type:	C - COMMERCIAL	
Building Type:	369	AUDITORIUM		
Price Per Unit:	190.00	Building Group Type:	C - COMMERCIAL	
Building Type:	370	MUSEUMS		
Price Per Unit:	205.00	Building Group Type:	C - COMMERCIAL	
Building Type:	371	ICE RINK		
Price Per Unit:	127.00	Building Group Type:	C - COMMERCIAL	
Building Type:	372	BOWLING		
Price Per Unit:	103.00	Building Group Type:	C - COMMERCIAL	
Building Type:	375	SCHOOL/COLLEGE		

Cape Elizabeth Calculation Table :Building Pricing Table

Per Unit: 224.00 Building Group Type: P - PUBLIC ASSEM

Building Type: 376 CAR WASH

Price Per Unit: 139.00 Building Group Type: C - COMMERCIAL

Building Type: 377 COIN-OP CARWSH

Price Per Unit: 107.00 Building Group Type: C - COMMERCIAL

Building Type: 378 CASINO

Price Per Unit: 204.00 Building Group Type: C - COMMERCIAL

Building Type: 379 OFFICE/APT

Price Per Unit: 133.00 Building Group Type: C - COMMERCIAL

Building Type: 380 SENIOR HOUSING

Price Per Unit: 117.00 Building Group Type: C - COMMERCIAL APT

Building Type: 381 WAREHOUSE DISCOUNT STORE

Price Per Unit: 88.00 Building Group Type: I - INDUSTRIAL WHS

Building Type: 382 LABORATORY

Price Per Unit: 263.00 Building Group Type: I - INDUSTRIAL

Building Type: 383 COMPUTER DATA CENTER

Price Per Unit: 198.00 Building Group Type: I - INDUSTRIAL

Building Type: 384 POST OFFICE

Price Per Unit: 198.00 Building Group Type: I - INDUSTRIAL

Building Type: 385 DISTRIBUTION WAREHOUSE

Price Per Unit: 94.00 Building Group Type: I - INDUSTRIAL

Building Type: 386 MAINTENANCE HANGARS

Price Per Unit: 71.00 Building Group Type: I - INDUSTRIAL

Building Type: 387 STORAGE HANGARS

Price Per Unit: 52.00 Building Group Type: I - INDUSTRIAL

Building Type: 388 SERVICE STATION

Price Per Unit: 182.00 Building Group Type: C - COMMERCIAL GAS

Building Type: 389 SERVICE SHOPS

Price Per Unit: 82.00 Building Group Type: C - COMMERCIAL SER

Building Type: 390 GARAGE/OFFICE

Price Per Unit: 113.00 Building Group Type: C - COMMERCIAL SHOP

Building Type: 391 OUTPATIENT SURGICAL CENTER

Price Per Unit: 305.00 Building Group Type: C - COMMERCIAL

Building Type: 392 KENNELS

Price Per Unit: 121.00 Building Group Type: C - COMMERCIAL

Cape Elizabeth Calculation Table :Building Pricing Table

Building Type:	393	VETERINARY HOSPITALS		
Price Per Unit:	186.00	Building Group Type:	C - COMMERCIAL	OFC
<hr/>				
Building Type:	394	HIGH SCHOOL		
Price Per Unit:	202.00	Building Group Type:	E - EDUCATION	
<hr/>				
Building Type:	395	MIDDLE SCHOOL		
Price Per Unit:	196.00	Building Group Type:	E - EDUCATION	
<hr/>				
Building Type:	396	ELEMENTARY SCHOOL		
Price Per Unit:	205.00	Building Group Type:	E - EDUCATION	
<hr/>				
Building Type:	397	VOCATIONAL SCHOOL		
Price Per Unit:	175.00	Building Group Type:	E - EDUCATION	
<hr/>				
Building Type:	398	DAY CARE		
Price Per Unit:	167.00	Building Group Type:	C - COMMERCIAL	
<hr/>				
Building Type:	399	NEIGHBORHOOD SHOPPING		
Price Per Unit:	125.00	Building Group Type:	C - COMMERCIAL	
<hr/>				
Building Type:	81	MH SINGLE WIDE		
Price Per Unit:	70.00	Building Group Type:	MH - MOBILE HOME	
<hr/>				
Building Type:	82	MH DOUBLE WIDE		
Price Per Unit:	72.00	Building Group Type:	MH - MOBILE HOME	
<hr/>				
Building Type:	83	CONDOMINIUM		
Price Per Unit:	200.00	Building Group Type:	X - CONDO	
<hr/>				
Building Type:	84	GAR/APT		
Price Per Unit:	75.00	Building Group Type:	R - RESIDENTIAL	
<hr/>				

End Of Report



Patriot Properties

01/31/2024
11:20:07AM

Cape Elizabeth

Calculation Table: Bedroom Factors

Calculation Table: Bedroom Factors

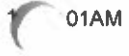
NO. Bedrooms	Factor
Building Group: R	RESIDENTI
1	0.90
2	0.95

End of Report



Patriot Properties

01/31/2024



Cape Elizabeth

Sub Area Calculation



Cape Elizabeth
Sub Area Calculation

Code Info

Code: Description:

Full Description:

General Info

Assumed Finished: **No** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of:

Adjusted Sketched Area with Factor of:

Use in Total Size Adjustment Area Calc: **No**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: -

With Factor of:

Base the Size Adjustment Calculation on: **Seperate Areas**

Cape Elizabeth

Sub Area Calculation

TL Code Info

Code: **AOF** Description: **OFFICE**
Full Description: **OFFICE**

General Info

Assumed Finished: **Yes** Allow In SubArea Detail: **Yes**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **1.00**
Adjusted Sketched Area with Factor of: **1.00**
Use in Total Size Adjustment Area Calc: **Yes**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- OFFICE**
With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Sub Area Calculation

Code Info

Code: **APT**

Description: **APARTMENT**

Full Description: **APARTMENT**

General Info

Assumed Finished: **Yes**

Allow In SubArea Detail: **Yes**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **1.00**

Adjusted Sketched Area with Factor of: **1.00**

Use in Total Size Adjustment Area Calc: **Yes**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- APARTMENT**

With Factor of:

Base the Size Adjustment Calculation on: **Aggregate**

Cape Elizabeth

Sub Area Calculation

Table Code Info

Code: **BAS** Description: **FIRST FLOOR**

Full Description: **FIRST FLOOR**

General Info

Assumed Finished: **Yes** Allow In SubArea Detail: **Yes**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of:	1.00
Adjusted Sketched Area with Factor of:	1.00
Use in Total Size Adjustment Area Calc:	Yes

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- FIRST FLOOR**

With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Sub Area Calculation

Code Info

Code: CAN

Description: CANOPY

Full Description: CANOPY

General Info

Assumed Finished: No

Allow In SubArea Detail: No

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: 0.15

Adjusted Sketched Area with Factor of: 1.00

Use in Total Size Adjustment Area Calc: No

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: - CANOPY

With Factor of:

Base the Size Adjustment Calculation on: Aggregate

Cape Elizabeth

Sub Area Calculation

Code Info

Code: **CLP** Description: **LOADING PLATFORM**
Full Description: **LOADING PLATFORM**

General Info

Assumed Finished: **No** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.30**
Adjusted Sketched Area with Factor of: **1.00**
Use in Total Size Adjustment Area Calc: **No**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- LOADING PLATFOF**
With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Cape Elizabeth
Sub Area Calculation

Code Info

Code: **CRL** Description: **CRAWL SPACE**
Full Description: **CRAWL SPACE**

General Info

Assumed Finished: **No** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.05**
Adjusted Sketched Area with Factor of: **1.00**
Use in Total Size Adjustment Area Calc: **No**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- CRAWL SPACE**
With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Sub Area Calculation

Code Info

Code: CTH Description: CATHEDRAL CEILING

Full Description: CATHEDRAL CEILING

General Info

Assumed Finished: No Allow In SubArea Detail: No

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: 0.00

Adjusted Sketched Area with Factor of: 1.00

Use in Total Size Adjustment Area Calc: No

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: - CATHEDRAL CEILII

With Factor of:
Base the Size Adjustment Calculation on: Aggregate

Sub Area Calculation

Code Info

Code: **EAF**

Description: **ATTIC, EXPANSION, FINIS**

Full Description: **ATTIC, EXPANSION, FINISHED**

General Info

Assumed Finished: **Yes**

Allow In SubArea Detail: **Yes**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **1.00**

Adjusted Sketched Area with Factor of: **0.35**

Use in Total Size Adjustment Area Calc: **Yes**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- ATTIC, EXPANSION**

With Factor of:

Base the Size Adjustment Calculation on: **Aggregate**

Sub Area Calculation

Table Code Info

Code: EAU

Description: ATTIC, EXPANSION, UNFI

Full Description: ATTIC, EXPANSION, UNFINISHED

General Info

Assumed Finished: No

Allow In SubArea Detail: No

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: 0.50

Adjusted Sketched Area with Factor of: 0.15

Use in Total Size Adjustment Area Calc: Yes

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: - ATTIC, EXPANSION

With Factor of:

Base the Size Adjustment Calculation on: Aggregate

Cape Elizabeth

Sub Area Calculation

Code Info

Code: **FAT** Description: **ATTIC, FINISHED**
Full Description: **ATTIC, FINISHED**

General Info

Assumed Finished: **Yes** Allow In SubArea Detail: **Yes**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **1.00**
Adjusted Sketched Area with Factor of: **0.20**
Use in Total Size Adjustment Area Calc: **Yes**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- ATTIC, FINISHED**
With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Code Info

Code: FBM Description: BASEMENT, FINISHED
Full Description: BASEMENT FINISHED

General Info

Assumed Finished: No Allow In SubArea Detail: Yes

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: 0.40
Adjusted Sketched Area with Factor of: 1.00
Use in Total Size Adjustment Area Calc: No

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: - BASEMENT, FINISH
With Factor of:
Base the Size Adjustment Calculation on: Aggregate

Sub Area Calculation

Table Code Info

Code: **FCP**

Description: **CARPORT**

Full Description: **CARPORT**

General Info

Assumed Finished: **No**

Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.20**

Adjusted Sketched Area with Factor of: **1.00**

Use in Total Size Adjustment Area Calc: **No**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- CARPORT**

With Factor of:

Base the Size Adjustment Calculation on: **Aggregate**

Cape Elizabeth

Sub Area Calculation

Code Info

Code: **FEP** Description: **PORCH ENCLOSED**
Full Description: **PORCH ENCLOSED**

General Info

Assumed Finished: **No** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.70**
Adjusted Sketched Area with Factor of: **1.00**
Use in Total Size Adjustment Area Calc: **No**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- PORCH ENCLOSED**
With Factor of:
Base the Size Adjustment Calculation on: **Seperate Areas**

Sub Area Calculation

Table Code Info

Code: **FGR**

Description: **GARAGE**

Full Description: **GARAGE**

General Info

Assumed Finished: **No**

Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.40**

Adjusted Sketched Area with Factor of: **1.00**

Use in Total Size Adjustment Area Calc: **No**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- GARAGE**

With Factor of:

Base the Size Adjustment Calculation on: **Aggregate**

Cape Elizabeth

Sub Area Calculation

Take Code Info

Code: **FHS** Description: **HALF STORY FINISHED**
Full Description: **HAL STORY FINISHED**

General Info

Assumed Finished: **Yes** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **1.00**
Adjusted Sketched Area with Factor of: **0.50**
Use in Total Size Adjustment Area Calc: **Yes**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- HALF STORY FINIS**
With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Cape Elizabeth

Sub Area Calculation

Table Code Info

Code: **FOP** Description: **PORCH, OPEN**

Full Description: **PORCH, OPEN**

General Info

Assumed Finished: **No** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of:	0.15
Adjusted Sketched Area with Factor of:	1.00
Use in Total Size Adjustment Area Calc:	No

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- PORCH, OPEN**

With Factor of:
Base the Size Adjustment Calculation on: **Seperate Areas**

Cape Elizabeth

Sub Area Calculation

Code Info

Code: **FRB** Description: **BASEMENT RAISED**
Full Description: **BASEMENT RAISED UNFINISHED**

General Info

Assumed Finished: **No** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.60**
Adjusted Sketched Area with Factor of: **1.00**
Use in Total Size Adjustment Area Calc: **No**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- BASEMENT RAISEI**
With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Cape Elizabeth

Sub Area Calculation

Table Code Info

Code: **FSP** Description: **PORCH, SCREEN**

Full Description: **PORCH SCREEN**

General Info

Assumed Finished: **No** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of:	0.25
Adjusted Sketched Area with Factor of:	1.00
Use in Total Size Adjustment Area Calc:	No

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- PORCH, SCREEN**

With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Sub Area Calculation

Code Info

Code: **FST**

Description: **UTILITY AREA**

Full Description: **UTILITY AREA**

General Info

Assumed Finished: **No**

Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.50**

Adjusted Sketched Area with Factor of: **1.00**

Use in Total Size Adjustment Area Calc: **No**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- UTILITY AREA**

With Factor of:

Base the Size Adjustment Calculation on: **Aggregate**

Cape Elizabeth
Sub Area Calculation

Code Info

Code: **FUS** Description: **UPPER STORY FINISHED**
Full Description: **UPPER STORY FINISHED**

General Info

Assumed Finished: **Yes** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **1.00**
Adjusted Sketched Area with Factor of: **1.00**
Use in Total Size Adjustment Area Calc: **Yes**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- UPPER STORY FINI**
With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Cape Elizabeth
Sub Area Calculation

Code Info

Code: PTO	Description: PATIO
Full Description: PATIO	

General Info

Assumed Finished: No	Allow In SubArea Detail: No
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Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of:	0.10
Adjusted Sketched Area with Factor of:	1.00
Use in Total Size Adjustment Area Calc:	No

Floor

Floor Level:

Comparable Info

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Associated SFYI Pricing Info

Associated SFYI Code: - PATIO
With Factor of: Base the Size Adjustment Calculation on: Aggregate

Sub Area Calculation

Code Info

Code: REC	Description: REC ROOM
Full Description: REC ROOM	

General Info

Assumed Finished: No	Allow In SubArea Detail: No
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Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of:	0.30
Adjusted Sketched Area with Factor of:	1.00
Use in Total Size Adjustment Area Calc:	No

Floor

Floor Level:

Comparable Info

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Associated SFYI Pricing Info

Associated SFYI Code:	- REC ROOM
With Factor of:	
Base the Size Adjustment Calculation on:	Aggregate

Cape Elizabeth

Sub Area Calculation

Code Info

Code: **SDA** Description: **DISPLAY AREA**
Full Description: **DISPLAY AREA**

General Info

Assumed Finished: **Yes** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of:	1.25
Adjusted Sketched Area with Factor of:	1.00
Use in Total Size Adjustment Area Calc:	Yes

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- DISPLAY AREA**
With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Cape Elizabeth

Sub Area Calculation

Code Info

Code: **SFB** Description: **SUP FIN BASE**
Full Description: **SUP FINISH BASEMENT**

General Info

Assumed Finished: **No** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.60**
Adjusted Sketched Area with Factor of: **1.00**
Use in Total Size Adjustment Area Calc: **No**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- SUP FIN BASE**
With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Cape Elizabeth

Sub Area Calculation

Table Code Info

Code: **SLB** Description: **SLAB**
Full Description: **SLAB**

General Info

Assumed Finished: **No** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.00**
Adjusted Sketched Area with Factor of: **1.00**
Use in Total Size Adjustment Area Calc: **No**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- SLAB**
With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Cape Elizabeth
Sub Area Calculation

Table Code Info

Code: **SPA** Description: **SERVICE PRODUCTION A**
Full Description: **SERVICE PRODUCTION AREA**

General Info

Assumed Finished: **Yes** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **1.00**
Adjusted Sketched Area with Factor of: **1.00**
Use in Total Size Adjustment Area Calc: **Yes**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- SERVICE PRODUC**
With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Cape Elizabeth

Sub Area Calculation

Table Code Info

Code: **STP** Description: **STOOP**
Full Description: **STOOP**

General Info

Assumed Finished: **No** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.10**
Adjusted Sketched Area with Factor of: **1.00**
Use in Total Size Adjustment Area Calc: **No**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- STOOP**
With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Sub Area Calculation

Code Info

Code: TQS Description: THREE QRT STORY

Full Description: THREE QUARTER STORY

General Info

Assumed Finished: Yes Allow In SubArea Detail: No

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: 1.00

Adjusted Sketched Area with Factor of: 0.75

Use in Total Size Adjustment Area Calc: Yes

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: - THREE QRT STORY

With Factor of: Base the Size Adjustment Calculation on: Aggregate

Cape Elizabeth
Sub Area Calculation

Code Info

Code: **UAT** Description: **ATTIC, UNFINISHED**
Full Description: **ATTIC, UNFINISHED**

General Info

Assumed Finished: **No** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.10**
Adjusted Sketched Area with Factor of: **1.00**
Use in Total Size Adjustment Area Calc: **Yes**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- ATTIC, UNFINISHEI**
With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Sub Area Calculation

Code Info

Code: **UBM**

Description: **BASEMENT, UNFINISHED**

Full Description: **BASEMENT, UNFISHED**

General Info

Assumed Finished: **No**

Allow In SubArea Detail: **Yes**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.20**

Adjusted Sketched Area with Factor of: **1.00**

Use in Total Size Adjustment Area Calc: **No**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- BASEMENT, UNFIN**

With Factor of:

Base the Size Adjustment Calculation on: **Aggregate**

Sub Area Calculation

Code Info

Code: UGR Description: GARAGE, UNDER

Full Description: GARAGE, UNDER

General Info

Assumed Finished: No Allow In SubArea Detail: No

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of:	0.20
Adjusted Sketched Area with Factor of:	1.00
Use in Total Size Adjustment Area Calc:	No

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: - GARAGE, UNDER

With Factor of:
Base the Size Adjustment Calculation on: Aggregate

Sub Area Calculation

Code Info

Code: UHS

Description: HALF STORY, UNFINISHE

Full Description: HALF STORY UNFINISHED

General Info

Assumed Finished: No

Allow In SubArea Detail: No

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: 0.50

Adjusted Sketched Area with Factor of: 0.50

Use in Total Size Adjustment Area Calc: Yes

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: - HALF STORY, UNFI

With Factor of:

Base the Size Adjustment Calculation on: Aggregate

Cape Elizabeth

Sub Area Calculation

Code Info

Code: **UQS** Description: **THREE QRT UNFINISHED**
Full Description: **THREE QUARTER UNFINISHED**

General Info

Assumed Finished: **No** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.40**
Adjusted Sketched Area with Factor of: **1.00**
Use in Total Size Adjustment Area Calc: **Yes**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- THREE QRT UNFIN**
With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Code Info

Code: **URB** Description: **BASEMENT RAISED, UNF**
Full Description: **BASEMENT, RAISED, UNFINISHED**

General Info

Assumed Finished: **No** Allow In SubArea Detail: **Yes**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.30**
Adjusted Sketched Area with Factor of: **1.00**
Use in Total Size Adjustment Area Calc: **No**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- BASEMENT RAISEI**
With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Cape Elizabeth
Sub Area Calculation

Code Info

Code: **UST** Description: **UTILITY STORAGE**
Full Description: **UTILITY STORAGE**

General Info

Assumed Finished: **No** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.45**
Adjusted Sketched Area with Factor of: **1.00**
Use in Total Size Adjustment Area Calc: **No**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- UTILITY STORAGE**
With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Cape Elizabeth

Sub Area Calculation

Code Info

Code: **UUS** Description: **UPPER STORY, UNFINISH**
Full Description: **UPPER STORY, UNFINISHED**

General Info

Assumed Finished: **No** Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.50**
Adjusted Sketched Area with Factor of: **1.00**
Use in Total Size Adjustment Area Calc: **Yes**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- UPPER STORY, UNI**
With Factor of:
Base the Size Adjustment Calculation on: **Aggregate**

Sub Area Calculation

Code Info

Code: **WDK**

Description: **DECK**

Full Description: **DECK**

General Info

Assumed Finished: **No**

Allow In SubArea Detail: **No**

Unit Pricing Info

Unit \$ for Building Type with SubArea Factor of: **0.10**

Adjusted Sketched Area with Factor of: **1.00**

Use in Total Size Adjustment Area Calc: **No**

Floor

Floor Level:

Comparable Info

Associated SFYI Pricing Info

Associated SFYI Code: **- DECK**

With Factor of:

Base the Size Adjustment Calculation on: **Aggregate**



Patriot Properties

01/31/2024

2:30PM

Cape Elizabeth

SFYI Pricing

Table Name:		SizeAdjCurve:	
Description:	/	DepreciationTable:	0
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:			
StandardNumUnits:			

Table Name:	BHS1	SizeAdjCurve:	
Description:	CMM BTH HSE / COM BATH HOUSE	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	90.00		
StandardNumUnits:			

Table Name:	BOX	SizeAdjCurve:	
Description:	SAFE DEPOSIT / SAFE DEPOSIT	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	96.00		
StandardNumUnits:			

Table Name:	BRN1	SizeAdjCurve:	
Description:	BARN 1 STY / BARN 1 STY	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	22.00		
StandardNumUnits:			

Table Name:	BRN2	SizeAdjCurve:	
Description:	BARN 1 STY W/BSMNT / BARN 1 STY W/BSEMENT	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	24.00		
StandardNumUnits:			

Table Name:	BRN3	SizeAdjCurve:	
Description:	BARN 1 STY W/LOFT / BARN 1 STY W/LOFT	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	29.00		
StandardNumUnits:			

Table Name:	BRN4	SizeAdjCurve:	
Description:	BARN 1 STY L/B / BARN 1 STY LOFT AND BASEMENT	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	32.00		
StandardNumUnits:			

Table Name:	BRN5	SizeAdjCurve:	
Description:	BARN 2 STY / BARN 2 STY	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	32.00		
StandardNumUnits:			

Table Name:	BRN6		
Description:	BARN 2 STY W/BSMNT / BARN 2 STY W/ BSMNT		
Pricing Info:	Yard Items	SizeAdjCurve:	
Base Price:		DepreciationTable:	2
StandardUnitPrice:	35.00	Minimum Adj:	
StandardNumUnits:		Maximum Adj:	

Table Name:	BRN7		
Description:	BARN POLE / BARN POLE		
Pricing Info:	Yard Items	SizeAdjCurve:	
Base Price:		DepreciationTable:	2
StandardUnitPrice:	13.00	Minimum Adj:	
StandardNumUnits:		Maximum Adj:	

Table Name:	BTH1		
Description:	BATH HOUSE / BATH HOUSE		
Pricing Info:	Yard Items	SizeAdjCurve:	
Base Price:		DepreciationTable:	2
StandardUnitPrice:	33.00	Minimum Adj:	
StandardNumUnits:		Maximum Adj:	

Table Name:	BTH2		
Description:	BATH HOUSE PLUMB / BATH HOUSE W/ PLUMP		
Pricing Info:	Yard Items	SizeAdjCurve:	
Base Price:		DepreciationTable:	2
StandardUnitPrice:	62.00	Minimum Adj:	
StandardNumUnits:		Maximum Adj:	

Table Name:	CAB1		
Description:	CABIN-MIN / CABIN-MINIMAL		
Pricing Info:	Yard Items	SizeAdjCurve:	
Base Price:		DepreciationTable:	2
StandardUnitPrice:	42.00	Minimum Adj:	
StandardNumUnits:		Maximum Adj:	

Table Name:	CAB2		
Description:	CABIN W/ PLUMB / CABIN W/ PLUMB		
Pricing Info:	Yard Items	SizeAdjCurve:	
Base Price:		DepreciationTable:	2
StandardUnitPrice:	51.00	Minimum Adj:	
StandardNumUnits:		Maximum Adj:	

Table Name:	CELL		
Description:	CELL TOWER / CELL TOWER		
Pricing Info:	Yard Items	SizeAdjCurve:	
Base Price:		DepreciationTable:	2
StandardUnitPrice:	1,200.00	Minimum Adj:	
StandardNumUnits:		Maximum Adj:	

Table Name:	CGR		
Description:	CONDO GARAGE / CONDO GARAGE		
Pricing Info:	Yard Items	SizeAdjCurve:	
Base Price:		DepreciationTable:	2
StandardUnitPrice:	15,000.00	Minimum Adj:	
StandardNumUnits:		Maximum Adj:	

Table Name:	CMP1	SizeAdjCurve:	
Description:	CAMP SITES / CAMP SITES	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	1,200.00		
StandardNumUnits:			

Table Name:	CNP1	SizeAdjCurve:	
Description:	CANOPY / CANOPY	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	25.00		
StandardNumUnits:			

Table Name:	CNP2	SizeAdjCurve:	
Description:	CANOPY- GOOD / CANOPY-GOOD	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	32.00		
StandardNumUnits:			

Table Name:	DCK1	SizeAdjCurve:	
Description:	DOCK-RES / DOCK-RES	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	4,000.00		
StandardNumUnits:			

Table Name:	DCK2	SizeAdjCurve:	
Description:	DOCK-COMM / DOCK-COMM	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	6,000.00		
StandardNumUnits:			

Table Name:	DUW1	SizeAdjCurve:	
Description:	DRIVE UP WINDOW / DRIVE UP WINDOW	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	11,600.00		
StandardNumUnits:			

Table Name:	DUW2	SizeAdjCurve:	
Description:	DRIVE UP-WB / DRIVE UP WIDE BAY	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	13,600.00		
StandardNumUnits:			

Table Name:	DUW3	SizeAdjCurve:	
Description:	DRIVE UP W/TUBE / DRIVE UP WITH TUBE	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	24,200.00		
StandardNumUnits:			

Table Name: **DUW4**Description: **DRIVE UP W/REM SCR / DRIVE UP W/REM**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **59,600.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **ELV1**Description: **ELEVATOR-PASS / ELEVATOR-PASS**Pricing Info: **Special Feature**

Base Price:

StandardUnitPrice: **50,400.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **ELV2**Description: **ELEVATOR-FREIGHT / ELEVATOR-FREIGHT**Pricing Info: **Special Feature**

Base Price:

StandardUnitPrice: **43,600.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **FCP**Description: **CARPORT / CARPORT**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **12.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **FEP**Description: **ENCLOSED PORCH / ENCLOSED PORCH**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **70.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **FGR1**Description: **GARAGE / GARAGE**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **28.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **FGR2**Description: **GARAGE-GD / GARAGE-GOOD**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **38.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **FGR3**Description: **GARAGE-FR / GARAGE-FR**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **16.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **FGR4**

Description: GARAGE W/LOFT / GARAGE W/LOFT

Pricing Info: Yard Items

Base Price:

StandardUnitPrice: 38.00

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: 2

Minimum Adj:

Maximum Adj:

Table Name: **FGR5**

Description: GARAGE-GD W/ LOFT / GARAGE-GD WITH LOFT

Pricing Info: Yard Items

Base Price:

StandardUnitPrice: 47.00

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: 2

Minimum Adj:

Maximum Adj:

Table Name: **FGR6**

Description: GARAGE-FR W/ LOFT / GARAGE -FR W LOFT

Pricing Info: Yard Items

Base Price:

StandardUnitPrice: 26.00

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: 2

Minimum Adj:

Maximum Adj:

Table Name: **FGR7**

Description: GARAGE W/ APT / GARAGE W/ APT

Pricing Info: Yard Items

Base Price:

StandardUnitPrice: 68.00

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: 2

Minimum Adj:

Maximum Adj:

Table Name: **FGR8**

Description: COMM GAR/P / COMM GRADE GAR W/PLMB

Pricing Info: Yard Items

Base Price:

StandardUnitPrice: 45.00

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: 2

Minimum Adj:

Maximum Adj:

Table Name: **FN1**

Description: FENCE-4' / FENCE-4'

Pricing Info: Yard Items

Base Price:

StandardUnitPrice: 14.00

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: 2

Minimum Adj:

Maximum Adj:

Table Name: **FN2**

Description: FENCE-5' / FENCE-5'

Pricing Info: Yard Items

Base Price:

StandardUnitPrice: 17.00

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: 2

Minimum Adj:

Maximum Adj:

Table Name: **FN3**

Description: FENCE-6' / FENCE-6'

Pricing Info: Yard Items

Base Price:

StandardUnitPrice: 20.00

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: 2

Minimum Adj:

Maximum Adj:

Table Name:	FN4		
Description:	FENCE-8' / FENCE-8'		
Pricing Info:	Yard Items	SizeAdjCurve:	
Base Price:		Depreciation Table:	2
StandardUnitPrice:	26.00	Minimum Adj:	
StandardNumUnits:		Maximum Adj:	

Table Name:	FN5		
Description:	FENCE-10' / FENCE-10'		
Pricing Info:	Yard Items	SizeAdjCurve:	
Base Price:		Depreciation Table:	2
StandardUnitPrice:	31.00	Minimum Adj:	
StandardNumUnits:		Maximum Adj:	

Table Name:	FND		
Description:	FOUNDATION / FOUNDATION		
Pricing Info:	Yard Items	SizeAdjCurve:	
Base Price:		Depreciation Table:	2
StandardUnitPrice:	10,000.00	Minimum Adj:	
StandardNumUnits:		Maximum Adj:	

Table Name:	FOP		
Description:	OPEN PORCH / OPEN PORCH		
Pricing Info:	Yard Items	SizeAdjCurve:	
Base Price:		Depreciation Table:	2
StandardUnitPrice:	25.00	Minimum Adj:	
StandardNumUnits:		Maximum Adj:	

Table Name:	FSP		
Description:	SCREEN PORCH / SCREEN PORCH		
Pricing Info:	Yard Items	SizeAdjCurve:	
Base Price:		Depreciation Table:	2
StandardUnitPrice:	32.00	Minimum Adj:	
StandardNumUnits:		Maximum Adj:	

Table Name:	GAZ1		
Description:	GAZEBO / GAZEBO		
Pricing Info:	Yard Items	SizeAdjCurve:	
Base Price:		Depreciation Table:	2
StandardUnitPrice:	39.00	Minimum Adj:	
StandardNumUnits:		Maximum Adj:	

Table Name:	GEN1		
Description:	GENERATOR / GENERATOR		
Pricing Info:	Yard Items	SizeAdjCurve:	
Base Price:		Depreciation Table:	2
StandardUnitPrice:	2,000.00	Minimum Adj:	
StandardNumUnits:		Maximum Adj:	

Table Name:	GEN2		
Description:	GENERATOR-COM / GENERATOR-COMM		
Pricing Info:	Yard Items	SizeAdjCurve:	
Base Price:		Depreciation Table:	2
StandardUnitPrice:	5,000.00	Minimum Adj:	
StandardNumUnits:		Maximum Adj:	

Table Name:	GRN1	SizeAdjCurve:	
Description:	GREENHOUSE / GREENHOUSE	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	16.00		
StandardNumUnits:			

Table Name:	GRN2	SizeAdjCurve:	
Description:	GREENHSE GLASS / GREENHSE GLASS	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	20.00		
StandardNumUnits:			

Table Name:	GRN3	SizeAdjCurve:	
Description:	GREENHSE-PLAST / GREEN HOUSE PLASTIC	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	6.00		
StandardNumUnits:			

Table Name:	HOL1	SizeAdjCurve:	
Description:	MINI GOLF HOLE / MINI GOLF HOLE	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	5,000.00		
StandardNumUnits:			

Table Name:	HOL2	SizeAdjCurve:	
Description:	PUTT GREEN / PUTTING GREEN	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	5,000.00		
StandardNumUnits:			

Table Name:	HOL3	SizeAdjCurve:	
Description:	GOLF HOLES / GOLF HOLES	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	243,500.00		
StandardNumUnits:			

Table Name:	HTUB	SizeAdjCurve:	
Description:	HOT TUB / HOT TUB	DepreciationTable:	2
Pricing Info:	Special Feature	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	4,000.00		
StandardNumUnits:			

Table Name:	IMP	SizeAdjCurve:	
Description:	IMP SHED / IMP SHED	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	12.00		
StandardNumUnits:			

Table Name:	KEN1	SizeAdjCurve:	
Description:	KENNEL / KENNEL	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	42.00		
StandardNumUnits:			

Table Name:	KEN2	SizeAdjCurve:	
Description:	KENNEL-GD / KENNEL-GD	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	81.00		
StandardNumUnits:			

Table Name:	KSK1	SizeAdjCurve:	
Description:	GAS KIOSK / GAS KIOSK	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	121.00		
StandardNumUnits:			

Table Name:	LDL1	SizeAdjCurve:	
Description:	LOAD LEVELER / LOAD LEVELER	DepreciationTable:	2
Pricing Info:	Special Feature	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	5,900.00		
StandardNumUnits:			

Table Name:	LDL2	SizeAdjCurve:	
Description:	LOAD LEVELER MAN / LOAD LEVLER MANUAL	DepreciationTable:	2
Pricing Info:	Special Feature	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	1,100.00		
StandardNumUnits:			

Table Name:	LFT1	SizeAdjCurve:	
Description:	LIFT-LIGHT / LIFT-LIGHT	DepreciationTable:	2
Pricing Info:	Special Feature	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	8,000.00		
StandardNumUnits:			

Table Name:	LFT2	SizeAdjCurve:	
Description:	LIFT-HEAVY / LIFT-HEAVY	DepreciationTable:	2
Pricing Info:	Special Feature	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	11,000.00		
StandardNumUnits:			

Table Name:	LNT	SizeAdjCurve:	
Description:	LEAN-TO / LEAN-TO	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	8.00		
StandardNumUnits:			

Table Name: **LT1**Description: **LIGHT W/ POLE / LIGHT W/POLE**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **800.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **LT10**Description: **DBL HIGH PRESS SODIUM LIGHT / DBL HIGH PRESSI**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **3,200.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **LT11**Description: **TRI HIGH PRESS SODIUM LIGHT / TRI HIGH PRESSUF**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **4,400.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **LT12**Description: **QUAD HIGH PRESS SODIUM LIGHT / QUAD HIGH PRE**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **5,900.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **LT2**Description: **DBL LIGHT W/POLE / DBL LIGHT W/POLE**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **1,000.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **LT3**Description: **TRI LIGHT W/POLE / TRI LIGHT W/POLE**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **1,600.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **LT4**Description: **QUAD LIGHT W/POLE / QUAD LIGHT W/POLE**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **2,100.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **LT5**Description: **MERC VAPLIGHT / MERC VAP LIGHT**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **1,200.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **LT6**Description: **DBL MERC VAP LIGHT / DBL MERC VAP LIGHT**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **2,400.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **LT7**Description: **TRI MEC VAP LIGHT / TRI MERC VAP LIGHT**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **3,700.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **LT8**Description: **QUAD MERC VAP LIGHT / QUAD MERC VAP LIGHT**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **4,900.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **LT9**Description: **HIGH PRESS SODIUM LIGHT / HIGH PRESSURE SODI**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **1,500.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **LTHS**Description: **LIGHTHOUSE / LIGHTHOUSE**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **16,250.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **MEZ1**Description: **MEZZ UNFINISH / MEZZANINE UNFINISHED**Pricing Info: **Special Feature**

Base Price:

StandardUnitPrice: **14.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **MEZ2**Description: **MEZZ FINISHED / MEZZANINE FINISHED**Pricing Info: **Special Feature**

Base Price:

StandardUnitPrice: **21.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **MEZ3**Description: **MEZZ FIN W/PART / MEZZANINE FINISHED W/PARTIT**Pricing Info: **Special Feature**

Base Price:

StandardUnitPrice: **39.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name:	MHS1	SizeAdjCurve:	
Description:	MH SITE / MH SITE	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	3,500.00		
StandardNumUnits:			

Table Name:	NDP	SizeAdjCurve:	
Description:	NIGHT DEPOSIT / NIGHT DEPOSIT	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	14,500.00		
StandardNumUnits:			

Table Name:	PAT1	SizeAdjCurve:	
Description:	PATIO-AVG / PATIO AVERAGE	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	6.00		
StandardNumUnits:			

Table Name:	PAT2	SizeAdjCurve:	
Description:	PATIO-GD / PATIO-GOOD	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	12.00		
StandardNumUnits:			

Table Name:	PAV1	SizeAdjCurve:	
Description:	PAVING-ASPHALT / PAVING-ASPHALT	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	2.00		
StandardNumUnits:			

Table Name:	PAV2	SizeAdjCurve:	
Description:	PAVING-CONCRETE / PAVING CONCRETE	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	5.00		
StandardNumUnits:			

Table Name:	PLT1	SizeAdjCurve:	
Description:	POULTRY HSE 1ST / POULTRY HOUSE 1 STORY	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	12.00		
StandardNumUnits:			

Table Name:	PLT2	SizeAdjCurve:	
Description:	POULTRY HSE 2 ST / POULTRY HOUSE 2 STORY	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	22.00		
StandardNumUnits:			

Table Name: **PLT3**Description: **POULTRY HSE 3 ST / POULTRY HOUSE 3 STORY**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **33.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **QNST**Description: **QUONSET SHED / QUONSET**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **10.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **RAR**Description: **RIDING ARENA / RIDING ARENA**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **17.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **SAU**Description: **SAUNA / SAUNA**Pricing Info: **Special Feature**

Base Price:

StandardUnitPrice: **3,500.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **SHD1**Description: **SHED-AVG / SHED-AVG**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **12.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **SHD2**Description: **SHED W/LIGHTS / SHED W/LIGHTS**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **19.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **SHD3**Description: **SHED-METAL / SHED-METAL**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **10.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **SHP1**Description: **SHOP-AVG / SHOP-AVG**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **21.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name:	SHP2	SizeAdjCurve:	
Description:	SHOP-GD / SHOP-GD	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	30.00		
StandardNumUnits:			

Table Name:	SLO1	SizeAdjCurve:	
Description:	SILO-WOOD / SILO-WOOD	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	42.00		
StandardNumUnits:			

Table Name:	SLO2	SizeAdjCurve:	
Description:	SILO-PORELAN / SILO-PORCELAN	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	61.00		
StandardNumUnits:			

Table Name:	SLO3	SizeAdjCurve:	
Description:	SILO-CONCRETE / SILO-CONCRETE	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	21.00		
StandardNumUnits:			

Table Name:	SOL1	SizeAdjCurve:	
Description:	SOLAR PANEL / SOLAR PANEL	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	500.00		
StandardNumUnits:			

Table Name:	SOL2	SizeAdjCurve:	
Description:	SOLAR PANEL / SOLAR PANEL	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	1,000.00		
StandardNumUnits:			

Table Name:	SOL3	SizeAdjCurve:	
Description:	SOLAR PANEL / SOLAR PANEL	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	1,500.00		
StandardNumUnits:			

Table Name:	SPL1	SizeAdjCurve:	
Description:	POOL-COMMERCIAL / POOL-COMMERCIAL	DepreciationTable:	2
Pricing Info:	Yard Items	Minimum Adj:	
Base Price:		Maximum Adj:	
StandardUnitPrice:	40,000.00		
StandardNumUnits:			

Table Name: **SPL2**

Description: POOL-VINYL / POOL-VINYL

Pricing Info: Yard Items

Base Price:

StandardUnitPrice: 30,000.00

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: 2

Minimum Adj:

Maximum Adj:

Table Name: **SPL3**

Description: POOL-GUNITE / POOL-GUNITE

Pricing Info: Yard Items

Base Price:

StandardUnitPrice: 35,000.00

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: 2

Minimum Adj:

Maximum Adj:

Table Name: **STB1**

Description: STABLE / STABLE

Pricing Info: Yard Items

Base Price:

StandardUnitPrice: 16.00

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: 2

Minimum Adj:

Maximum Adj:

Table Name: **STB2**

Description: STABLE-GD / STABLE-GD

Pricing Info: Yard Items

Base Price:

StandardUnitPrice: 24.00

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: 2

Minimum Adj:

Maximum Adj:

Table Name: **TEN1**

Description: TENNIS CRT / TENNIS COURT

Pricing Info: Yard Items

Base Price:

StandardUnitPrice: 31,600.00

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: 2

Minimum Adj:

Maximum Adj:

Table Name: **TNK1**

Description: TANK-UNDER GRD / TANK-UNDER GROUND

Pricing Info: Yard Items

Base Price:

StandardUnitPrice: 2.70

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: 2

Minimum Adj:

Maximum Adj:

Table Name: **TNK2**

Description: TANK-3K-10K GAL / TANK 3K-10K GALLONS

Pricing Info: Yard Items

Base Price:

StandardUnitPrice: 1.60

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: 2

Minimum Adj:

Maximum Adj:

Table Name: **TNK3**

Description: TANK-10K+ / TANK-10K+

Pricing Info: Yard Items

Base Price:

StandardUnitPrice: 1.15

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: 2

Minimum Adj:

Maximum Adj:

Table Name: **TNK4**Description: **TANK-COMP AIR / TANK-COMPRESSED AIR**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **1.95**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **TNK5**Description: **TANK-ELEVATED / TANK-ELEVATED**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **2.50**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **TNK6**Description: **TANK-WATER / TANK-WATER**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **0.75**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **TWR**Description: **TOWER-RADIO / TOWER-RADIO**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **100.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **VLT1**Description: **VAULT-AVG / VAULT-AVG**Pricing Info: **Special Feature**

Base Price:

StandardUnitPrice: **190.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **VLT2**Description: **VAULT-GD / VALUT-GOOD**Pricing Info: **Special Feature**

Base Price:

StandardUnitPrice: **220.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **VLT3**Description: **VAULT-EX / VALUT-EXCELLENT**Pricing Info: **Special Feature**

Base Price:

StandardUnitPrice: **250.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:

Table Name: **WDK**Description: **DECK / DECK**Pricing Info: **Yard Items**

Base Price:

StandardUnitPrice: **15.00**

StandardNumUnits:

SizeAdjCurve:

DepreciationTable: **2**

Minimum Adj:

Maximum Adj:



Cape Elizabeth

Calculation Table : Depreciation Creation



Calculation Table : Depreciation Creation

Table: 2 Description: SFYI 2
 Max Age: 51 Create Table: Manual
 Min Dep for AV: 0 Max Dep for AV: 80
 Min Dep for EX: 0 Max Dep for DL: 90
 Average Created: Manual %Per Year for L,S,Q:

Factors from AV for:

EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
0.50	0.65		0.77		1.00		1.25	1.65	2.00	

AGE	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
1	0	3		5		10		15	20	30	
2	0	3		5		10		15	20	30	
3	0	3		5		10		15	20	30	
4	5	10		15		20		25	30	40	
5	5	10		15		20		25	30	40	
6	5	10		15		20		25	30	40	
7	5	10		15		20		25	30	40	
8	5	10		15		20		25	30	40	
9	5	10		15		20		25	30	40	
10	5	10		15		20		25	30	40	
11	10	20		25		30		35	40	55	
12	10	20		25		30		35	40	55	
13	10	20		25		30		35	40	55	
14	10	20		25		30		35	40	55	
15	10	20		25		30		35	40	55	
16	10	20		25		30		35	40	55	
17	10	20		25		30		35	40	55	
18	10	20		25		30		35	40	55	
19	10	20		25		30		35	40	55	
20	10	20		25		30		35	40	55	
21	20	25		35		40		45	50	75	
22	20	25		35		40		45	50	75	
23	20	25		35		40		45	50	75	
24	20	25		35		40		45	50	75	
25	20	25		35		40		45	50	75	
26	20	25		35		40		45	50	75	
27	20	25		35		40		45	50	75	
28	20	25		35		40		45	50	75	
29	20	25		35		40		45	50	75	
30	25	35		43		50		55	65	90	
31	25	35		43		50		55	65	90	
32	25	35		43		50		55	65	90	
33	25	35		43		50		55	65	90	
34	25	35		43		50		55	65	90	
35	25	35		43		50		55	65	90	
36	25	35		43		50		55	65	90	
37	25	35		43		50		55	65	90	
38	25	35		43		50		55	65	90	
39	25	35		43		50		55	65	90	
40	25	35		43		50		55	65	90	
41	25	35		43		50		55	65	90	
42	25	35		43		50		55	65	90	
43	25	35		43		50		55	65	90	
44	25	35		43		50		55	65	90	
45	25	35		43		50		55	65	90	
46	25	35		43		50		55	65	90	
47	25	35		43		50		55	65	90	
48	25	35		43		50		55	65	90	
49	25	35		43		50		55	65	90	
50	25	35		43		50		55	65	90	
51	25	35		43		50		55	65	90	

Calculation Table : Depreciation Creation

Table: **A** Description: **APARTMENT**
 Max Age: **70** Create Table: **Manual**
 Min Dep for AV: **0** Max Dep for AV: **35**
 Min Dep for EX: **0** Max Dep for DL: **90**
 Average Created: **Linear** %Per Year for L,S,Q: **1.00**

Factors from AV for:

EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
0.30	0.50		0.75		1.00		1.30	2.00	2.50	

AGE	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
1	0	1		1		1		1	2	3	
2	1	1		2		2		3	4	5	
3	1	2		2		3		4	6	8	
4	1	2		3		4		5	8	10	
5	2	3		4		5		7	10	13	
6	2	3		5		6		8	12	15	
7	2	4		5		7		9	14	18	
8	2	4		6		8		10	16	20	
9	3	5		7		9		12	18	23	
10	3	5		8		10		13	20	25	
11	3	6		8		11		14	22	28	
12	4	6		9		12		16	24	30	
13	4	7		10		13		17	26	33	
14	4	7		11		14		18	28	35	
15	5	8		11		15		20	30	38	
16	5	8		12		16		21	32	40	
17	5	9		13		17		22	34	43	
18	5	9		14		18		23	36	45	
19	6	10		14		19		25	38	48	
20	6	10		15		20		26	40	50	
21	6	11		16		21		27	42	53	
22	7	11		17		22		29	44	55	
23	7	12		17		23		30	46	58	
24	7	12		18		24		31	48	60	
25	8	13		19		25		33	50	63	
26	8	13		20		26		34	52	65	
27	8	14		20		27		35	54	68	
28	8	14		21		28		36	56	70	
29	9	15		22		29		38	58	73	
30	9	15		23		30		39	60	75	
31	9	16		23		31		40	62	78	
32	10	16		24		32		42	64	80	
33	10	17		25		33		43	66	83	
34	10	17		26		34		44	68	85	
35	11	18		26		35		46	70	88	
36	11	18		26		35		46	70	88	
37	11	18		26		35		46	70	88	
38	11	18		26		35		46	70	88	
39	11	18		26		35		46	70	88	
40	11	18		26		35		46	70	88	
41	11	18		26		35		46	70	88	
42	11	18		26		35		46	70	88	
43	11	18		26		35		46	70	88	
44	11	18		26		35		46	70	88	
45	11	18		26		35		46	70	88	
46	11	18		26		35		46	70	88	
47	11	18		26		35		46	70	88	
48	11	18		26		35		46	70	88	
49	11	18		26		35		46	70	88	
50	11	18		26		35		46	70	88	
51	11	18		26		35		46	70	88	
52	11	18		26		35		46	70	88	
53	11	18		26		35		46	70	88	
54	11	18		26		35		46	70	88	
55	11	18		26		35		46	70	88	

Calculation Table : Depreciation Creation

56	11	18	26	35	46	70	88
57	11	18	26	35	46	70	88
58	11	18	26	35	46	70	88
59	11	18	26	35	46	70	88
60	11	18	26	35	46	70	88
61	11	18	26	35	46	70	88
62	11	18	26	35	46	70	88
63	11	18	26	35	46	70	88
64	11	18	26	35	46	70	88
65	11	18	26	35	46	70	88
66	11	18	26	35	46	70	88
67	11	18	26	35	46	70	88
68	11	18	26	35	46	70	88
69	11	18	26	35	46	70	88
70	11	18	26	35	46	70	88

Table: **C** Description: **COMMERCIAL**
 Max Age: 70 Create Table: Manual
 Min Dep for AV: 0 Max Dep for AV: 50
 Min Dep for EX: 0 Max Dep for DL: 90
 Average Created: Linear %Per Year for L,S,Q: 2.00

Factors from AV for:

EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
0.30	0.50		0.75		1.00		1.30	2.00	2.50	

AGE	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
1	1	1		2		2		3	4	5	
2	1	2		3		4		5	8	10	
3	2	3		5		6		8	12	15	
4	2	4		6		8		10	16	20	
5	3	5		8		10		13	20	25	
6	4	6		9		12		16	24	30	
7	4	7		11		14		18	28	35	
8	5	8		12		16		21	32	40	
9	5	9		14		18		23	36	45	
10	6	10		15		20		26	40	50	
11	7	11		17		22		29	44	55	
12	7	12		18		24		31	48	60	
13	8	13		20		26		34	52	65	
14	8	14		21		28		36	56	70	
15	9	15		23		30		39	60	75	
16	10	16		24		32		42	64	80	
17	10	17		26		34		44	68	85	
18	11	18		27		36		47	72	90	
19	11	19		29		38		49	76	90	
20	12	20		30		40		52	80	90	
21	13	21		32		42		55	84	90	
22	13	22		33		44		57	88	90	
23	14	23		35		46		60	90	90	
24	14	24		36		48		62	90	90	
25	15	25		38		50		65	90	90	
26	15	25		38		50		65	90	90	
27	15	25		38		50		65	90	90	
28	15	25		38		50		65	90	90	
29	15	25		38		50		65	90	90	
30	15	25		38		50		65	90	90	
31	15	25		38		50		65	90	90	
32	15	25		38		50		65	90	90	
33	15	25		38		50		65	90	90	
34	15	25		38		50		65	90	90	
35	15	25		38		50		65	90	90	
36	15	25		38		50		65	90	90	
37	15	25		38		50		65	90	90	
38	15	25		38		50		65	90	90	
39	15	25		38		50		65	90	90	

Calculation Table : Depreciation Creation

40	15	25	38	50	65	90	90
41	15	25	38	50	65	90	90
42	15	25	38	50	65	90	90
43	15	25	38	50	65	90	90
44	15	25	38	50	65	90	90
45	15	25	38	50	65	90	90
46	15	25	38	50	65	90	90
47	15	25	38	50	65	90	90
48	15	25	38	50	65	90	90
49	15	25	38	50	65	90	90
50	15	25	38	50	65	90	90
51	15	25	38	50	65	90	90
52	15	25	38	50	65	90	90
53	15	25	38	50	65	90	90
54	15	25	38	50	65	90	90
55	15	25	38	50	65	90	90
56	15	25	38	50	65	90	90
57	15	25	38	50	65	90	90
58	15	25	38	50	65	90	90
59	15	25	38	50	65	90	90
60	15	25	38	50	65	90	90
61	15	25	38	50	65	90	90
62	15	25	38	50	65	90	90
63	15	25	38	50	65	90	90
64	15	25	38	50	65	90	90
65	15	25	38	50	65	90	90
66	15	25	38	50	65	90	90
67	15	25	38	50	65	90	90
68	15	25	38	50	65	90	90
69	15	25	38	50	65	90	90
70	15	25	38	50	65	90	90

Table: CTY Description: CITY PROPERT
 Max Age: 70 Create Table: Manual
 Min Dep for AV: 0 Max Dep for AV: 50
 Min Dep for EX: 0 Max Dep for DL: 90
 Average Created: Linear %Per Year for L,S,Q: 2.00

Factors from AV for:

	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
	0.30	0.50		0.75		1.00		1.30	2.00	2.50	
AGE	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
1	1	1		2		2		3	4	5	
2	1	2		3		4		5	8	10	
3	2	3		5		6		8	12	15	
4	2	4		6		8		10	16	20	
5	3	5		8		10		13	20	25	
6	4	6		9		12		16	24	30	
7	4	7		11		14		18	28	35	
8	5	8		12		16		21	32	40	
9	5	9		14		18		23	36	45	
10	6	10		15		20		26	40	50	
11	7	11		17		22		29	44	55	
12	7	12		18		24		31	48	60	
13	8	13		20		26		34	52	65	
14	8	14		21		28		36	56	70	
15	9	15		23		30		39	60	75	
16	10	16		24		32		42	64	80	
17	10	17		26		34		44	68	85	
18	11	18		27		36		47	72	90	
19	11	19		29		38		49	76	90	
20	12	20		30		40		52	80	90	
21	13	21		32		42		55	84	90	
22	13	22		33		44		57	88	90	
23	14	23		35		46		60	90	90	

Calculation Table : Depreciation Creation

24	14	24	36	48	62	90	90
25	15	25	38	50	65	90	90
26	15	25	38	50	65	90	90
27	15	25	38	50	65	90	90
28	15	25	38	50	65	90	90
29	15	25	38	50	65	90	90
30	15	25	38	50	65	90	90
31	15	25	38	50	65	90	90
32	15	25	38	50	65	90	90
33	15	25	38	50	65	90	90
34	15	25	38	50	65	90	90
35	15	25	38	50	65	90	90
36	15	25	38	50	65	90	90
37	15	25	38	50	65	90	90
38	15	25	38	50	65	90	90
39	15	25	38	50	65	90	90
40	15	25	38	50	65	90	90
41	15	25	38	50	65	90	90
42	15	25	38	50	65	90	90
43	15	25	38	50	65	90	90
44	15	25	38	50	65	90	90
45	15	25	38	50	65	90	90
46	15	25	38	50	65	90	90
47	15	25	38	50	65	90	90
48	15	25	38	50	65	90	90
49	15	25	38	50	65	90	90
50	15	25	38	50	65	90	90
51	15	25	38	50	65	90	90
52	15	25	38	50	65	90	90
53	15	25	38	50	65	90	90
54	15	25	38	50	65	90	90
55	15	25	38	50	65	90	90
56	15	25	38	50	65	90	90
57	15	25	38	50	65	90	90
58	15	25	38	50	65	90	90
59	15	25	38	50	65	90	90
60	15	25	38	50	65	90	90
61	15	25	38	50	65	90	90
62	15	25	38	50	65	90	90
63	15	25	38	50	65	90	90
64	15	25	38	50	65	90	90
65	15	25	38	50	65	90	90
66	15	25	38	50	65	90	90
67	15	25	38	50	65	90	90
68	15	25	38	50	65	90	90
69	15	25	38	50	65	90	90
70	15	25	38	50	65	90	90

Table: E Description: EDUCATION
 Max Age: 70 Create Table: Manual
 Min Dep for AV: 0 Max Dep for AV: 50
 Min Dep for EX: 0 Max Dep for DL: 90
 Average Created: Linear %Per Year for L,S,Q: 2.00

Factors from AV for:

EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
0.30	0.50		0.75		1.00		1.30	2.00	2.50	

AGE	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
1	1	1		2		2		3	4	5	
2	1	2		3		4		5	8	10	
3	2	3		5		6		8	12	15	
4	2	4		6		8		10	16	20	
5	3	5		8		10		13	20	25	
6	4	6		9		12		16	24	30	
7	4	7		11		14		18	28	35	

Calculation Table : Depreciation Creation

8	5	8	12	16	21	32	40
9	5	9	14	18	23	36	45
10	6	10	15	20	26	40	50
11	7	11	17	22	29	44	55
12	7	12	18	24	31	48	60
13	8	13	20	26	34	52	65
14	8	14	21	28	36	56	70
15	9	15	23	30	39	60	75
16	10	16	24	32	42	64	80
17	10	17	26	34	44	68	85
18	11	18	27	36	47	72	90
19	11	19	29	38	49	76	90
20	12	20	30	40	52	80	90
21	13	21	32	42	55	84	90
22	13	22	33	44	57	88	90
23	14	23	35	46	60	90	90
24	14	24	36	48	62	90	90
25	15	25	38	50	65	90	90
26	15	25	38	50	65	90	90
27	15	25	38	50	65	90	90
28	15	25	38	50	65	90	90
29	15	25	38	50	65	90	90
30	15	25	38	50	65	90	90
31	15	25	38	50	65	90	90
32	15	25	38	50	65	90	90
33	15	25	38	50	65	90	90
34	15	25	38	50	65	90	90
35	15	25	38	50	65	90	90
36	15	25	38	50	65	90	90
37	15	25	38	50	65	90	90
38	15	25	38	50	65	90	90
39	15	25	38	50	65	90	90
40	15	25	38	50	65	90	90
41	15	25	38	50	65	90	90
42	15	25	38	50	65	90	90
43	15	25	38	50	65	90	90
44	15	25	38	50	65	90	90
45	15	25	38	50	65	90	90
46	15	25	38	50	65	90	90
47	15	25	38	50	65	90	90
48	15	25	38	50	65	90	90
49	15	25	38	50	65	90	90
50	15	25	38	50	65	90	90
51	15	25	38	50	65	90	90
52	15	25	38	50	65	90	90
53	15	25	38	50	65	90	90
54	15	25	38	50	65	90	90
55	15	25	38	50	65	90	90
56	15	25	38	50	65	90	90
57	15	25	38	50	65	90	90
58	15	25	38	50	65	90	90
59	15	25	38	50	65	90	90
60	15	25	38	50	65	90	90
61	15	25	38	50	65	90	90
62	15	25	38	50	65	90	90
63	15	25	38	50	65	90	90
64	15	25	38	50	65	90	90
65	15	25	38	50	65	90	90
66	15	25	38	50	65	90	90
67	15	25	38	50	65	90	90
68	15	25	38	50	65	90	90
69	15	25	38	50	65	90	90
70	15	25	38	50	65	90	90

Calculation Table : Depreciation Creation

Table: **G** Description: **GOVERNMENT**
 Max Age: 70 Create Table: Manual
 Min Dep for AV: 0 Max Dep for AV: 50
 Min Dep for EX: 0 Max Dep for DL: 90
 Average Created: Linear %Per Year for L,S,Q: 2.00

Factors from AV for:

EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
0.30	0.50		0.75		1.00		1.30	2.00	2.50	

AGE	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
1	1	1		2		2		3	4	5	
2	1	2		3		4		5	8	10	
3	2	3		5		6		8	12	15	
4	2	4		6		8		10	16	20	
5	3	5		8		10		13	20	25	
6	4	6		9		12		16	24	30	
7	4	7		11		14		18	28	35	
8	5	8		12		16		21	32	40	
9	5	9		14		18		23	36	45	
10	6	10		15		20		26	40	50	
11	7	11		17		22		29	44	55	
12	7	12		18		24		31	48	60	
13	8	13		20		26		34	52	65	
14	8	14		21		28		36	56	70	
15	9	15		23		30		39	60	75	
16	10	16		24		32		42	64	80	
17	10	17		26		34		44	68	85	
18	11	18		27		36		47	72	90	
19	11	19		29		38		49	76	90	
20	12	20		30		40		52	80	90	
21	13	21		32		42		55	84	90	
22	13	22		33		44		57	88	90	
23	14	23		35		46		60	90	90	
24	14	24		36		48		62	90	90	
25	15	25		38		50		65	90	90	
26	15	25		38		50		65	90	90	
27	15	25		38		50		65	90	90	
28	15	25		38		50		65	90	90	
29	15	25		38		50		65	90	90	
30	15	25		38		50		65	90	90	
31	15	25		38		50		65	90	90	
32	15	25		38		50		65	90	90	
33	15	25		38		50		65	90	90	
34	15	25		38		50		65	90	90	
35	15	25		38		50		65	90	90	
36	15	25		38		50		65	90	90	
37	15	25		38		50		65	90	90	
38	15	25		38		50		65	90	90	
39	15	25		38		50		65	90	90	
40	15	25		38		50		65	90	90	
41	15	25		38		50		65	90	90	
42	15	25		38		50		65	90	90	
43	15	25		38		50		65	90	90	
44	15	25		38		50		65	90	90	
45	15	25		38		50		65	90	90	
46	15	25		38		50		65	90	90	
47	15	25		38		50		65	90	90	
48	15	25		38		50		65	90	90	
49	15	25		38		50		65	90	90	
50	15	25		38		50		65	90	90	
51	15	25		38		50		65	90	90	
52	15	25		38		50		65	90	90	
53	15	25		38		50		65	90	90	
54	15	25		38		50		65	90	90	
55	15	25		38		50		65	90	90	

Calculation Table : Depreciation Creation

56	15	25	38	50	65	90	90
57	15	25	38	50	65	90	90
58	15	25	38	50	65	90	90
59	15	25	38	50	65	90	90
60	15	25	38	50	65	90	90
61	15	25	38	50	65	90	90
62	15	25	38	50	65	90	90
63	15	25	38	50	65	90	90
64	15	25	38	50	65	90	90
65	15	25	38	50	65	90	90
66	15	25	38	50	65	90	90
67	15	25	38	50	65	90	90
68	15	25	38	50	65	90	90
69	15	25	38	50	65	90	90
70	15	25	38	50	65	90	90

Table: **I** Description: **INDUSTRIAL**
 Max Age: 70 Create Table: Manual
 Min Dep for AV: 0 Max Dep for AV: 50
 Min Dep for EX: 0 Max Dep for DL: 90
 Average Created: Linear %Per Year for L,S,Q: 2.00

Factors from AV for:

EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
0.30	0.50		0.75		1.00		1.30	2.00	2.50	

AGE	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
1	1	1		2		2		3	4	5	
2	1	2		3		4		5	8	10	
3	2	3		5		6		8	12	15	
4	2	4		6		8		10	16	20	
5	3	5		8		10		13	20	25	
6	4	6		9		12		16	24	30	
7	4	7		11		14		18	28	35	
8	5	8		12		16		21	32	40	
9	5	9		14		18		23	36	45	
10	6	10		15		20		26	40	50	
11	7	11		17		22		29	44	55	
12	7	12		18		24		31	48	60	
13	8	13		20		26		34	52	65	
14	8	14		21		28		36	56	70	
15	9	15		23		30		39	60	75	
16	10	16		24		32		42	64	80	
17	10	17		26		34		44	68	85	
18	11	18		27		36		47	72	90	
19	11	19		29		38		49	76	90	
20	12	20		30		40		52	80	90	
21	13	21		32		42		55	84	90	
22	13	22		33		44		57	88	90	
23	14	23		35		46		60	90	90	
24	14	24		36		48		62	90	90	
25	15	25		38		50		65	90	90	
26	15	25		38		50		65	90	90	
27	15	25		38		50		65	90	90	
28	15	25		38		50		65	90	90	
29	15	25		38		50		65	90	90	
30	15	25		38		50		65	90	90	
31	15	25		38		50		65	90	90	
32	15	25		38		50		65	90	90	
33	15	25		38		50		65	90	90	
34	15	25		38		50		65	90	90	
35	15	25		38		50		65	90	90	
36	15	25		38		50		65	90	90	
37	15	25		38		50		65	90	90	
38	15	25		38		50		65	90	90	
39	15	25		38		50		65	90	90	

Calculation Table : Depreciation Creation

40	15	25	38	50	65	90	90
41	15	25	38	50	65	90	90
42	15	25	38	50	65	90	90
43	15	25	38	50	65	90	90
44	15	25	38	50	65	90	90
45	15	25	38	50	65	90	90
46	15	25	38	50	65	90	90
47	15	25	38	50	65	90	90
48	15	25	38	50	65	90	90
49	15	25	38	50	65	90	90
50	15	25	38	50	65	90	90
51	15	25	38	50	65	90	90
52	15	25	38	50	65	90	90
53	15	25	38	50	65	90	90
54	15	25	38	50	65	90	90
55	15	25	38	50	65	90	90
56	15	25	38	50	65	90	90
57	15	25	38	50	65	90	90
58	15	25	38	50	65	90	90
59	15	25	38	50	65	90	90
60	15	25	38	50	65	90	90
61	15	25	38	50	65	90	90
62	15	25	38	50	65	90	90
63	15	25	38	50	65	90	90
64	15	25	38	50	65	90	90
65	15	25	38	50	65	90	90
66	15	25	38	50	65	90	90
67	15	25	38	50	65	90	90
68	15	25	38	50	65	90	90
69	15	25	38	50	65	90	90
70	15	25	38	50	65	90	90

Table: **M** Description: **MULTI-FAMILY**
 Max Age: **50** Create Table: **Manual**
 Min Dep for AV: **0** Max Dep for AV: **35**
 Min Dep for EX: **0** Max Dep for DL: **90**
 Average Created: **Linear** %Per Year for L,S,Q: **1.00**

Factors from AV for:

EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
0.30	0.50		0.75		1.00		1.30	2.00	2.50	

AGE	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
1	0	1		1		1		1	2	3	
2	1	1		2		2		3	4	5	
3	1	2		2		3		4	6	8	
4	1	2		3		4		5	8	10	
5	2	3		4		5		7	10	13	
6	2	3		5		6		8	12	15	
7	2	4		5		7		9	14	18	
8	2	4		6		8		10	16	20	
9	3	5		7		9		12	18	23	
10	3	5		8		10		13	20	25	
11	3	6		8		11		14	22	28	
12	4	6		9		12		16	24	30	
13	4	7		10		13		17	26	33	
14	4	7		11		14		18	28	35	
15	5	8		11		15		20	30	38	
16	5	8		12		16		21	32	40	
17	5	9		13		17		22	34	43	
18	5	9		14		18		23	36	45	
19	6	10		14		19		25	38	48	
20	6	10		15		20		26	40	50	
21	6	11		16		21		27	42	53	
22	7	11		17		22		29	44	55	
23	7	12		17		23		30	46	58	

Calculation Table : Depreciation Creation

24	7	12	18	24	31	48	60
25	8	13	19	25	33	50	63
26	8	13	20	26	34	52	65
27	8	14	20	27	35	54	68
28	8	14	21	28	36	56	70
29	9	15	22	29	38	58	73
30	9	15	23	30	39	60	75
31	9	16	23	31	40	62	78
32	10	16	24	32	42	64	80
33	10	17	25	33	43	66	83
34	10	17	26	34	44	68	85
35	11	18	26	35	46	70	88
36	11	18	26	35	46	70	88
37	11	18	26	35	46	70	88
38	11	18	26	35	46	70	88
39	11	18	26	35	46	70	88
40	11	18	26	35	46	70	88
41	11	18	26	35	46	70	88
42	11	18	26	35	46	70	88
43	11	18	26	35	46	70	88
44	11	18	26	35	46	70	88
45	11	18	26	35	46	70	88
46	11	18	26	35	46	70	88
47	11	18	26	35	46	70	88
48	11	18	26	35	46	70	88
49	11	18	26	35	46	70	88
50	11	18	26	35	46	70	88

Table: **MH** Description: **MOBILE HOME**
 Max Age: 50 Create Table: Manual
 Min Dep for AV: 0 Max Dep for AV: 50
 Min Dep for EX: 0 Max Dep for DL: 90
 Average Created: Linear %Per Year for L,S,Q: 2.00

Factors from AV for:

EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
0.30	0.50		0.75		1.00		1.30	2.00	2.50	

AGE	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
1	1	1		2		2		3	4	5	
2	1	2		3		4		5	8	10	
3	2	3		5		6		8	12	15	
4	2	4		6		8		10	16	20	
5	3	5		8		10		13	20	25	
6	4	6		9		12		16	24	30	
7	4	7		11		14		18	28	35	
8	5	8		12		16		21	32	40	
9	5	9		14		18		23	36	45	
10	6	10		15		20		26	40	50	
11	7	11		17		22		29	44	55	
12	7	12		18		24		31	48	60	
13	8	13		20		26		34	52	65	
14	8	14		21		28		36	56	70	
15	9	15		23		30		39	60	75	
16	10	16		24		32		42	64	80	
17	10	17		26		34		44	68	85	
18	11	18		27		36		47	72	90	
19	11	19		29		38		49	76	90	
20	12	20		30		40		52	80	90	
21	13	21		32		42		55	84	90	
22	13	22		33		44		57	88	90	
23	14	23		35		46		60	90	90	
24	14	24		36		48		62	90	90	
25	15	25		38		50		65	90	90	
26	15	25		38		50		65	90	90	
27	15	25		38		50		65	90	90	

Calculation Table : Depreciation Creation

28	15	25	38	50	65	90	90
29	15	25	38	50	65	90	90
30	15	25	38	50	65	90	90
31	15	25	38	50	65	90	90
32	15	25	38	50	65	90	90
33	15	25	38	50	65	90	90
34	15	25	38	50	65	90	90
35	15	25	38	50	65	90	90
36	15	25	38	50	65	90	90
37	15	25	38	50	65	90	90
38	15	25	38	50	65	90	90
39	15	25	38	50	65	90	90
40	15	25	38	50	65	90	90
41	15	25	38	50	65	90	90
42	15	25	38	50	65	90	90
43	15	25	38	50	65	90	90
44	15	25	38	50	65	90	90
45	15	25	38	50	65	90	90
46	15	25	38	50	65	90	90
47	15	25	38	50	65	90	90
48	15	25	38	50	65	90	90
49	15	25	38	50	65	90	90
50	15	25	38	50	65	90	90

Table: **P** Description: **PUBLIC ASSEM**
 Max Age: 70 Create Table: Manual
 Min Dep for AV: 0 Max Dep for AV: 50
 Min Dep for EX: 0 Max Dep for DL: 90
 Average Created: Linear %Per Year for L,S,Q: 2.00

Factors from AV for:

EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
0.30	0.50		0.75		1.00		1.30	2.00	2.50	

AGE	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
1	1	1		2		2		3	4	5	
2	1	2		3		4		5	8	10	
3	2	3		5		6		8	12	15	
4	2	4		6		8		10	16	20	
5	3	5		8		10		13	20	25	
6	4	6		9		12		16	24	30	
7	4	7		11		14		18	28	35	
8	5	8		12		16		21	32	40	
9	5	9		14		18		23	36	45	
10	6	10		15		20		26	40	50	
11	7	11		17		22		29	44	55	
12	7	12		18		24		31	48	60	
13	8	13		20		26		34	52	65	
14	8	14		21		28		36	56	70	
15	9	15		23		30		39	60	75	
16	10	16		24		32		42	64	80	
17	10	17		26		34		44	68	85	
18	11	18		27		36		47	72	90	
19	11	19		29		38		49	76	90	
20	12	20		30		40		52	80	90	
21	13	21		32		42		55	84	90	
22	13	22		33		44		57	88	90	
23	14	23		35		46		60	90	90	
24	14	24		36		48		62	90	90	
25	15	25		38		50		65	90	90	
26	15	25		38		50		65	90	90	
27	15	25		38		50		65	90	90	
28	15	25		38		50		65	90	90	
29	15	25		38		50		65	90	90	
30	15	25		38		50		65	90	90	
31	15	25		38		50		65	90	90	

Calculation Table : Depreciation Creation

32	15	25	38	50	65	90	90
33	15	25	38	50	65	90	90
34	15	25	38	50	65	90	90
35	15	25	38	50	65	90	90
36	15	25	38	50	65	90	90
37	15	25	38	50	65	90	90
38	15	25	38	50	65	90	90
39	15	25	38	50	65	90	90
40	15	25	38	50	65	90	90
41	15	25	38	50	65	90	90
42	15	25	38	50	65	90	90
43	15	25	38	50	65	90	90
44	15	25	38	50	65	90	90
45	15	25	38	50	65	90	90
46	15	25	38	50	65	90	90
47	15	25	38	50	65	90	90
48	15	25	38	50	65	90	90
49	15	25	38	50	65	90	90
50	15	25	38	50	65	90	90
51	15	25	38	50	65	90	90
52	15	25	38	50	65	90	90
53	15	25	38	50	65	90	90
54	15	25	38	50	65	90	90
55	15	25	38	50	65	90	90
56	15	25	38	50	65	90	90
57	15	25	38	50	65	90	90
58	15	25	38	50	65	90	90
59	15	25	38	50	65	90	90
60	15	25	38	50	65	90	90
61	15	25	38	50	65	90	90
62	15	25	38	50	65	90	90
63	15	25	38	50	65	90	90
64	15	25	38	50	65	90	90
65	15	25	38	50	65	90	90
66	15	25	38	50	65	90	90
67	15	25	38	50	65	90	90
68	15	25	38	50	65	90	90
69	15	25	38	50	65	90	90
70	15	25	38	50	65	90	90

Table: R Description: RESIDENTIAL
 Max Age: 70 Create Table: Manual
 Min Dep for AV: 0 Max Dep for AV: 35
 Min Dep for EX: 0 Max Dep for DL: 90
 Average Created: Linear %Per Year for L,S,Q: 1.00

Factors from AV for:

	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
	0.30	0.50		0.75		1.00		1.30	2.00	2.50	

AGE	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
1	0	1		1		1		1	2	3	
2	1	1		2		2		3	4	5	
3	1	2		2		3		4	6	8	
4	1	2		3		4		5	8	10	
5	2	3		4		5		7	10	13	
6	2	3		5		6		8	12	15	
7	2	4		5		7		9	14	18	
8	2	4		6		8		10	16	20	
9	3	5		7		9		12	18	23	
10	3	5		8		10		13	20	25	
11	3	6		8		11		14	22	28	
12	4	6		9		12		16	24	30	
13	4	7		10		13		17	26	33	
14	4	7		11		14		18	28	35	
15	5	8		11		15		20	30	38	

Calculation Table : Depreciation Creation

16	5	8	12	16	21	32	40
17	5	9	13	17	22	34	43
18	5	9	14	18	23	36	45
19	6	10	14	19	25	38	48
20	6	10	15	20	26	40	50
21	6	11	16	21	27	42	53
22	7	11	17	22	29	44	55
23	7	12	17	23	30	46	58
24	7	12	18	24	31	48	60
25	8	13	19	25	33	50	63
26	8	13	20	26	34	52	65
27	8	14	20	27	35	54	68
28	8	14	21	28	36	56	70
29	9	15	22	29	38	58	73
30	9	15	23	30	39	60	75
31	9	16	23	31	40	62	78
32	10	16	24	32	42	64	80
33	10	17	25	33	43	66	83
34	10	17	26	34	44	68	85
35	11	18	26	35	46	70	88
36	11	18	26	35	46	70	88
37	11	18	26	35	46	70	88
38	11	18	26	35	46	70	88
39	11	18	26	35	46	70	88
40	11	18	26	35	46	70	88
41	11	18	26	35	46	70	88
42	11	18	26	35	46	70	88
43	11	18	26	35	46	70	88
44	11	18	26	35	46	70	88
45	11	18	26	35	46	70	88
46	11	18	26	35	46	70	88
47	11	18	26	35	46	70	88
48	11	18	26	35	46	70	88
49	11	18	26	35	46	70	88
50	11	18	26	35	46	70	88
51	11	18	26	35	46	70	88
52	11	18	26	35	46	70	88
53	11	18	26	35	46	70	88
54	11	18	26	35	46	70	88
55	11	18	26	35	46	70	88
56	11	18	26	35	46	70	88
57	11	18	26	35	46	70	88
58	11	18	26	35	46	70	88
59	11	18	26	35	46	70	88
60	11	18	26	35	46	70	88
61	11	18	26	35	46	70	88
62	11	18	26	35	46	70	88
63	11	18	26	35	46	70	88
64	11	18	26	35	46	70	88
65	11	18	26	35	46	70	88
66	11	18	26	35	46	70	88
67	11	18	26	35	46	70	88
68	11	18	26	35	46	70	88
69	11	18	26	35	46	70	88
70	11	18	26	35	46	70	88

Calculation Table : Depreciation Creation

Table: **V** Description: **VACANT**
 Max Age: 40 Create Table: Auto
 Min Dep for AV: 1 Max Dep for AV: 40
 Min Dep for EX: 0 Max Dep for DL: 90
 Average Created: Linear %Per Year for L,S,Q: 1.00

Factors from AV for:

EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
0.30	0.50		0.70		1.00		1.30	1.90	2.40	

AGE	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
1	0	1		1		1		1	2	2	
2	1	1		1		2		3	4	5	
3	1	2		2		3		4	6	7	
4	1	2		3		4		5	8	10	
5	2	3		4		5		7	10	12	
6	2	3		4		6		8	11	14	
7	2	4		5		7		9	13	17	
8	2	4		6		8		10	15	19	
9	3	5		6		9		12	17	22	
10	3	5		7		10		13	19	24	
11	3	6		8		11		14	21	26	
12	4	6		8		12		16	23	29	
13	4	7		9		13		17	25	31	
14	4	7		10		14		18	27	34	
15	5	8		11		15		20	29	36	
16	5	8		11		16		21	30	38	
17	5	9		12		17		22	32	41	
18	5	9		13		18		23	34	43	
19	6	10		13		19		25	36	46	
20	6	10		14		20		26	38	48	
21	6	11		15		21		27	40	50	
22	7	11		15		22		29	42	53	
23	7	12		16		23		30	44	55	
24	7	12		17		24		31	46	58	
25	8	13		18		25		33	48	60	
26	8	13		18		26		34	49	62	
27	8	14		19		27		35	51	65	
28	8	14		20		28		36	53	67	
29	9	15		20		29		38	55	70	
30	9	15		21		30		39	57	72	
31	9	16		22		31		40	59	74	
32	10	16		22		32		42	61	77	
33	10	17		23		33		43	63	79	
34	10	17		24		34		44	65	82	
35	11	18		25		35		46	67	84	
36	11	18		25		36		47	68	86	
37	11	19		26		37		48	70	89	
38	11	19		27		38		49	72	90	
39	12	20		27		39		51	74	90	
40	12	20		28		40		52	76	90	

Calculation Table : Depreciation Creation

Table: X Description: CONDO
 Max Age: 70 Create Table: Manual
 Min Dep for AV: 0 Max Dep for AV: 35
 Min Dep for EX: 0 Max Dep for DL: 90
 Average Created: Linear %Per Year for L,S,Q: 1.00

Factors from AV for:

EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
0.20	0.40		0.60		1.00		1.25	1.65	2.00	

AGE	EX	VG	GV	GD	AG	AV	FA	FR	PR	VP	DL
1	0	0		1		1		1	2	2	
2	0	1		1		2		3	3	4	
3	1	1		2		3		4	5	6	
4	1	2		2		4		5	7	8	
5	1	2		3		5		6	8	10	
6	1	2		4		6		8	10	12	
7	1	3		4		7		9	12	14	
8	2	3		5		8		10	13	16	
9	2	4		5		9		11	15	18	
10	2	4		6		10		13	17	20	
11	2	4		7		11		14	18	22	
12	2	5		7		12		15	20	24	
13	3	5		8		13		16	21	26	
14	3	6		8		14		18	23	28	
15	3	6		9		15		19	25	30	
16	3	6		10		16		20	26	32	
17	3	7		10		17		21	28	34	
18	4	7		11		18		23	30	36	
19	4	8		11		19		24	31	38	
20	4	8		12		20		25	33	40	
21	4	8		13		21		26	35	42	
22	4	9		13		22		28	36	44	
23	5	9		14		23		29	38	46	
24	5	10		14		24		30	40	48	
25	5	10		15		25		31	41	50	
26	5	10		16		26		33	43	52	
27	5	11		16		27		34	45	54	
28	6	11		17		28		35	46	56	
29	6	12		17		29		36	48	58	
30	6	12		18		30		38	50	60	
31	6	12		19		31		39	51	62	
32	6	13		19		32		40	53	64	
33	7	13		20		33		41	54	66	
34	7	14		20		34		43	56	68	
35	7	14		21		35		44	58	70	
36	7	14		21		35		44	58	70	
37	7	14		21		35		44	58	70	
38	7	14		21		35		44	58	70	
39	7	14		21		35		44	58	70	
40	7	14		21		35		44	58	70	
41	7	14		21		35		44	58	70	
42	7	14		21		35		44	58	70	
43	7	14		21		35		44	58	70	
44	7	14		21		35		44	58	70	
45	7	14		21		35		44	58	70	
46	7	14		21		35		44	58	70	
47	7	14		21		35		44	58	70	
48	7	14		21		35		44	58	70	
49	7	14		21		35		44	58	70	
50	7	14		21		35		44	58	70	
51	7	14		21		35		44	58	70	
52	7	14		21		35		44	58	70	
53	7	14		21		35		44	58	70	
54	7	14		21		35		44	58	70	
55	7	14		21		35		44	58	70	

Calculation Table : Depreciation Creation

56	7	14	21	35	44	58	70
57	7	14	21	35	44	58	70
58	7	14	21	35	44	58	70
59	7	14	21	35	44	58	70
60	7	14	21	35	44	58	70
61	7	14	21	35	44	58	70
62	7	14	21	35	44	58	70
63	7	14	21	35	44	58	70
64	7	14	21	35	44	58	70
65	7	14	21	35	44	58	70
66	7	14	21	35	44	58	70
67	7	14	21	35	44	58	70
68	7	14	21	35	44	58	70
69	7	14	21	35	44	58	70
70	7	14	21	35	44	58	70

SECTION G

COMMERCIAL/INDUSTRIAL/APARTMENT/MIXED USE METHODOLOGY

Commercial/Industrial Land Valuation

The land curve parameters and base lot size are based upon a standard size of one acre or 43,560 sf. This is located on landline one with the appropriate neighborhood factor, site index and condition factor applied.

If a parcel has more than one acre of land then it is either considered additional prime site, or excess land. If it is prime site, it is added to landline #1, if it is excess land, it can be found on landline #2. The appropriate condition factors will be applied.

The determination of the breakout of these individual lines are based on the zoning requirements and the physical attributes of the parcel. If the parcel is under one acre and is a buildable lot then all land will be priced on landline one. If some of the lot has issues that affect the maximum use, then a condition factor can be applied for this issue, ie topo, easement, etc.

If the property has more than one acre of primary site, then one method to determine its primary lot size is to use a Land to Building Ratio. This is a ratio that compares the land to the gross leasable area of the building or buildings on the parcel. This is an industry standard based on zoning requirements and Floor Area Ratio's (FAR). Once the site amount is determined, then the rest of the land will be identified as excess land. This will be determined again by the zoning requirements and the physical attributes of the parcel. With the lack of vacant land sales, all adjustments were determined through the use of income residuals. Cape Elizabeth is a built up jurisdiction where majorities of the properties are built out fully. See below for a detail explanation of the process.

There were two Commercial/Industrial sales in Cape Elizabeth over the last two years. With the lack of commercial properties in the Town of Cape Elizabeth, the residential neighborhoods were utilized with a factor of 1.10 for commercial use.

Commercial/Industrial Landline Instructions

Land Line 1: Acres of site is priced according to the commercial or industrial land curve. In addition, accesses, ROW, or topography adjustments can be found in the condition factor section. The neighborhood adjustments and site adjustments are applied to this line.

Land Line 2: The remaining acreage is setup as excess land priced at \$15,000/acre. In addition, any applicable topography, ROW adjustments and the neighborhood adjustment is applied to this line.

Land-To-Building Ratio's

The following land-to-building ratios have been used as a general guideline in determining the prime site of Commercial and Industrial properties.

Industrial

0 to 10,000 SF	Run off AC Curve for Site
10,000-20,000 SF	1.5 ACRES LL#1 remaining AC on LL#2
20,000 to 30,000 SF	2.0 ACRES LL#1 remaining AC on LL#2
30,000 to 40,000 SF	2.5 ACRES LL#1 remaining AC on LL#2
40,000 to 55,000 SF	3.0 ACRES LL#1 remaining AC on LL#2
Greater than 55,000 SF	2.5-1 Ratio

Commercial

0 to 7,260 SF	Run off AC Curve for Site
7,260 to 10,000 SF	1.5 ACRES LL #1 Remaining AC on LL#2
10,000 to 20,000 SF	2.0 ACRES LL#1 remaining AC on LL#2
20,000 to 30,000 SF	3.0 ACRES LL#1 remaining AC onLL#2
30,000 to 50,000 SF	3.5 ACRES LL#1 remaining AC on LL#2
Greater than 50,000 SF	3-1 Ratio

Condition Factors

The condition factor field in the landline section of the property record card is used to adjust lot values for buildable status and site specific problems i.e. topography, wetlands, configuration, easements, etc. Condition factor adjustments are shown as a percent good in the condition factor field. These adjustments will be based on the severity of the noted problem and will vary, with some properties having multiple issues. The following is a guideline of adjustments, which have been made utilizing the condition factor field. Refer to the landline notes and property notes for an explanation of condition factor adjustments.

CONDITION	ADJUSTMENT
Topography, wetlands, configuration	Minus 5 - 75%
Access, easement/row	Minus 5-25%
Vacant unbuildable lots (3920 land use code)	(CF .1)
Vacant potentially developable lots (3910 LUC)	(CF .5-.9)

Cost/Market Approach Modeling

Base rates for typical quality of construction were developed from the *Marshall Valuation Service* and each base rate was mapped to one of three depreciation models: commercial, apartment, or industrial. The following base rates were developed for the Town of Cape Elizabeth.

13	RES APTS	105
300	HOME FOR AGED	167
301	DORMITORY	152
302	APARTMENTS	136
303	HOTEL-LIMITED SERVICE	137
304	MOTELS	128
305	ROOMING HOUSE	118
306	MEDICAL CONDO	150
307	RECTORIES	145
308	B&B INN	135
309	FRATERNITY HOUSING	147
310	GUEST COTTAGES	147
311	GROUP CARE HOMES	143
312	ASSISTED LIVING	134
313	CLUBS/LODGES	135
314	BAR/PUB/TAV	141
315	HEALTH CLUB	158
316	RESTAURANT	174
317	COUNTRY CLUB	189
318	FAST FOOD-LOCAL	132
319	FUNERAL HOME	151
320	FAST FOOD-REGIONAL	202
321	SNACK BAR	108
322	SUPERMARKETS	128
323	DRUG STORE	154
324	MARKET	116
325	FLORIST SHOP	116
326	GAS MART	219
327	CONVENIENCE STORE	124
328	DRY CLN/LAUNDRY	125
329	BARBER SHOP/BEAUTY	103
330	COMMERCIAL	83
331	STORE	115

332	DEPARTMENT/BIG BOX	131
333	WAREHOUSE SHOWROOM	83
334	STORES/APT COM	124
335	SHOP CENTER LO	134
336	MIXED RETAIL/OFFICE	126
337	SHOP CENTER RE	162
338	INDUSTRIAL FLEX	74
339	LIGHT INDUSTRIAL	74
340	PRE-ENG MFG	66
341	HEAVY INDUST	108
342	RESEARCH & DEV	104
343	PRE-ENG WAREHS	63
344	TRUCK TERMINAL	98
345	COLD STORAGE	97
346	WAREHOUSING	63
347	OFFICE/WAREHS	89
348	SELF STORAGE	63
349	AUTO DEALERSHIP	129
350	PRE-ENG GAR	68
351	MINI LUBE	144
352	MUNICIPAL GARAGE	122
353	PARKING GARAGE	75
354	TELEPHONE BLDG	112
355	BAKERY	63
356	OFFICE BLDG	147
357	BANK-CENTRAL OFFICES	237
358	BRANCH BANK	222
359	MEDICAL OFFICE	188
360	URGENT CARE	140
361	HOSPITALS	310
362	NURSING HOME	206
363	FIRE STATION	181
364	CITY/TOWN HALL	211
365	GOVERNMENTAL-CA	173
366	LIBRARY	200
367	CHURCHES	199
368	THEATERS ENCL	158
369	AUDITORIUM	190
370	MUSEUMS	205
371	ICE RINK	127
372	BOWLING	103
375	SCHOOL/COLLEGE	224

376	CAR WASH	139
377	COIN-OP CARWSH	107
378	CASINO	204
379	OFFICE/APT	133
380	SENIOR HOUSING	117
381	WAREHOUSE DISCOUNT STORE	88
382	LABORATORY	263
383	COMPUTER DATA CENTER	198
384	POST OFFICE	198
385	DISTRIBUTION WAREHOUSE	94
386	MAINTENANCE HANGARS	71
387	STORAGE HANGARS	52
388	SERVICE STATION	182
389	SERVICE SHOPS	82
390	GARAGE/OFFICE	113
391	OUTPATIENT SURGICAL CENTER	305
392	KENNELS	121
393	VETERINARY HOSPITALS	186
394	HIGH SCHOOL	202
395	MIDDLE SCHOOL	196
396	ELEMENTARY SCHOOL	205
397	VOCATIONAL SCHOOL	175
398	DAY CARE	167
399	NEIGHBORHOOD SHOPPING	125

Income Approach Modeling

The “Income Approach” is based upon the principle of “anticipation” which recognizes that value is created by the owner’s expectation of future benefits. Typically, these benefits are anticipated in the form of income, and/or in the anticipated increase in the property’s value over time. Therefore, a primary consideration is the relative level of anticipated income and expenses a property is likely to achieve, and “base” rates for both income and expenses must be established. The next step in the development of the “Income Approach” is to subtract the anticipated (market-derived) vacancy rate from the potential gross revenue, to generate the “effective” gross income. The expenses are then subtracted from the effective gross income leaving you with the net operating income (NOI). Consequently, research was undertaken in order to identify the appropriate “base” levels of income and expenses for each commercial property “use” type, such as apartments, commercial, industrial, etc.

With the lack of commercial and industrial properties that are rented and mnot owner occupied, KRT Appraisal relied heavily on commercial publications Like Costar, Developer survey, Investor survey, MLS, other appraisers, and neighboring towns data sets. Income and Expense data was ascertained during the data collection phase.

The actual income tables and specific selected income and expense statements were reviewed to develop a market rent schedule and vacancy/expense ratios for each property type. The location adjustment factors were mapped consistent with the NBC adjustment factors to reconcile between the approaches.

The capitalization rates were developed utilizing data from Investor Survey, Co-Star, and Loop Net.

Apartments (4 units and over)-Rents, Vacancy and Expenses

Income and expense (I&E) questionnaires were sent out to all apartments owners in the Town of Cape Elizabeth. The returned I&E questionnaires and other confirmed rents were then analyzed to determine the base rent schedule as well as vacancy and expense ratios. The following “base rent” schedule was established:

<u>Type</u>	<u>Monthly Rent</u>	<u>Base Yearly Rent</u>	<u>Vacancy</u>	<u>Expense</u>
Studio	\$1,000	\$12,000	5%	40%
1 Bedroom	\$1,200	\$14,400	5%	40%
2 Bedroom	\$1,500	\$18,000	5%	40%
3 Bedroom	\$2,000	\$24,000	5%	40%
4 Bedroom	\$2,500	\$30,000	5%	40%

Apartment Use: The use adjustment is utilized to account for the overall utility and quality of each rental space. The use factor is an adjustment to the base rent and range from 1.40 for excellent to 0.70 for poor.

Apartment Vacancy: The vacancy adjustment is an allowance for a reduction in potential income attributed to vacancies, tenant turnover and nonpayment of rent. The vacancy factor is an adjustment to the base vacancy and range from 0.50 for excellent to 2.00 for poor.

Apartment Expenses: The expense adjustment is an allowance for expenses associated with the maintenance and upkeep for 1 year. The taxes, depreciation, mortgage or mortgage interest, and reserves are not included in the expense ratios. The expense factor is an adjustment to the base expense and range from 0.67 for excellent to 1.50 for poor.

Commercial Rents, Vacancy and Expenses

Income and expense (I&E) questionnaires were sent out to all commercial owners in the Town of Cape Elizabeth. The returned I&E questionnaires were broken down by “use” then analyzed to determine the rent schedule as well as vacancy and expense ratios. Additionally

regional and national data was analyzed for properties that typically sell in those types of markets The following “base rent” schedule was established:

<u>Type</u>	<u>Base Rent</u>	<u>Unit</u>	<u>Vacancy</u>	<u>Expense</u>
Retail	15.00	SQFT	5%	35%
Service Shop	12.00	SQFT	5%	15%
Office	15.00	SQFT	5%	35%
Professional Office	15.00	SQFT	5%	15%
Fast Food	25.00	SQFT	5%	15%
Supermarket	12.00	SQFT	5%	15%
Restaurant	15.00	SQFT	5%	20%
Bank	20.00	SQFT	3%	12%
Gas Mart	25.00	SQFT	2%	15%
Conv Store	25.00	SQFT	3%	15%
Motel	300	ROOM	15%	75%
Job Shop	12.00	SQFT	5%	15%

Commercial Vacancy: The vacancy adjustment is an allowance for a reduction in potential income attributed to vacancies, tenant turnover and nonpayment of rent. The vacancy factor is an adjustment to the base vacancy and range from 0.50 for excellent to 4.00 for very poor.

Commercial Expenses: The expense adjustment is an allowance for expenses associated with the maintenance and upkeep for 1 year. The taxes, depreciation, mortgage or mortgage interest, and reserves are not included in the expense ratios. The expense factor is an adjustment to the base expense and range from 0.50 for excellent to 2.50 for very poor.

Industrial Rents, Vacancy and Expenses

Income and expense (I&E) questionnaires were sent out to all Industrial owners in the Town of Cape Elizabeth. The returned I&E questionnaires were broken down by “use” then analyzed to determine the rent schedule as well as vacancy and expense ratios. Additionally region and national data was analyzed for properties that typically sell in those types of markets. The following “base rent” schedule was established:

<u>Type</u>	<u>Price</u>	<u>Unit</u>	<u>Vacancy</u>	<u>Expense</u>
Warehouse	10.00	SQFT	5%	15%

Industrial Vacancy: The vacancy adjustment is an allowance for a reduction in potential income attributed to vacancies, tenant turnover and nonpayment of rent. The vacancy factor is an adjustment to the base vacancy and range from 0.50 for excellent to 4.00 for very poor.

Industrial Expenses: The expense adjustment is an allowance for expenses associated with the maintenance and upkeep for 1 year. The taxes, depreciation, mortgage or mortgage interest, and reserves are not included in the expense ratios. The expense factor is an adjustment to the base expense and range from 0.50 for excellent to 2.50 for very poor.

Capitalization Rates:

Capitalization is the process of converting a net operating income into an indication of value. This approach to valuation can be accomplished by (1) dividing a single year's net operating income by an appropriate overall capitalization rate (direct capitalization) or (2) discounting to present value a net income stream and property reversion over a projected holding period (discounted cash flow analysis). In mass appraisal, it is more acceptable to use direct capitalization.

An explanation for the derivation of the capitalization rates for various property uses follows:

Apartments

The capitalization rate for apartments was developed through the band of investment technique. In the band of investment technique, interest and yield rates are weighted by the proportion each would contribute in typical financing and summed to form a discount rate. This rate is then used to estimate property value by capitalizing all net income. The base capitalization rates utilized for the apartments are:

Use	Cap Rate	Range	
Apt	8.5%	6.38%	14.88%

These rates are adjusted based on the overall risk of the investment.

Commercial

The capitalization rates for commercial properties were developed through the band of investment technique. In the band of investment technique, interest and yield rates are weighted by the proportion each would contribute in typical financing and summed to form a discount rate. This rate is then used to estimate property value by capitalizing all net income. These rates are adjusted based on the overall risk of the investment. The base capitalization rates utilized for commercial properties are:

Use	Base Cap Rate	Range	
Service Stations	9.60%	7.20%	16.80%
Bank	7.50%	5.63%	13.13%
Mixed Use	8.80%	6.60%	15.40%
Office	9.0%	6.75%	15.75%

Retail	9.6%	7.20%	16.80%
Cars	9.6%	7.20%	16.80%
Fast Food	9.5%	7.13%	16.63%
Restaurant	9.5%	7.13%	16.63%
Hotel	10.3%	7.73%	18.03%

Industrial

The capitalization rate for industrial properties was developed through the band of investment technique. In the band of investment technique, interest and yield rates are weighted by the proportion each would contribute in typical financing and summed to form a discount rate. This rate is then used to estimate property value by capitalizing all net income. The base capitalization rate utilized for industrial properties is:

Use	Base Cap Rate	Range	
Industrial	8.1%	6.08%	14.18%

These rates are adjusted based on the overall risk of the investment.

Reconciliation

Reconciliation by property type and location were developed and analyzed. When possible, both approaches to value were reconciled within a range of 0.80 to 1.20 and the **Cost/Market model** is the final value estimate. When not possible, the most relevant approach to value for a given parcel was selected. The income approach model was deleted during the reconciliation process when not appropriate to the valuation of a given parcel or property type.

Appendix

Outlying Cumberland County Multi-Family

DELIVERIES & UNDER CONSTRUCTION

Year	Inventory			Deliveries		Net Deliveries		Under Construction	
	Bldgs	Units	Vacancy	Bldgs	Units	Bldgs	Units	Bldgs	Units
2028	-	4,447	5.0%	-	98	-	98	-	-
2027	-	4,349	4.9%	-	89	-	87	-	-
2026	-	4,262	4.8%	-	55	-	53	-	-
2025	-	4,209	5.0%	-	183	-	183	-	-
2024	-	4,026	4.3%	-	0	-	(1)	-	-
YTD	108	4,027	5.0%	0	0	0	0	1	181
2023	108	4,027	5.1%	4	177	4	177	1	181
2022	104	3,850	3.8%	3	186	3	186	4	313
2021	101	3,664	2.0%	2	167	2	167	3	186
2020	99	3,497	1.9%	2	80	2	80	2	167
2019	97	3,417	7.5%	4	160	4	160	4	247
2018	93	3,257	6.8%	2	324	2	324	4	160
2017	91	2,933	4.9%	3	180	3	180	3	101
2016	88	2,753	3.9%	0	0	0	0	3	180
2015	88	2,753	4.2%	0	0	0	0	0	0
2014	88	2,753	4.4%	0	0	0	0	0	0
2013	88	2,753	4.5%	0	0	0	0	0	0
2012	88	2,753	4.1%	0	0	0	0	0	0

SECTION I
INCOME VALUATION REPORTS



01/31/2024

1:16:12PM

Cape Elizabeth

Income Detail with Summary

01/31/2024
1:16:12PM

Cape Elizabeth Income Detail with Summary

Card#	Location	LUC	Grade	Cond	Year	Built	G.B.A	Units	#of	Leased	Area	Use	Monthly	Econ	Cap	Rate	Gross	Income	Vac.	Res.	Exp.	NOI	Ind Value	Sur.	Def.	Fin. Val.	
U24009000000	1 179 OCEAN HOUSE RD	111	03	AV	1800	4,317	4			APT	2500.00	8.50	120,000		60		47,976	71,964	0	0	0	846,600	0	0	846,600		
Card Summary																											
													120,000		60		47,976	71,964	0	0	0	846,600	0	0	846,600		
U24040000000	1 4 CLINTON RD	111	03	AV	1900	5,252	6			APT	1200.00	8.50	86,400		43		34,543	51,814	0	0	0	609,600	0	0	609,600		
Card Summary																											
													86,400		43		34,543	51,814	0	0	0	609,600	0	0	609,600		
U26003000000	2 76 OCEAN HOUSE RD	111	03	AV	1947	5,828	4			APT	1200.00	8.50	57,600		29		23,028	34,543	0	0	0	406,400	0	0	406,400		
Card Summary																											
													57,600		29		23,028	34,543	0	0	0	406,400	0	0	406,400		
U29064000000	1 112 SPURWINK AVE	111	03	AV	1900	5,673	3			APT	1500.00	8.50	84,000		42		33,583	50,375	0	0	0	592,600	0	0	592,600		
Card Summary																											
													84,000		42		33,583	50,375	0	0	0	592,600	0	0	592,600		
U2906400A000	1 53 ASTER LN	111	03	AV	2020	4,776	4			APT	2000.00	8.50	96,000		48		38,381	57,571	0	0	0	677,300	0	0	677,300		
Card Summary																											
													96,000		48		38,381	57,571	0	0	0	677,300	0	0	677,300		
U2906400B000	1 51 ASTER LN	111	03	AV	2020	4,776	4			APT	2500.00	8.50	120,000		60		47,976	71,964	0	0	0	846,600	0	0	846,600		
Card Summary																											
													120,000		60		47,976	71,964	0	0	0	846,600	0	0	846,600		
U33001000000	1 289 MITCHELL RD	111	03	GD	1939	3,134	3			APT	1200.00	8.50	61,200		31		24,468	36,701	0	0	0	431,800	0	0	431,800		
Card Summary																											
													61,200		31		24,468	36,701	0	0	0	431,800	0	0	431,800		
U02003000000	1 596 PREBLE ST	112	05	AV	1900	7,059	9			APT	2500.00	8.50	270,000		135		107,946	161,919	0	0	0	1,904,900	0	0	1,904,900		
Card Summary																											
													270,000		135		107,946	161,919	0	0	0	1,904,900	0	0	1,904,900		
U34023000000	1 60 WOODLAND RD	112	03	GD	1980	28,048	9			APT	2500.00	8.50	270,000		135.00		107,946	161,919	0	0	0	1,904,900	0	0	1,904,900		
Card Summary																											
													270,000		135.00		107,946	161,919	0	0	0	1,904,900	0	0	1,904,900		

Cape Elizabeth Income Detail with Summary

Card#	Location	LUC	Grade	Cond	Year Built	G.B.A	# of Units	Leased Area	Use	Monthly Econ Rent	Cap Rate	Gross Income	Vac.	Res.	Exp.	NOI	Ind Value	Sur.	Def.	Fin. Val.
Card Summary																				
3 60	WOODLAND RD	112	03	AV	1980	28,048	0	784.00	OFC	15.00	9.00	270,000	135	107,946	161,919	1,904,900	0	0	0	1,904,900
Card Summary																				
4 60	WOODLAND RD	112	03	AV	1981	28,048	9		APT	2500.00	8.50	11,760	588	3,910	7,262	80,700	0	0	0	80,700
Card Summary																				
5 60	WOODLAND RD	112	03	GD	1981	28,048	9		APT	2500.00	8.50	270,000	135	107,946	161,919	1,904,900	0	0	0	1,904,900
Card Summary																				
7 60	WOODLAND RD	112	03	AV	1982	28,048	9		APT	2500.00	8.50	270,000	135	107,946	161,919	1,904,900	0	0	0	1,904,900
Card Summary																				
												1,091,760	1,128.00	435,684	654,938	7,700,300	0	0	0	7,700,300
Parcel Summary																				
U1704000000																				
1 40	BOWERY BEACH RD	300	06	VG	1985	64,634	30		HTL	280.00	10.30	3,066,000	459,900	1,954,575	651,525	6,325,500	0	0	0	6,325,500
Card Summary																				
2 40	BOWERY BEACH RD	300	06	VG	2017	64,634	1		HTL	280.00	10.30	1,635,200	245,280	1,042,440	347,480	3,373,600	0	0	0	3,373,600
Card Summary																				
3 40	BOWERY BEACH RD	300	06	VG	2017	64,634	4		HTL	420.00	10.30	613,200	91,980	390,915	130,305	1,265,100	0	0	0	1,265,100
Card Summary																				
4 40	BOWERY BEACH RD	300	06	VG	2010	64,634	12		HTL	280.00	10.30	1,226,400	183,960	781,830	260,610	2,530,200	0	0	0	2,530,200
Card Summary																				
												6,540,800	981,120.00	4,169,760	1,389,920	16,868,000	0	0	0	13,494,400
Parcel Summary																				
R05002000000																				
1 78	SCOTT DYER RD	304	06	AV	1998	32,294	57		ALF	158.00	9.50	3,287,190	164,360	2,810,547	312,283	3,287,200	0	0	0	3,287,200
Card Summary																				
												3,287,190	164,360.00	2,810,547	312,283	3,287,200	0	0	0	3,287,200
Parcel Summary																				
U45004000000																				
1 126	SCOTT DYER RD	304	05	GD	1980	40,103	72		ALF	158.00	9.50	4,152,240	207,612	3,550,165	394,463	4,152,200	0	0	0	4,152,200
Card Summary																				
												4,152,240	207,612.00	3,550,165	394,463	4,152,200	0	0	0	4,152,200
Parcel Summary																				
U21003B 000																				
1 327	OCEAN HOUSE RD	323	03	FR	1970	31,639	0	18,447.00	RTL	12.00	11.52	379,668	37,967	119,595	222,106	1,928,000	0	0	0	1,928,000
Card Summary																				
												379,668	37,967.00	119,595	222,106	1,928,000	0	0	0	1,928,000
Parcel Summary																				
U22076000000																				
1 287	OCEAN HOUSE RD	325	03	AV	1965	1,980	0	1,980.00	RTL	15.00	8.64	29,700	1,485	9,875	18,340	212,300	0	0	0	212,300
Card Summary																				
												29,700	1,485.00	9,875	18,340	212,300	0	0	0	212,300
Parcel Summary																				

Cape Elizabeth Income Detail with Summary

Card#	Location	LUC	Grade	Cond	Year Built	G B A	# of Units	Leased Area	Use	Monthly Econ Rent	Cap Rate	Gross Income	Vac.	Res.	Exp.	NOI	Ind Value	Sur.	Def.	Fin. Val.
Card Summary																				
U28015C	000											40,650	2,033		13,516	25,101	371,900	0	0	371,900
Parcel Summary																				
U28015C	000	1155	SPURWINK AVE	342	05	GD	1968	2,447	0	18.00	6.75	44,046	2,033.00		13,516	25,101	371,900	0	0	371,900
Card Summary																				
U28015D	000											44,046	2,202		6,277	35,567	526,900	0	0	526,900
Parcel Summary																				
U28015D	000	1155	SPURWINK AVE	342	05	GD	1968	5,549	0	18.00	9.00	99,882	4,994		14,233	80,655	896,200	0	0	896,200
Card Summary																				
U28015D	000											99,882	4,994.00		14,233	80,655	896,200	0	0	896,200
Parcel Summary																				



Patriot Properties

01/31/2024

1  1PM

Cape Elizabeth

Income Adjustments



Vacancy Adjustments

Code	Description	FullDescription	IndexValue
V	VERY GOOD		0.50
E	EXCELLENT		0.25
G	GOOD		0.75
F	FAIR		2.00
P	POOR		3.00
VP	VERY POOR		4.00

Expense Adjustments

Code	Description	FullDescription	IndexValue
E	EXCELLENT		0.50
V	VERY GOOD		0.75
G	GOOD		0.90
F	FAIR		1.10
P	POOR		2.00
VP	VERY POOR		2.50

Rental Unit Types

Code	Description	FullDescription	MSAlias	Annualizer	Catagory
				1	Rooms Based
DY	PER DAY			365	Rooms Based
MO	PER MONTH			12	Rooms Based
SF	SQ FT			1	Sized Based
WK	PER WEEK			52	Rooms Based
YR	PER YEAR			1	Sized Based

Lease Types

Code	Description	FullDescription	Vacancy	Expenses	Reserves	OverallRate	TaxFactor
APT	APARTMENTS		0	40			
BED	NURSING HOME		3	94			
HTL	HOTEL		15	75			
IND	INDUSTRIAL		5	15			
OFF	OFFICE		5	35			
RET	RETAIL		5	35			
BANK	BANK		5	15			
SS	SELF STORAGE		15	35			
CARS	CARS		5	15			
FF	FAST FOOD		5	15			
GAS	GAS MART		5	20			
MIX	MIXED USE		5	20			
T	RESTAURANT		5	20			
	ASSISTED LIVING		5	90			
MCO	MEDICAL CONDO		5	15			

Overall Rate Adjustments

Code	Description	FullDescription	IndexValue
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Space Quality

Code	Description	FullDescription	IndexValue
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EX	EXCELLENT		1.40
FR	FAIR		0.95
GD	GOOD		1.10
PR	POOR		0.85
VG	VERY GOOD		1.20



01/31/2024

1:  5PM

Cape Elizabeth

Income Economic Rent Table

Cape Elizabeth
Income Economic Rent Table

Alternate Type: + Default Factor: Finished: No

Rental Unit Type: -
Standard Size:
Rent:
Curve %:
Min Adj:
Max Adj:

Economic Rent Info			
AltType	Rooms	Bedrooms	Rent

Alternate Type: ALF + ASSIST LIVING Default Factor: 1.00 Finished: Yes

Rental Unit Type: DY - PER DAY
Standard Size:
Rent:
Curve %:
Min Adj:
Max Adj:

Economic Rent Info			
AltType	Rooms	Bedrooms	Rent

Alternate Type: APT + APARTMENT Default Factor: 1.00 Finished: Yes

Rental Unit Type: MO - PER MONTH
Standard Size: 1
Rent:
Curve %: 100%
Min Adj: 0.00
Max Adj: 0.00

Economic Rent Info			
AltType	Rooms	Bedrooms	Rent

Alternate Type: BNK + BANK Default Factor: 1.00 Finished: Yes

Rental Unit Type: SF - SQ FT
Standard Size:
Rent: 20.00
Curve %:
Min Adj:
Max Adj:

Economic Rent Info			
AltType	Rooms	Bedrooms	Rent

Cape Elizabeth Income Economic Rent Table

Alternate Type: **FFD + FAST FOOD** Default Factor: 1.00 Finished: Yes

Rental Unit Type: SF - SQ FT
Standard Size:
Rent: 25.00
Curve %:
Min Adj:
Max Adj:

Economic Rent Info			
AltType	Rooms	Bedrooms	Rent

Alternate Type: **FFL + FAST FOOD LOCAL** Default Factor: 1.00 Finished: Yes

Rental Unit Type: SF - SQ FT
Standard Size:
Rent: 15.00
Curve %:
Min Adj:
Max Adj:

Economic Rent Info			
AltType	Rooms	Bedrooms	Rent

Alternate Type: **GAS + GAS** Default Factor: 1.00 Finished: Yes

Rental Unit Type: SF - SQ FT
Standard Size:
Rent: 25.00
Curve %:
Min Adj:
Max Adj:

Economic Rent Info			
AltType	Rooms	Bedrooms	Rent

Alternate Type: **HTL + HOTEL** Default Factor: 1.00 Finished: Yes

Rental Unit Type: DY - PER DAY
Standard Size:
Rent:
Curve %:
Min Adj:
Max Adj:

Economic Rent Info			
ItType	Rooms	Bedrooms	Rent

Cape Elizabeth Income Economic Rent Table

Alternate Type: MCO + MEDICAL CONDO Default Factor: 1.00 Finished: Yes

Rental Unit Type: SF - SQ FT
Standard Size:
Rent: 15.00
Curve %:
Min Adj:
Max Adj:

Economic Rent Info			
AltType	Rooms	Bedrooms	Rent

Alternate Type: NRS + NURSING HOME Default Factor: 1.00 Finished: Yes

Rental Unit Type: YR - PER YEAR
Standard Size:
Rent:
Curve %:
Min Adj:
Max Adj:

Economic Rent Info			
AltType	Rooms	Bedrooms	Rent

Alternate Type: OFC + OFFICE Default Factor: 1.00 Finished: Yes

Rental Unit Type: SF - SQ FT
Standard Size:
Rent: 15.00
Curve %:
Min Adj:
Max Adj:

Economic Rent Info			
AltType	Rooms	Bedrooms	Rent

Alternate Type: RST + RESTRNT Default Factor: 1.00 Finished: Yes

Rental Unit Type: SF - SQ FT
Standard Size:
Rent: 15.00
Curve %:
Min Adj:
Max Adj:

Economic Rent Info			
AltType	Rooms	Bedrooms	Rent

Cape Elizabeth Income Economic Rent Table

Alternate Type: **RTL + RETAIL** Default Factor: 1.00 Finished: Yes

Rental Unit Type: SF - SQ FT
Standard Size:
Rent: 15.00
Curve %:
Min Adj:
Max Adj:

Economic Rent Info			
AltType	Rooms	Bedrooms	Rent

Alternate Type: **SER + SERVICE GAR** Default Factor: 1.00 Finished: Yes

Rental Unit Type: SF - SQ FT
Standard Size:
Rent: 12.00
Curve %:
Min Adj:
Max Adj:

Economic Rent Info			
AltType	Rooms	Bedrooms	Rent

Alternate Type: **SHOP + SERVICE SHOP** Default Factor: 1.00 Finished: Yes

Rental Unit Type: SF - SQ FT
Standard Size:
Rent: 18.00
Curve %:
Min Adj:
Max Adj:

Economic Rent Info			
AltType	Rooms	Bedrooms	Rent

Alternate Type: **SPT + SUPERMARKET** Default Factor: 1.00 Finished: Yes

Rental Unit Type: SF - SQ FT
Standard Size:
Rent: 12.00
Curve %:
Min Adj:
Max Adj:

Economic Rent Info			
AltType	Rooms	Bedrooms	Rent

Cape Elizabeth
Income Economic Rent Table

Alternate Type: **WHS + WAREHSE**

Default Factor:

1.00

Finished: Yes

Rental Unit Type: SF - SQ FT

Standard Size:

Rent: 10.00

Curve %:

Min Adj:

Max Adj:

Economic Rent Info

AltType Rooms Bedrooms Rent

APPENDIX "A"

CONTRACT



Multi-Family Submarket Report

Outlying Cumberland County

Portland - ME (USA)



PREPARED BY

Ken Rodgers
President



MULTI-FAMILY SUBMARKET REPORT

Submarket Key Statistics	1
Vacancy	2
Rent	4
Construction	6
Sales	9
Sales Past 12 Months	11
Supply & Demand Trends	13
Vacancy & Rent	15
Sale Trends	17
Deliveries & Under Construction	19

Overview

Outlying Cumberland County Multi-Family

12 Mo Delivered Units

173

12 Mo Absorption Units

109

Vacancy Rate

5.0%

12 Mo Asking Rent Growth

1.1%

Vacancy in the Outlying Cumberland County multi-family submarket is 5.0% and has increased 1.4% over the past 12 months. During this period, 170 units have delivered, and 110 units have been absorbed.

Space rated 3 Star is the most dominant subtype, with 2,663 units in this category. There are 1,024 units of 1 & 2 Star space and 340 units of 4 & 5 Star space.

Rents are around \$1,870/month, which is a

1.1% increase from where they were a year ago. In the past three years, rents have increased a cumulative 19.3%.

About 180 units are under construction, representing a 4.5% expansion of inventory. There have been 2 sales over the past year.

Over the past three years, there have been 8 sales, which have traded for approximately \$6.5 million.

KEY INDICATORS

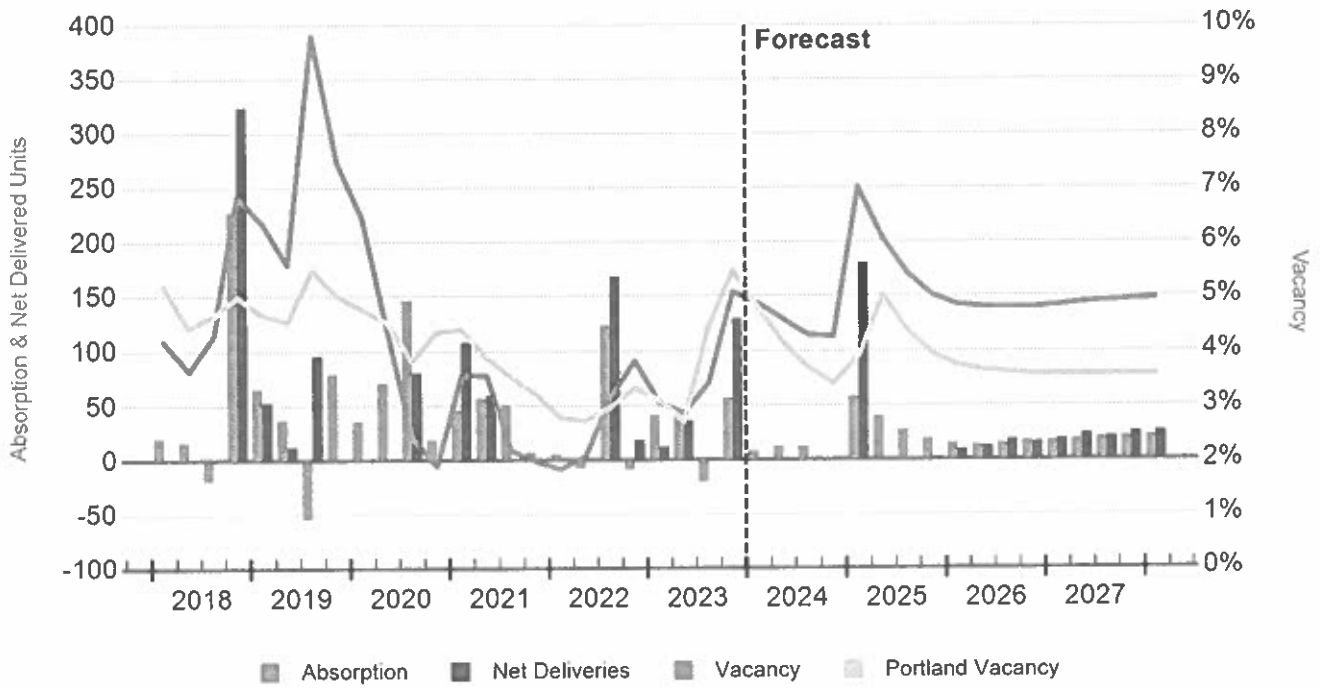
Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	340	6.5%	\$2,297	\$2,281	1	0	0
3 Star	2,663	4.9%	\$1,793	\$1,785	2	0	181
1 & 2 Star	1,024	4.6%	\$1,968	\$1,957	0	0	0
Submarket	4,027	5.0%	\$1,872	\$1,863	3	0	181

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	1.4%	4.9%	5.0%	9.8%	2019 Q3	1.8%	2022 Q1
Absorption Units	109	61	83	331	2020 Q3	(27)	2005 Q3
Delivered Units	173	62	99	484	2019 Q3	0	2022 Q2
Demolished Units	0	0	1	0	2023 Q4	0	2023 Q4
Asking Rent Growth (YOY)	1.1%	2.5%	2.9%	12.1%	2022 Q3	-3.4%	2009 Q4
Effective Rent Growth (YOY)	1.3%	2.5%	2.9%	11.8%	2022 Q3	-3.6%	2009 Q4
Sales Volume	\$1.1M	\$4.9M	N/A	\$32.4M	2016 Q1	\$0	2021 Q2

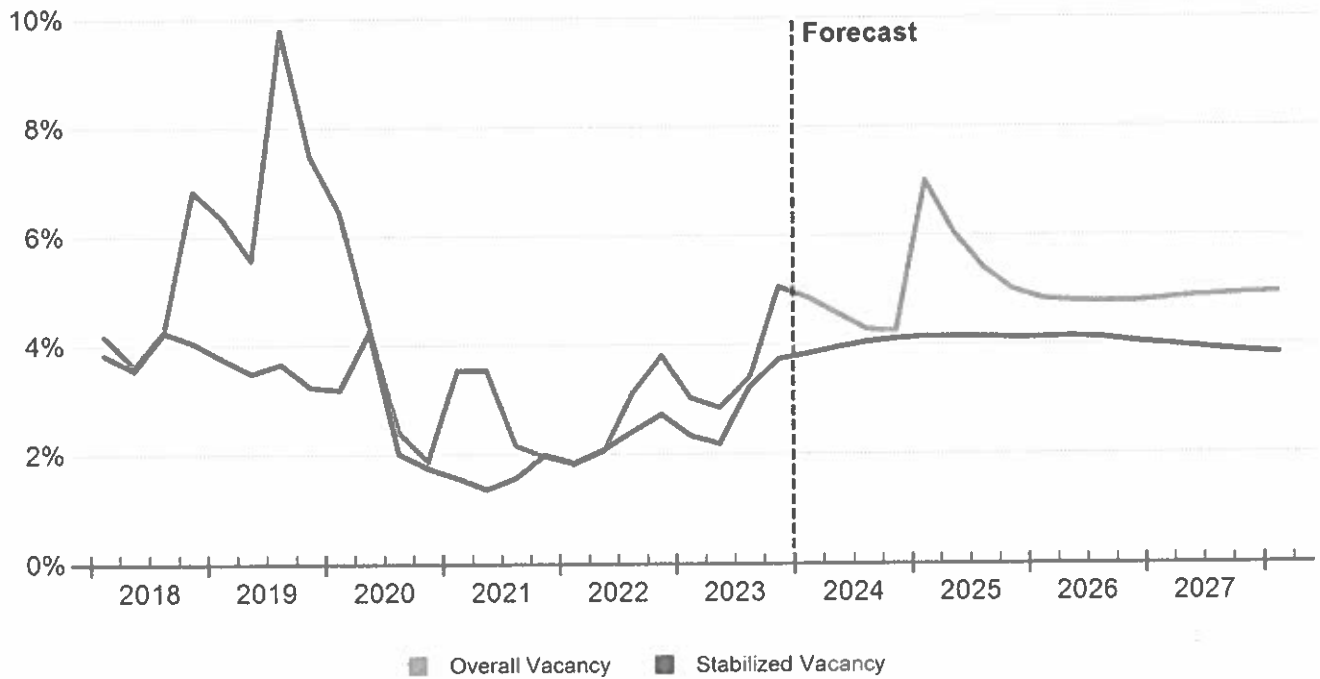
Vacancy

Outlying Cumberland County Multi-Family

ABSORPTION, NET DELIVERIES & VACANCY



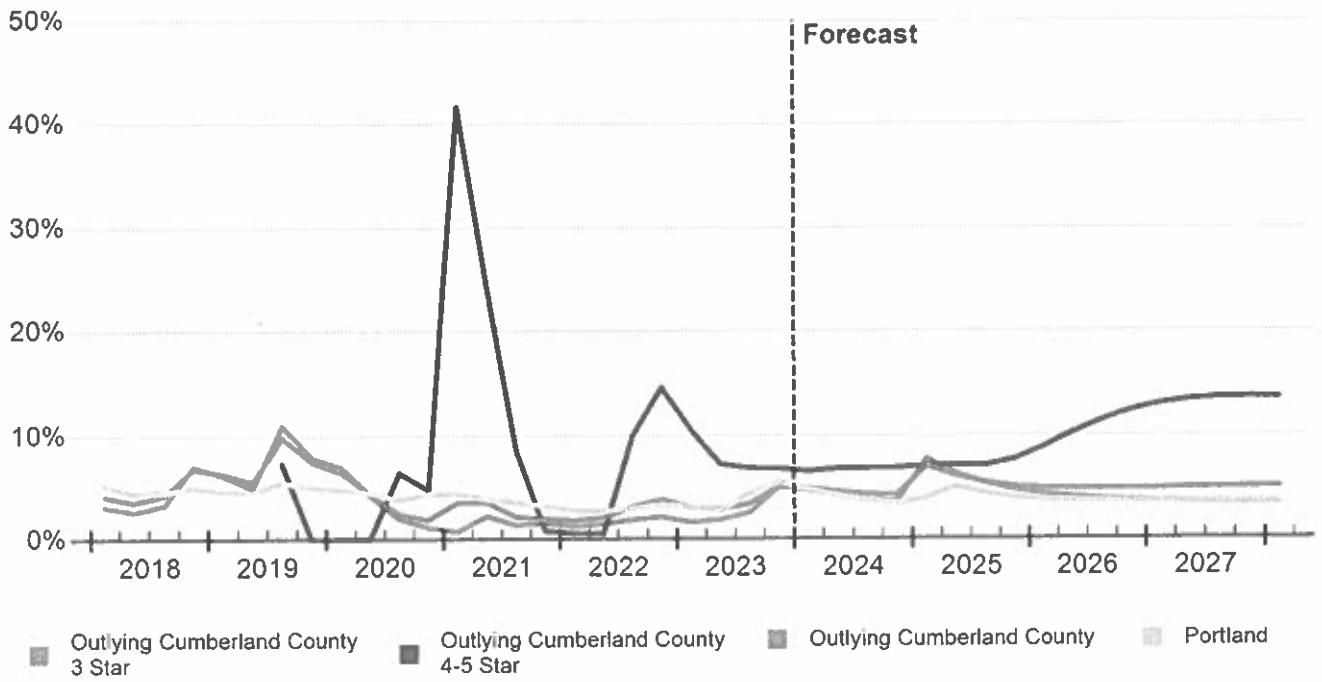
OVERALL & STABILIZED VACANCY



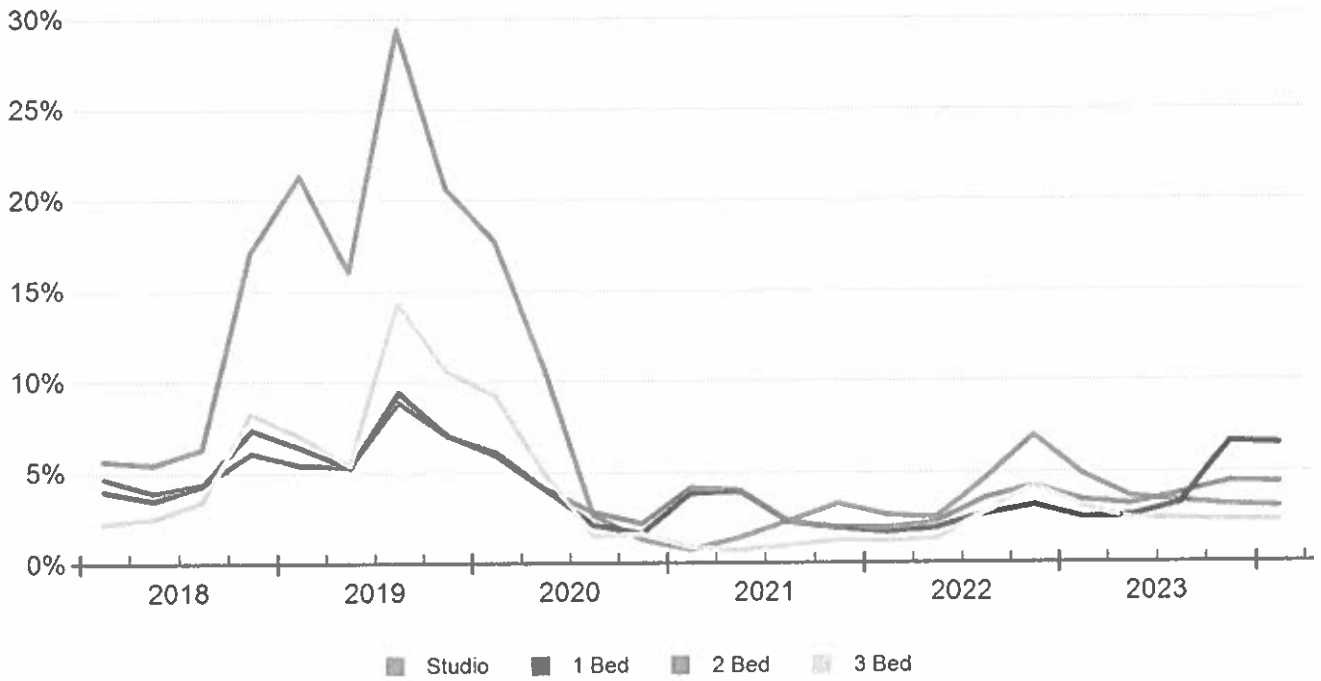
Vacancy

Outlying Cumberland County Multi-Family

VACANCY RATE



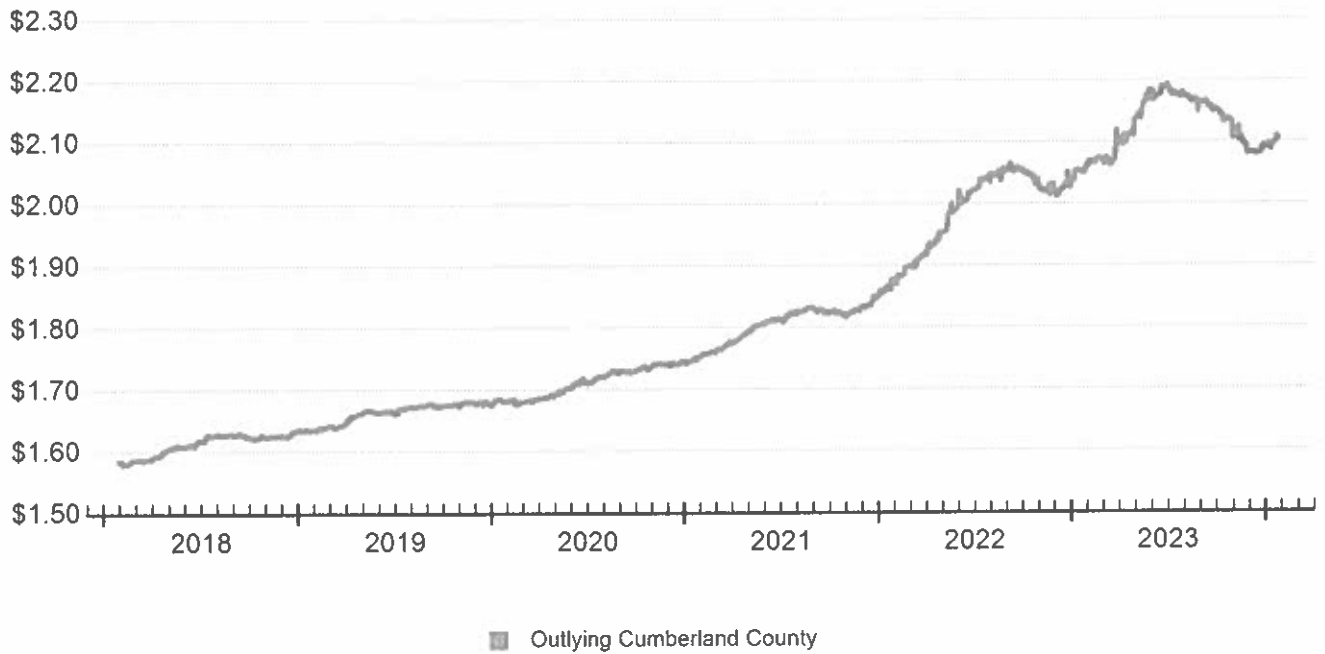
VACANCY BY BEDROOM



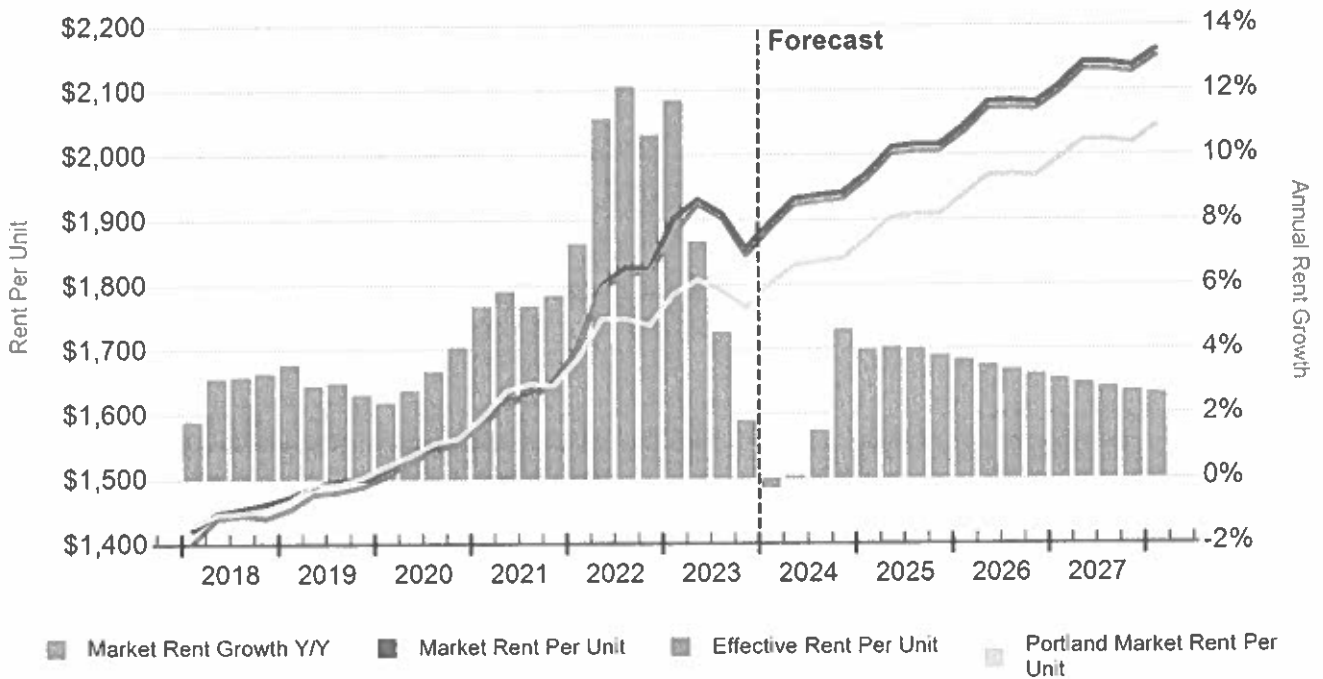
Rent

Outlying Cumberland County Multi-Family

DAILY ASKING RENT PER SF



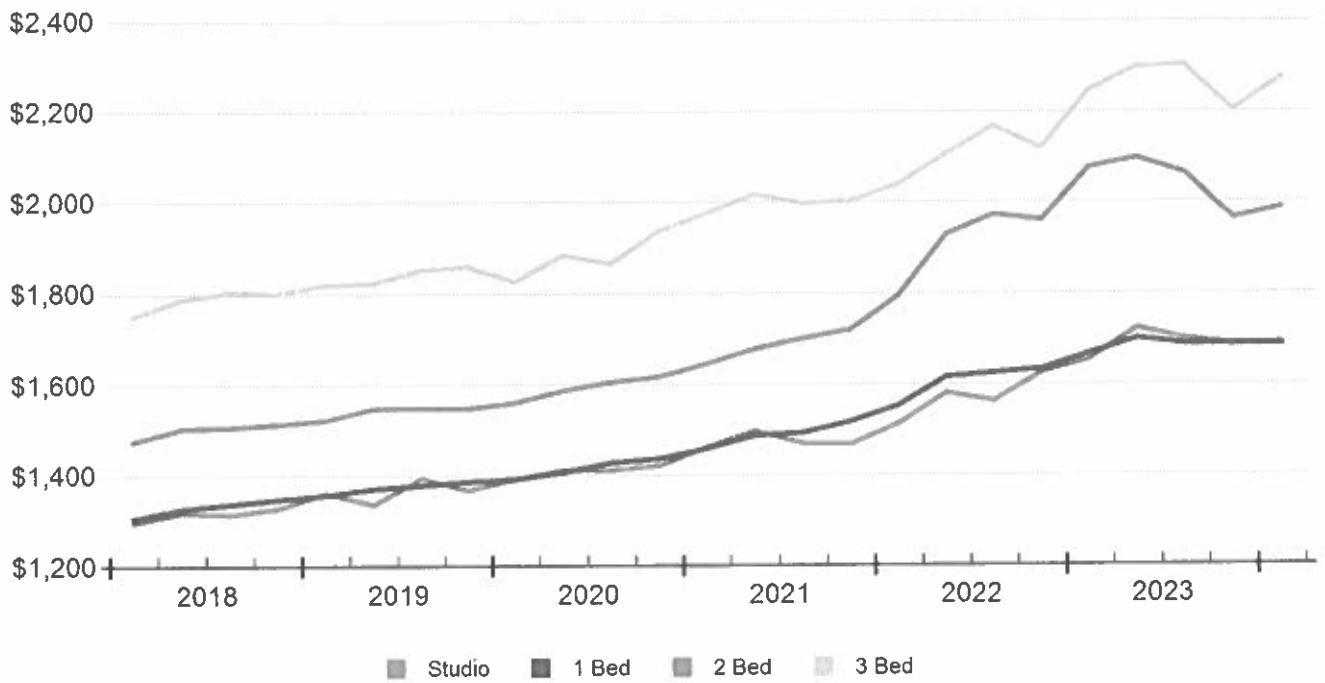
MARKET RENT PER UNIT & RENT GROWTH



Rent

Outlying Cumberland County Multi-Family

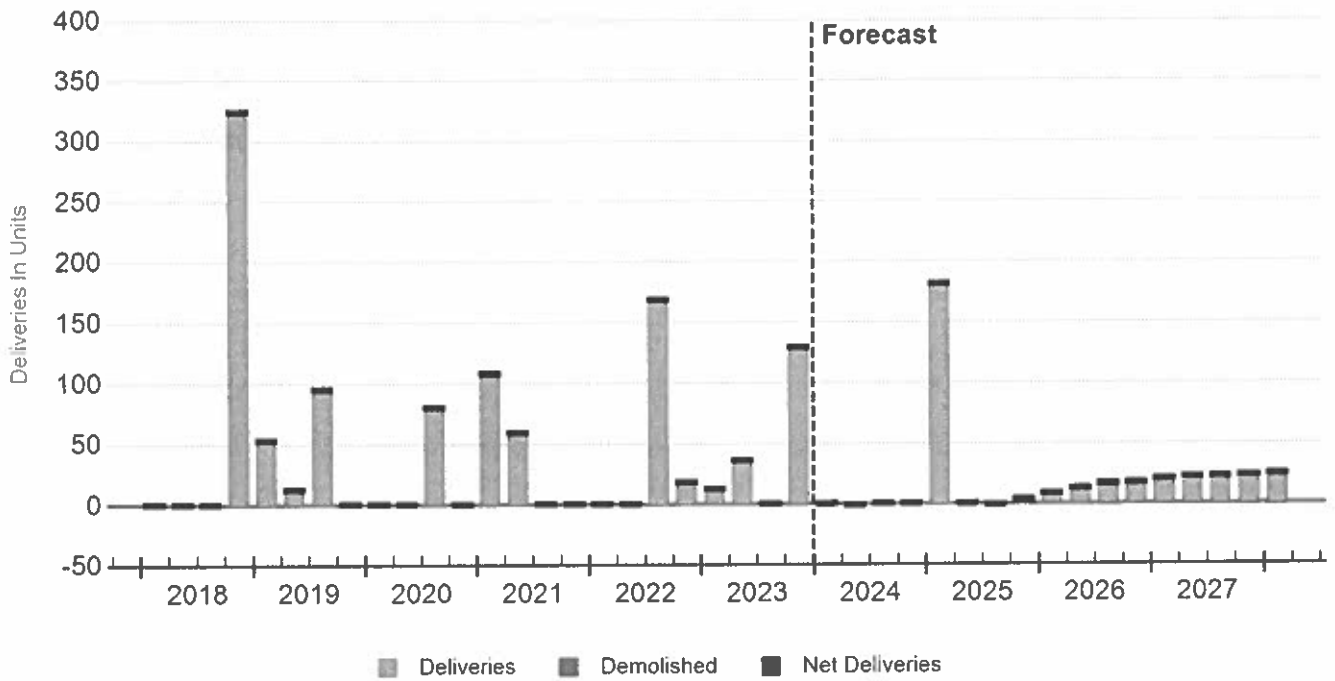
MARKET RENT PER UNIT BY BEDROOM



Construction

Outlying Cumberland County Multi-Family

DELIVERIES & DEMOLITIONS



Construction

Outlying Cumberland County Multi-Family

All-Time Annual Avg. Units

64

Delivered Units Past 8 Qtrs

363

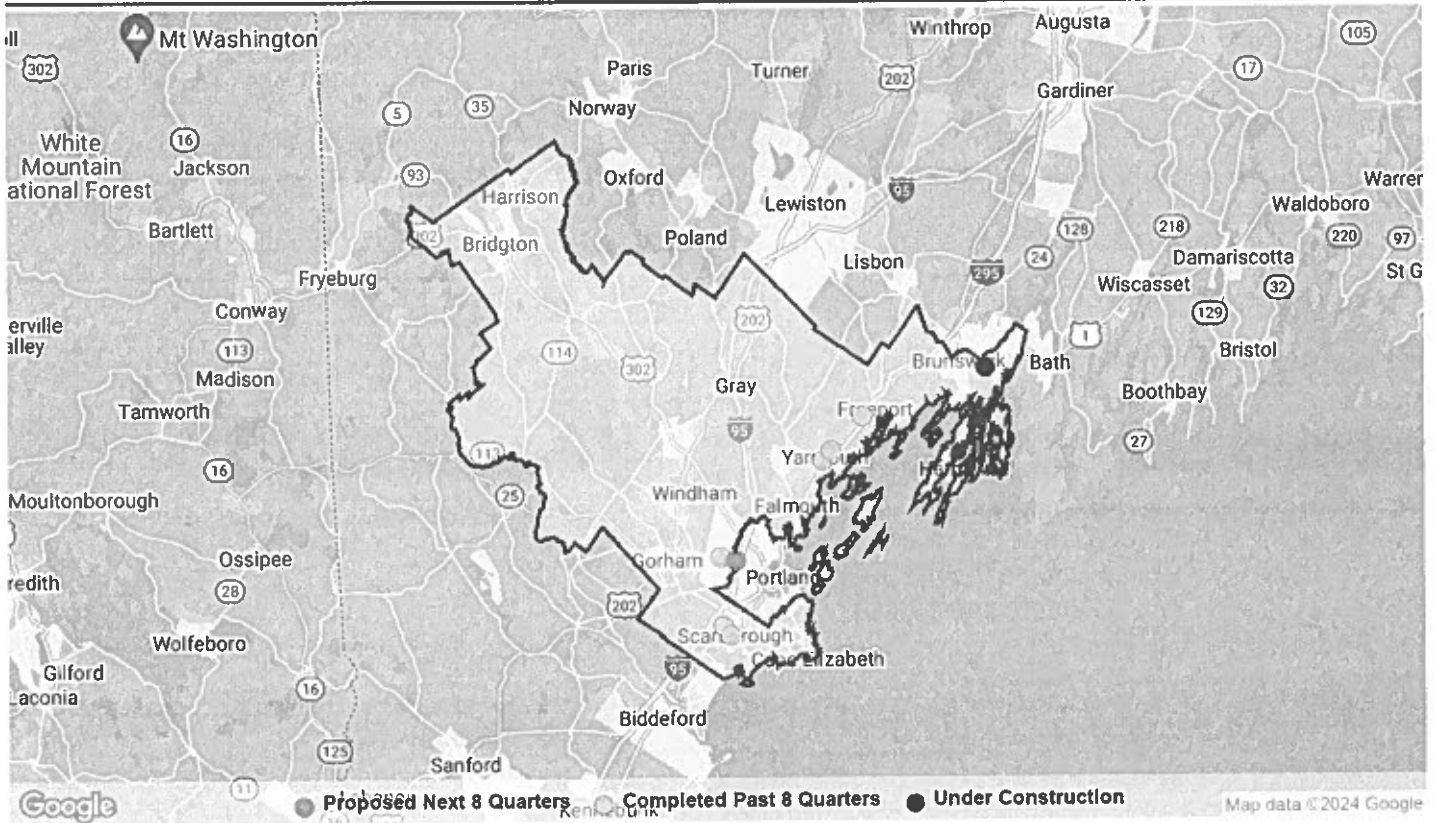
Delivered Units Next 8 Qtrs

181

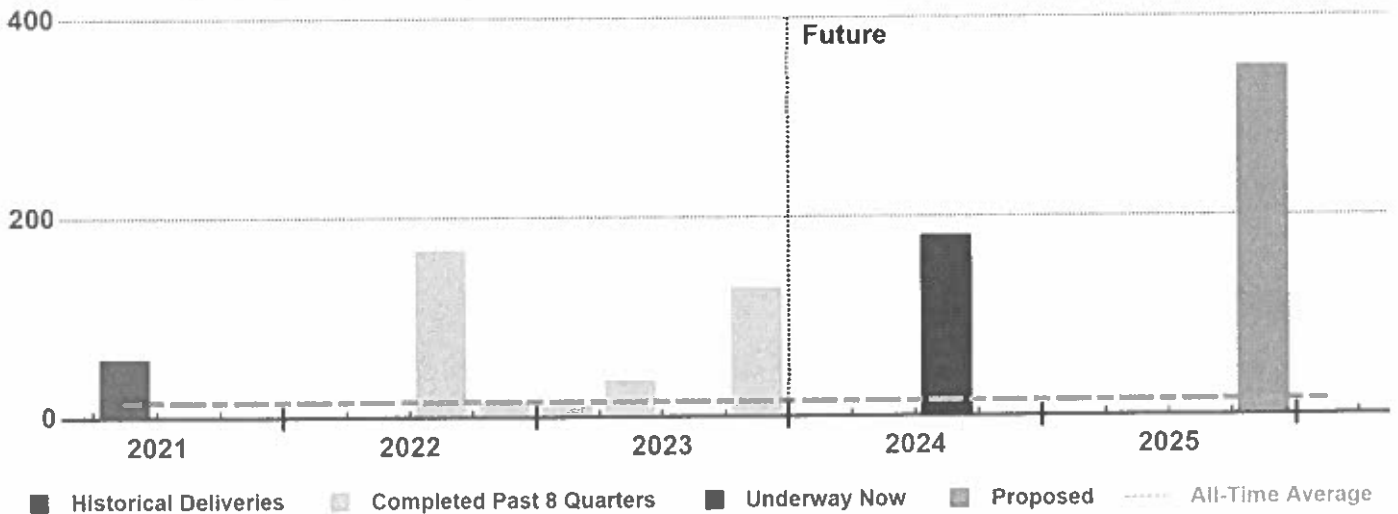
Proposed Units Next 8 Qtrs

350

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN UNITS



Construction

Outlying Cumberland County Multi-Family

RECENT DELIVERIES

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1 North Village Apartments 7-29 Camden St	★★★★★	84	3	Jan 2022	Dec 2023	-
2 Hackamore North 28 Hackamore Ave	★★★★★	45	3	Jan 2023	Oct 2023	Maine Properties, LLC
3 Hackamore Place Apart... 29 Hackamore Ave	★★★★★	36	4	Sep 2022	Apr 2023	Risbara Brothers Construction
4 632 Main St	★★★★★	12	4	Jan 2022	Jan 2023	L & N LLC
5 Yarmouth Commons 350 Route 1	★★★★★	18	2	Dec 2021	Oct 2022	103 Development, LLC.
6 The Residences at Cross... 6-8 Desert Rd	★★★★★	144	3	Apr 2021	Sep 2022	Devine Capital, LLC
7 Sweetser Village Apartm... 16 Farmstead Rd	★★★★★	24	3	Aug 2021	Sep 2022	-

UNDER CONSTRUCTION

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1 Admiral Fitch Ave	★★★★★	181	4	Oct 2022	Aug 2024	Jones Street Investment Partners...

PROPOSED

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1 Rock Row Brighton And Riverside	★★★★★	350	6	Apr 2024	Dec 2025	Waterstone Properties Group Inc. Waterstone Properties Group Inc.

Sales

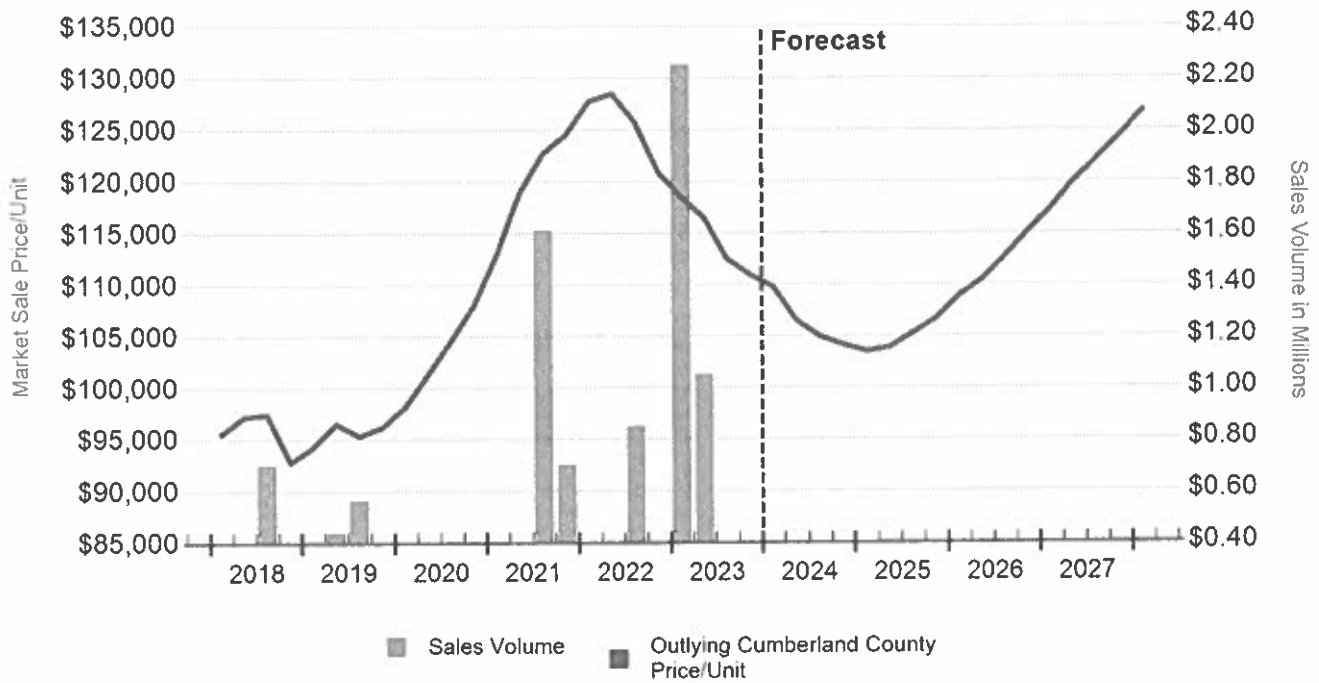
Outlying Cumberland County Multi-Family

Outlying Cumberland County recorded 2 apartment sales over the past year, which is roughly in line with the number of deals in any given year. Annual sales volume has averaged \$1.6 million over the past five years, and the 12-month high in investment volume hit \$4.2 million over that stretch. In the past 12 months specifically, \$2.5 million worth of assets sold.

of all apartment properties in the submarket and informed by actual transactions, now sits at \$111,642/unit. That price has dropped on a year-over-year basis, and the price itself fell back to roughly match the overall average for the metro. The market cap rate has edged up in the past 12 months to 7.3%. This is the highest cap rate that has been seen in the past five years, and it's fairly similar to the metro average.

The market price, which is based on the price movement

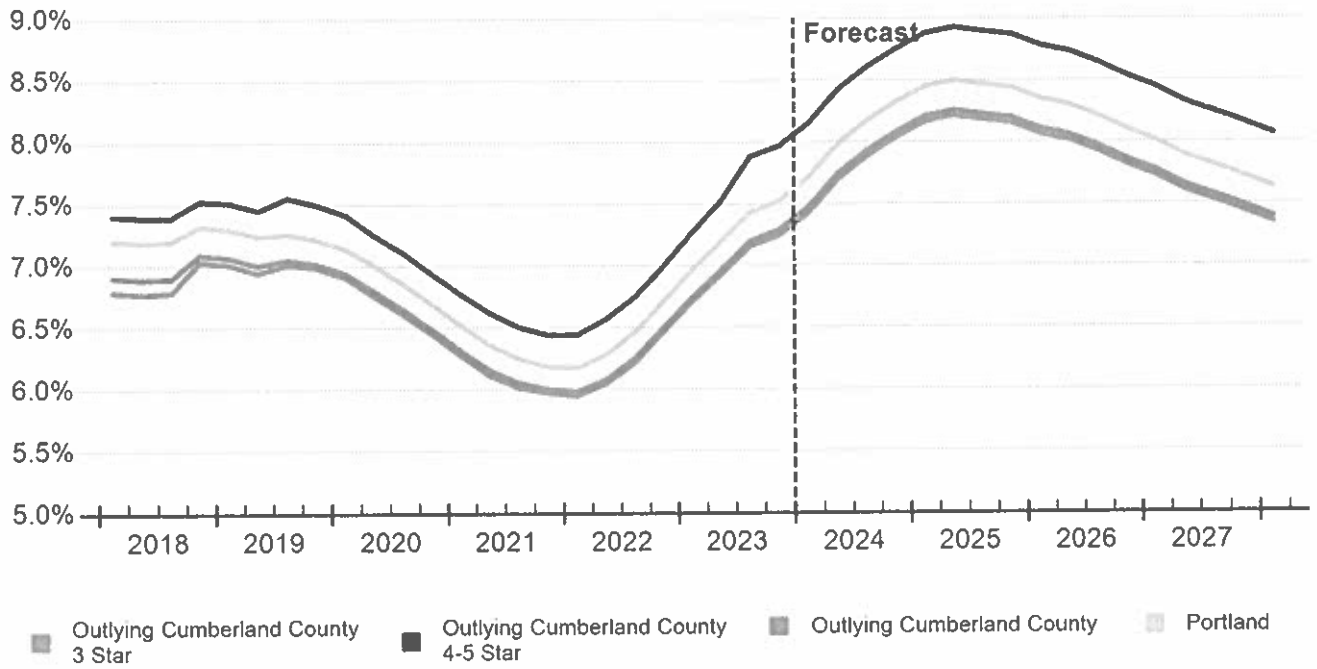
SALES VOLUME & MARKET SALE PRICE PER UNIT



Sales

Outlying Cumberland County Multi-Family

MARKET CAP RATE

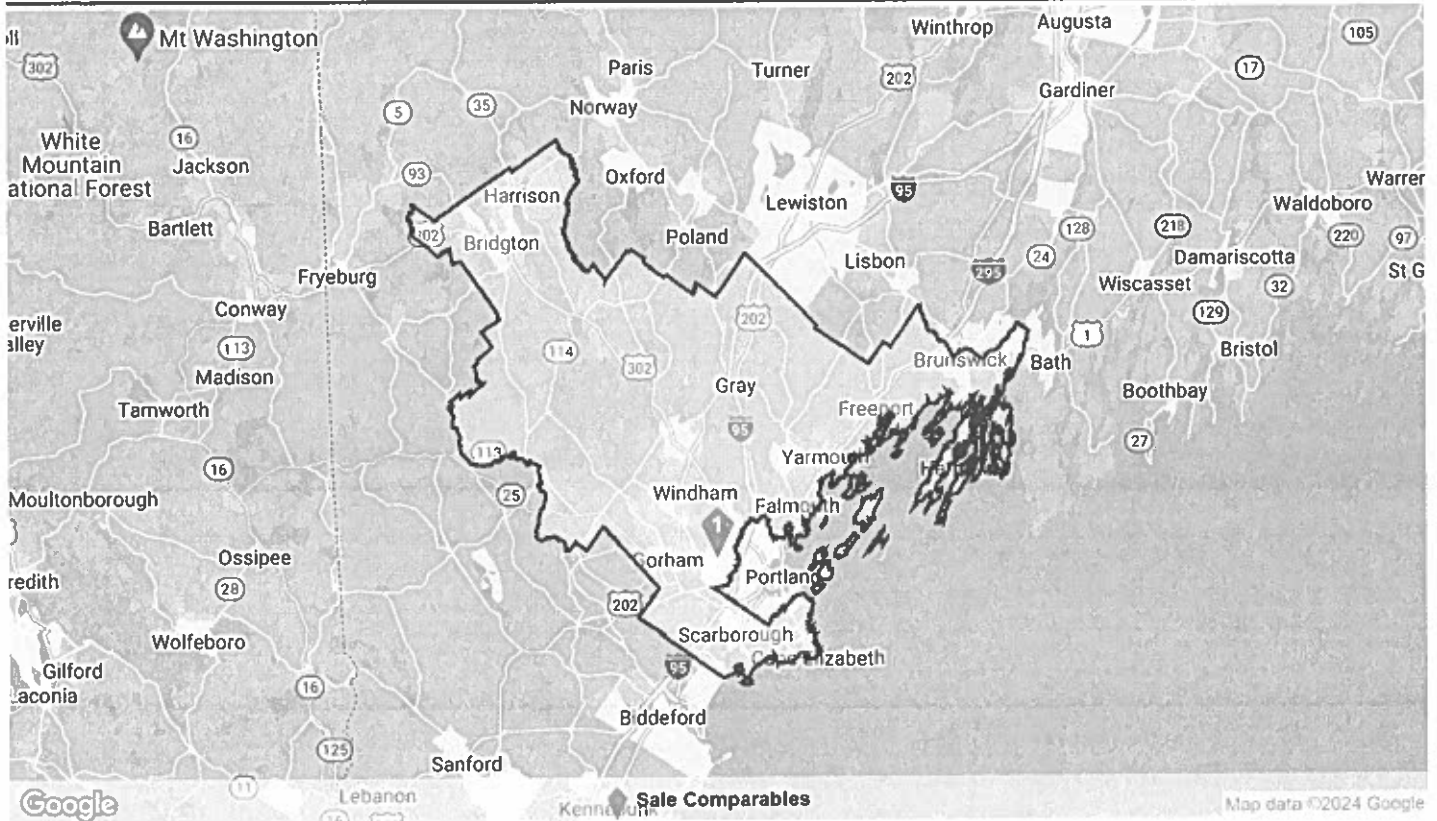


Sales Past 12 Months

Outlying Cumberland County Multi-Family

Sale Comparables	Avg. Price/Unit (thous.)	Average Price (mil.)	Average Vacancy at Sale
1	\$210	\$1.1	0%

SALE COMPARABLE LOCATIONS




SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$1,052,000	\$1,052,000	\$1,052,000	\$1,052,000
Price/Unit	\$210,400	\$210,400	\$210,400	\$210,400
Cap Rate	-	-	-	-
Vacancy Rate At Sale	0%	0%	0%	0%
Time Since Sale in Months	7.8	7.8	7.8	7.8
Property Attributes	Low	Average	Median	High
Property Size in Units	5	5	5	5
Number of Floors	3	3	3	3
Average Unit SF	2,189	2,189	2,189	2,189
Year Built	1900	1900	1900	1900
Star Rating	★★★★★	★★★★★ 2.0	★★★★★	★★★★★

Sales Past 12 Months

Outlying Cumberland County Multi-Family

RECENT SIGNIFICANT SALES

Property Name/Address	Property Information				Sale Information			
	Rating	Yr Built	Units	Vacancy	Sale Date	Price	Price/Unit	Price/SF
 747 Main St	★ ★ ★ ★ ★	1900	5	0%	6/9/2023	\$1,052,000	\$210,400	\$96

Appendix

Outlying Cumberland County Multi-Family

OVERALL SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2028	4,446	98	2.3%	92	2.1%	1.1
2027	4,348	87	2.0%	76	1.7%	1.1
2026	4,261	53	1.3%	60	1.4%	0.9
2025	4,208	183	4.5%	145	3.4%	1.3
2024	4,025	(2)	0%	33	0.8%	-
YTD	4,027	0	0%	3	0.1%	0
2023	4,027	177	4.6%	120	3.0%	1.5
2022	3,850	186	5.1%	113	2.9%	1.6
2021	3,664	167	4.8%	162	4.4%	1.0
2020	3,497	80	2.3%	270	7.7%	0.3
2019	3,417	160	4.9%	126	3.7%	1.3
2018	3,257	324	11.0%	245	7.5%	1.3
2017	2,933	180	6.5%	146	5.0%	1.2
2016	2,753	0	0%	10	0.4%	0
2015	2,753	0	0%	5	0.2%	0
2014	2,753	0	0%	3	0.1%	0
2013	2,753	0	0%	(12)	-0.4%	0
2012	2,753	0	0%	24	0.9%	0

4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2028	585	100	20.6%	89	15.2%	1.1
2027	485	88	22.2%	71	14.6%	1.2
2026	397	54	15.7%	30	7.6%	1.8
2025	343	3	0.9%	0	0%	-
2024	340	0	0%	0	0%	-
YTD	340	0	0%	1	0.3%	0
2023	340	0	0%	26	7.6%	0
2022	340	162	91.0%	115	33.8%	1.4
2021	178	108	154.3%	111	62.4%	1.0
2020	70	8	12.9%	5	7.1%	1.6
2019	62	62	-	62	100%	1.0
2018	0	-	-	-	-	-
2017	-	-	-	-	-	-
2016	-	-	-	-	-	-
2015	-	-	-	-	-	-
2014	-	-	-	-	-	-
2013	-	-	-	-	-	-
2012	-	-	-	-	-	-

Appendix

Outlying Cumberland County Multi-Family

3 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2028	2,844	0	0%	3	0.1%	0
2027	2,844	0	0%	5	0.2%	0
2026	2,844	0	0%	31	1.1%	0
2025	2,844	181	6.8%	145	5.1%	1.2
2024	2,663	0	0%	37	1.4%	0
YTD	2,663	0	0%	2	0.1%	0
2023	2,663	177	7.1%	97	3.6%	1.8
2022	2,486	24	1.0%	9	0.4%	2.7
2021	2,462	59	2.5%	49	2.0%	1.2
2020	2,403	72	3.1%	228	9.5%	0.3
2019	2,331	98	4.4%	71	3.0%	1.4
2018	2,233	324	17.0%	245	11.0%	1.3
2017	1,909	180	10.4%	154	8.1%	1.2
2016	1,729	0	0%	4	0.2%	0
2015	1,729	0	0%	4	0.2%	0
2014	1,729	0	0%	5	0.3%	0
2013	1,729	0	0%	(11)	-0.6%	0
2012	1,729	0	0%	13	0.8%	0

1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2028	1,017	(2)	-0.2%	0	0%	-
2027	1,019	(1)	-0.1%	0	0%	-
2026	1,020	(1)	-0.1%	(1)	-0.1%	1.0
2025	1,021	(1)	-0.1%	0	0%	-
2024	1,022	(2)	-0.2%	(4)	-0.4%	0.5
YTD	1,024	0	0%	0	0%	-
2023	1,024	0	0%	(3)	-0.3%	0
2022	1,024	0	0%	(11)	-1.1%	0
2021	1,024	0	0%	2	0.2%	0
2020	1,024	0	0%	37	3.6%	0
2019	1,024	0	0%	(7)	-0.7%	0
2018	1,024	0	0%	0	0%	-
2017	1,024	0	0%	(8)	-0.8%	0
2016	1,024	0	0%	6	0.6%	0
2015	1,024	0	0%	1	0.1%	0
2014	1,024	0	0%	(2)	-0.2%	0
2013	1,024	0	0%	(1)	-0.1%	0
2012	1,024	0	0%	11	1.1%	0

Appendix

Outlying Cumberland County Multi-Family

OVERALL VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2028	221	5.0%	0	\$2,189	\$2.48	2.4%	(0.3)	\$2,179	\$2.46
2027	215	4.9%	0.1	\$2,137	\$2.42	2.7%	(0.5)	\$2,127	\$2.40
2026	204	4.8%	(0.2)	\$2,081	\$2.35	3.2%	(0.6)	\$2,071	\$2.34
2025	211	5.0%	0.8	\$2,016	\$2.28	3.8%	(0.8)	\$2,006	\$2.27
2024	171	4.3%	(0.8)	\$1,942	\$2.20	4.6%	2.9	\$1,933	\$2.18
YTD	201	5.0%	(0.1)	\$1,872	\$2.11	1.1%	(0.6)	\$1,863	\$2.10
2023	204	5.1%	1.3	\$1,857	\$2.09	1.8%	(8.8)	\$1,846	\$2.08
2022	147	3.8%	1.8	\$1,824	\$2.05	10.6%	4.9	\$1,819	\$2.05
2021	72	2.0%	0.1	\$1,649	\$1.85	5.7%	1.6	\$1,645	\$1.84
2020	66	1.9%	(5.6)	\$1,561	\$1.75	4.1%	1.5	\$1,557	\$1.74
2019	255	7.5%	0.6	\$1,500	\$1.68	2.6%	(0.7)	\$1,488	\$1.66
2018	223	6.8%	2.0	\$1,462	\$1.63	3.3%	1.6	\$1,440	\$1.61
2017	143	4.9%	1.0	\$1,416	\$1.58	1.7%	(0.9)	\$1,398	\$1.56
2016	107	3.9%	(0.3)	\$1,393	\$1.55	2.5%	(0.1)	\$1,376	\$1.54
2015	116	4.2%	(0.2)	\$1,358	\$1.52	2.7%	(0.1)	\$1,350	\$1.51
2014	122	4.4%	(0.1)	\$1,323	\$1.48	2.7%	0.2	\$1,309	\$1.46
2013	125	4.5%	0.4	\$1,288	\$1.43	2.5%	1.8	\$1,280	\$1.43
2012	113	4.1%	(0.9)	\$1,256	\$1.40	0.7%	-	\$1,249	\$1.39

4 & 5 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2028	76	13.0%	(0.6)	\$2,611	\$2.83	1.8%	(0.3)	\$2,594	\$2.81
2027	66	13.6%	1.3	\$2,564	\$2.78	2.1%	(0.7)	\$2,547	\$2.76
2026	49	12.4%	4.7	\$2,511	\$2.72	2.8%	(0.6)	\$2,495	\$2.70
2025	26	7.7%	0.8	\$2,444	\$2.65	3.4%	0.3	\$2,427	\$2.63
2024	23	6.8%	0	\$2,363	\$2.56	3.1%	1.7	\$2,348	\$2.54
YTD	22	6.5%	(0.3)	\$2,297	\$2.49	-0.1%	(1.5)	\$2,281	\$2.47
2023	23	6.8%	(7.8)	\$2,292	\$2.48	1.4%	(16.6)	\$2,274	\$2.46
2022	50	14.6%	13.8	\$2,260	\$2.45	18.1%	12.7	\$2,254	\$2.44
2021	1	0.8%	(3.9)	\$1,914	\$2.07	5.4%	4.1	\$1,912	\$2.06
2020	3	4.7%	4.7	\$1,816	\$1.96	1.2%	(0.8)	\$1,802	\$1.94
2019	0	0%	-	\$1,794	\$1.93	2.0%	0.5	\$1,790	\$1.93
2018	-	-	-	\$1,758	\$1.89	1.6%	1.2	\$1,724	\$1.86
2017	-	-	-	\$1,731	\$1.87	0.4%	(1.0)	\$1,703	\$1.83
2016	-	-	-	\$1,724	\$1.86	1.4%	(1.2)	\$1,671	\$1.80
2015	-	-	-	\$1,701	\$1.83	2.5%	1.2	\$1,689	\$1.82
2014	-	-	-	\$1,659	\$1.79	1.3%	(0.3)	\$1,651	\$1.78
2013	-	-	-	\$1,637	\$1.76	1.6%	0	\$1,627	\$1.75
2012	-	-	-	\$1,611	\$1.74	1.6%	-	\$1,604	\$1.73

Appendix

Outlying Cumberland County Multi-Family

3 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2028	96	3.4%	(0.1)	\$2,130	\$2.42	2.8%	(0.3)	\$2,120	\$2.41
2027	99	3.5%	(0.2)	\$2,072	\$2.36	3.1%	(0.5)	\$2,063	\$2.35
2026	104	3.7%	(1.0)	\$2,011	\$2.29	3.5%	(0.6)	\$2,001	\$2.28
2025	133	4.7%	1.1	\$1,942	\$2.21	4.1%	(0.6)	\$1,933	\$2.20
2024	97	3.6%	(1.4)	\$1,865	\$2.12	4.7%	4.4	\$1,856	\$2.11
YTD	131	4.9%	(0.1)	\$1,793	\$2.03	-0.1%	(0.4)	\$1,785	\$2.02
2023	134	5.0%	2.9	\$1,781	\$2.01	0.3%	(11.2)	\$1,771	\$2
2022	53	2.1%	0.6	\$1,776	\$2.01	11.5%	6.4	\$1,772	\$2
2021	38	1.5%	0.4	\$1,593	\$1.80	5.1%	2.0	\$1,588	\$1.79
2020	27	1.1%	(6.8)	\$1,516	\$1.71	3.1%	0.9	\$1,513	\$1.70
2019	184	7.9%	0.8	\$1,471	\$1.66	2.2%	(1.0)	\$1,456	\$1.64
2018	157	7.0%	3.0	\$1,439	\$1.62	3.2%	1.6	\$1,421	\$1.60
2017	78	4.1%	1.1	\$1,395	\$1.57	1.6%	(0.9)	\$1,382	\$1.55
2016	51	2.9%	(0.2)	\$1,373	\$1.54	2.4%	(0.5)	\$1,360	\$1.53
2015	55	3.2%	(0.2)	\$1,340	\$1.51	3.0%	0.2	\$1,332	\$1.50
2014	58	3.4%	(0.3)	\$1,302	\$1.46	2.7%	0.3	\$1,293	\$1.45
2013	63	3.7%	0.6	\$1,267	\$1.42	2.4%	1.6	\$1,260	\$1.42
2012	52	3.0%	(0.7)	\$1,237	\$1.39	0.8%	-	\$1,231	\$1.38

1 & 2 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2028	49	4.8%	(0.1)	\$2,210	\$2.49	1.5%	(0.3)	\$2,199	\$2.48
2027	50	4.9%	(0.1)	\$2,178	\$2.45	1.8%	(0.5)	\$2,166	\$2.44
2026	51	5.0%	0	\$2,140	\$2.41	2.3%	(0.6)	\$2,129	\$2.40
2025	51	5.0%	0	\$2,092	\$2.36	2.9%	(2.3)	\$2,081	\$2.34
2024	51	5.0%	0.4	\$2,033	\$2.29	5.2%	(2.7)	\$2,023	\$2.28
YTD	48	4.6%	0	\$1,968	\$2.22	6.6%	(1.3)	\$1,957	\$2.21
2023	47	4.6%	0.3	\$1,934	\$2.17	7.8%	4.6	\$1,924	\$2.16
2022	44	4.3%	1.1	\$1,793	\$2	3.3%	(4.8)	\$1,785	\$1.99
2021	33	3.2%	(0.2)	\$1,736	\$1.94	8.0%	(1.6)	\$1,731	\$1.93
2020	35	3.4%	(3.5)	\$1,607	\$1.78	9.7%	5.1	\$1,604	\$1.78
2019	71	7.0%	0.6	\$1,465	\$1.61	4.6%	0	\$1,460	\$1.61
2018	65	6.4%	0.1	\$1,401	\$1.54	4.6%	1.6	\$1,371	\$1.50
2017	65	6.3%	0.8	\$1,339	\$1.46	3.0%	(0.7)	\$1,308	\$1.42
2016	56	5.5%	(0.5)	\$1,300	\$1.42	3.7%	2.2	\$1,289	\$1.41
2015	62	6.0%	(0.2)	\$1,253	\$1.36	1.5%	(2.3)	\$1,247	\$1.36
2014	63	6.2%	0.2	\$1,235	\$1.34	3.8%	0.2	\$1,196	\$1.29
2013	62	6.0%	0.1	\$1,189	\$1.29	3.6%	3.9	\$1,183	\$1.28
2012	61	5.9%	(1.1)	\$1,147	\$1.23	-0.2%	-	\$1,141	\$1.23

Appendix

Outlying Cumberland County Multi-Family

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$133,333	237	7.2%
2027	-	-	-	-	-	-	\$124,421	221	7.5%
2026	-	-	-	-	-	-	\$115,091	205	7.9%
2025	-	-	-	-	-	-	\$106,675	190	8.2%
2024	-	-	-	-	-	-	\$104,156	185	8.1%
YTD	-	-	-	-	-	-	\$111,642	199	7.3%
2023	3	\$3.3M	1.4%	\$1,100,667	\$56,931	-	\$110,967	198	7.3%
2022	2	\$850K	5.1%	\$850,000	\$141,667	-	\$120,884	215	6.5%
2021	3	\$2.3M	0.5%	\$771,417	\$115,713	9.5%	\$124,515	222	6.0%
2020	-	-	-	-	-	-	\$108,107	192	6.5%
2019	2	\$1M	0.5%	\$502,500	\$59,118	-	\$96,198	171	7.0%
2018	1	\$699K	0.2%	\$699,000	\$99,857	7.2%	\$92,775	165	7.1%
2017	1	\$532.5K	0.2%	\$532,500	\$106,500	9.8%	\$94,178	168	6.9%
2016	3	\$0	0.9%	-	-	-	\$90,295	161	7.0%
2015	3	\$32.4M	7.4%	\$10,783,333	\$159,360	6.5%	\$88,595	158	6.9%
2014	2	\$1M	0.6%	\$512,500	\$60,294	-	\$83,555	149	7.0%
2013	4	\$323K	0.8%	\$161,500	\$29,364	-	\$78,135	139	7.2%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

4 & 5 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$114,532	217	7.8%
2027	-	-	-	-	-	-	\$107,987	205	8.2%
2026	-	-	-	-	-	-	\$100,957	192	8.5%
2025	-	-	-	-	-	-	\$94,359	179	8.9%
2024	-	-	-	-	-	-	\$92,334	175	8.7%
YTD	-	-	-	-	-	-	\$98,693	187	8.0%
2023	-	-	-	-	-	-	\$98,192	186	8.0%
2022	-	-	-	-	-	-	\$110,601	210	7.0%
2021	-	-	-	-	-	-	\$114,677	218	6.4%
2020	-	-	-	-	-	-	\$100,350	190	6.9%
2019	-	-	-	-	-	-	\$89,391	170	7.5%
2018	-	-	-	-	-	-	\$87,391	166	7.5%
2017	-	-	-	-	-	-	\$87,249	166	7.4%
2016	-	-	-	-	-	-	\$83,517	158	7.5%
2015	-	-	-	-	-	-	\$82,225	156	7.4%
2014	-	-	-	-	-	-	\$77,827	148	7.5%
2013	-	-	-	-	-	-	\$73,187	139	7.7%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

Appendix

Outlying Cumberland County Multi-Family

3 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$135,302	235	7.1%
2027	-	-	-	-	-	-	\$125,855	219	7.4%
2026	-	-	-	-	-	-	\$116,041	202	7.8%
2025	-	-	-	-	-	-	\$107,225	186	8.2%
2024	-	-	-	-	-	-	\$104,458	182	8.0%
YTD	-	-	-	-	-	-	\$111,934	195	7.3%
2023	1	\$900K	1.7%	\$900,000	\$20,000	-	\$111,159	193	7.2%
2022	1	\$0	7.6%	-	-	-	\$120,771	210	6.5%
2021	1	\$731.3K	0.3%	\$731,250	\$104,464	9.5%	\$124,553	216	6.0%
2020	-	-	-	-	-	-	\$108,179	188	6.4%
2019	1	\$565K	0.3%	\$565,000	\$94,167	-	\$95,952	167	7.0%
2018	1	\$699K	0.3%	\$699,000	\$99,857	7.2%	\$93,235	162	7.0%
2017	-	-	-	-	-	-	\$96,218	167	6.8%
2016	1	\$0	0.6%	-	-	-	\$92,207	160	6.9%
2015	1	\$15.2M	6.0%	\$15,200,000	\$146,154	6.5%	\$90,666	158	6.8%
2014	-	-	-	-	-	-	\$85,447	149	6.9%
2013	-	-	-	-	-	-	\$79,785	139	7.1%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

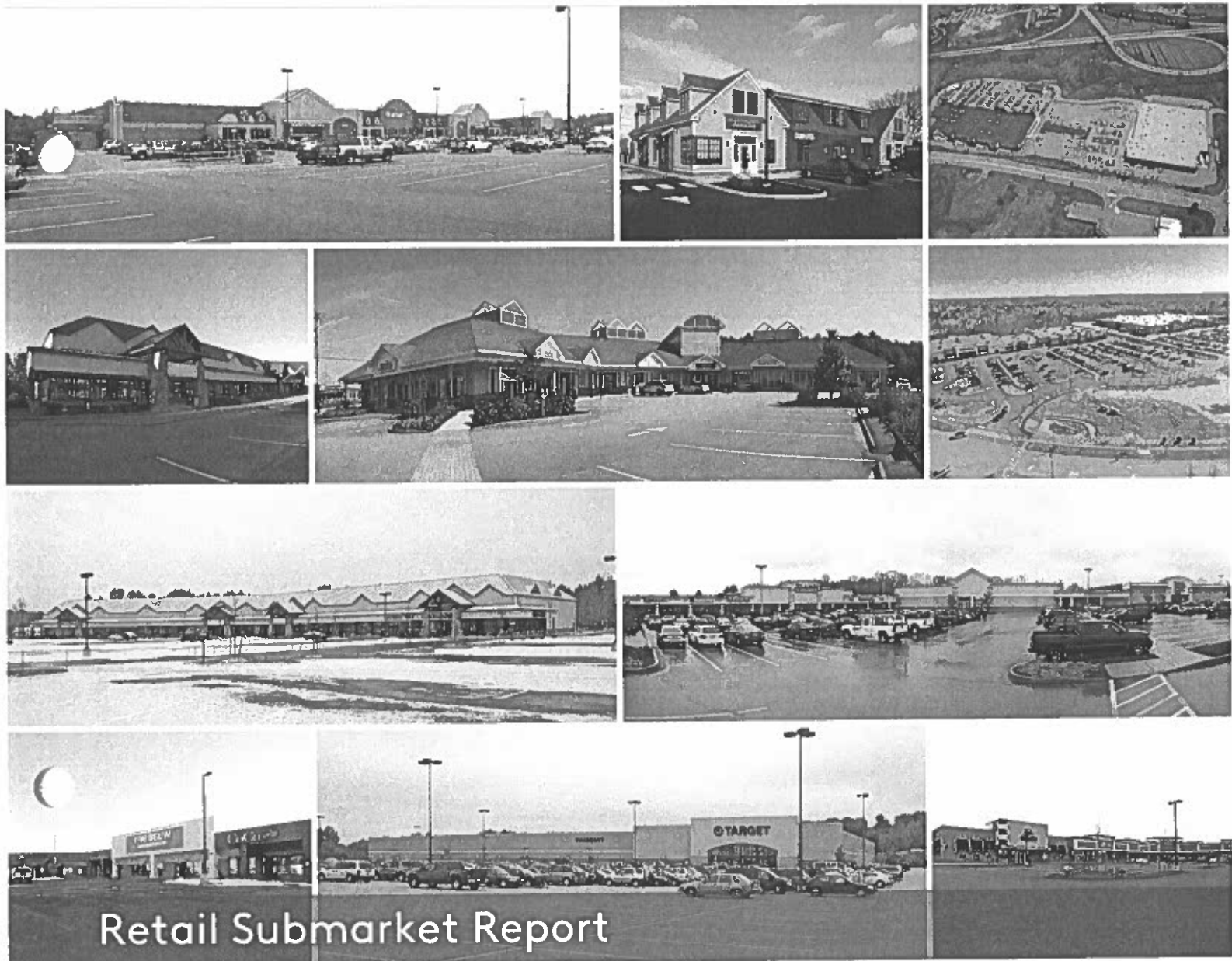
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

1 & 2 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$134,107	250	7.1%
2027	-	-	-	-	-	-	\$125,894	235	7.4%
2026	-	-	-	-	-	-	\$117,146	219	7.8%
2025	-	-	-	-	-	-	\$109,236	204	8.1%
2024	-	-	-	-	-	-	\$107,245	200	8.0%
YTD	-	-	-	-	-	-	\$115,132	215	7.2%
2023	2	\$2.4M	1.3%	\$1,201,000	\$184,769	-	\$114,675	214	7.2%
2022	1	\$850K	0.6%	\$850,000	\$141,667	-	\$124,613	232	6.4%
2021	2	\$1.6M	1.3%	\$791,500	\$121,769	-	\$127,674	238	5.9%
2020	-	-	-	-	-	-	\$110,485	206	6.4%
2019	1	\$440K	1.1%	\$440,000	\$40,000	-	\$99,142	185	6.9%
2018	-	-	-	-	-	-	\$93,287	174	7.1%
2017	1	\$532.5K	0.5%	\$532,500	\$106,500	9.8%	\$90,814	169	7.1%
2016	2	\$0	1.4%	-	-	-	\$87,234	163	7.1%
2015	2	\$17.2M	9.7%	\$8,575,000	\$173,232	6.5%	\$84,959	159	7.1%
2014	2	\$1M	1.7%	\$512,500	\$60,294	-	\$80,202	150	7.1%
2013	4	\$323K	2.2%	\$161,500	\$29,364	-	\$75,194	140	7.4%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.



Retail Submarket Report

SW Cumberland County

Portland - ME (USA)



PREPARED BY

Ken Rodgers
President



RETAIL SUBMARKET REPORT

Submarket Key Statistics	1
Leasing	2
Rent	4
Construction	5
Sales	8
Sales Past 12 Months	10
Supply & Demand Trends	12
Rent & Vacancy	15
Sale Trends	18

Overview

SW Cumberland County Retail

12 Mo Deliveries in SF

24K

12 Mo Net Absorption in SF

36.9K

Vacancy Rate

3.7%

12 Mo Asking Rent Growth

2.3%

Vacancy in the SW Cumberland County retail submarket is 3.7%, which is essentially the same level it was a year ago. Vacancy has only fallen 0.1% during this time. During this period, 37,000 SF has been absorbed, and 24,000 SF has delivered. Total availability, which includes sublease space, is 4.6% of all inventory.

Within this submarket, General Retail is the largest subtype, with 6.5 million SF in this category.

Rents are around \$18.20/SF, which is a 2.3% increase from where they were a year ago. In the past three years, rents have increased a cumulative 8.7%.

About 190,000 SF is under construction, representing a 1.7% expansion of inventory. In the past 12 months, 27 sales have taken place. Sales have averaged \$240/SF, and the estimated value for the submarket as a whole is \$154/SF.

Over the past three years, there have been 80 sales, which have traded for approximately \$123 million. During this time, the market cap rate for SW Cumberland County has edged down to 7.8%, marginally lower than its trailing three-year average of 7.9%.

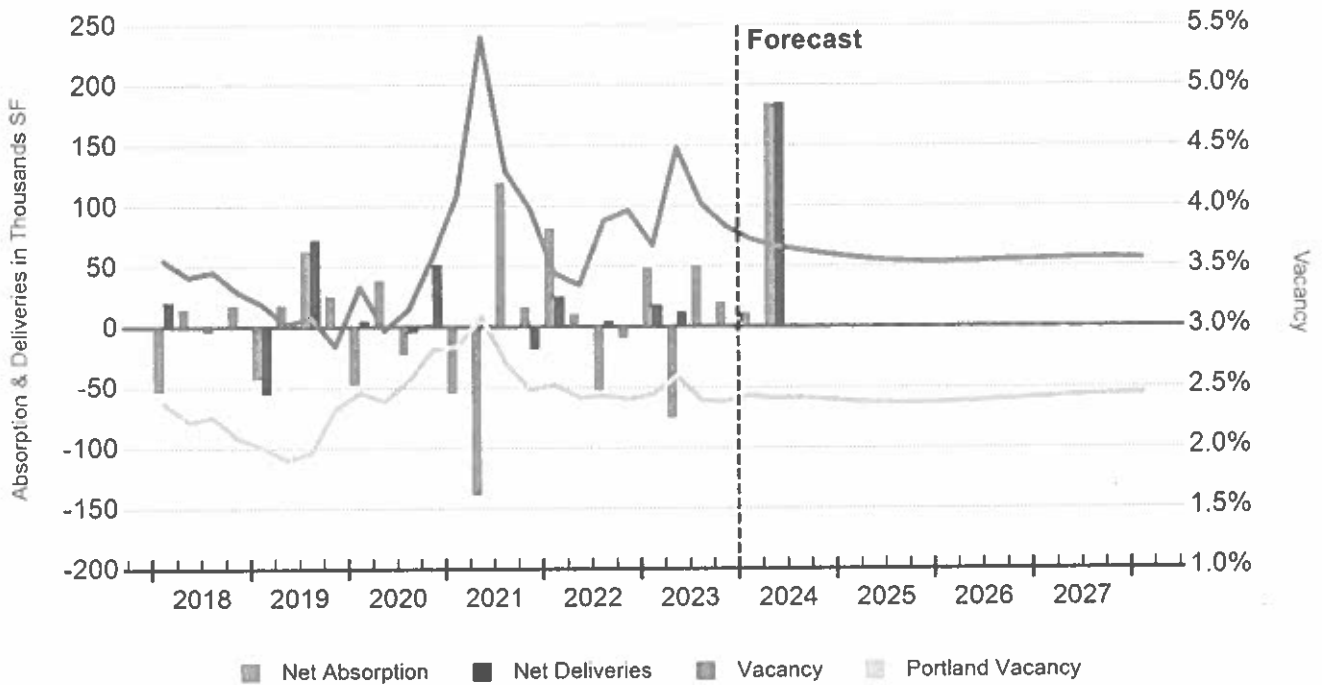
KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	1,679,827	9.0%	\$25.64	9.0%	0	0	0
Power Center	582,607	0.5%	\$20.97	0.5%	0	0	0
Neighborhood Center	1,785,762	7.5%	\$18.45	11.7%	(7,102)	0	0
Strip Center	310,226	1.0%	\$16.01	0%	0	0	0
General Retail	6,471,000	1.7%	\$16.19	2.1%	17,449	0	186,500
Other	0	-	-	-	0	0	0
Submarket	10,829,422	3.7%	\$18.25	4.6%	10,347	0	186,500

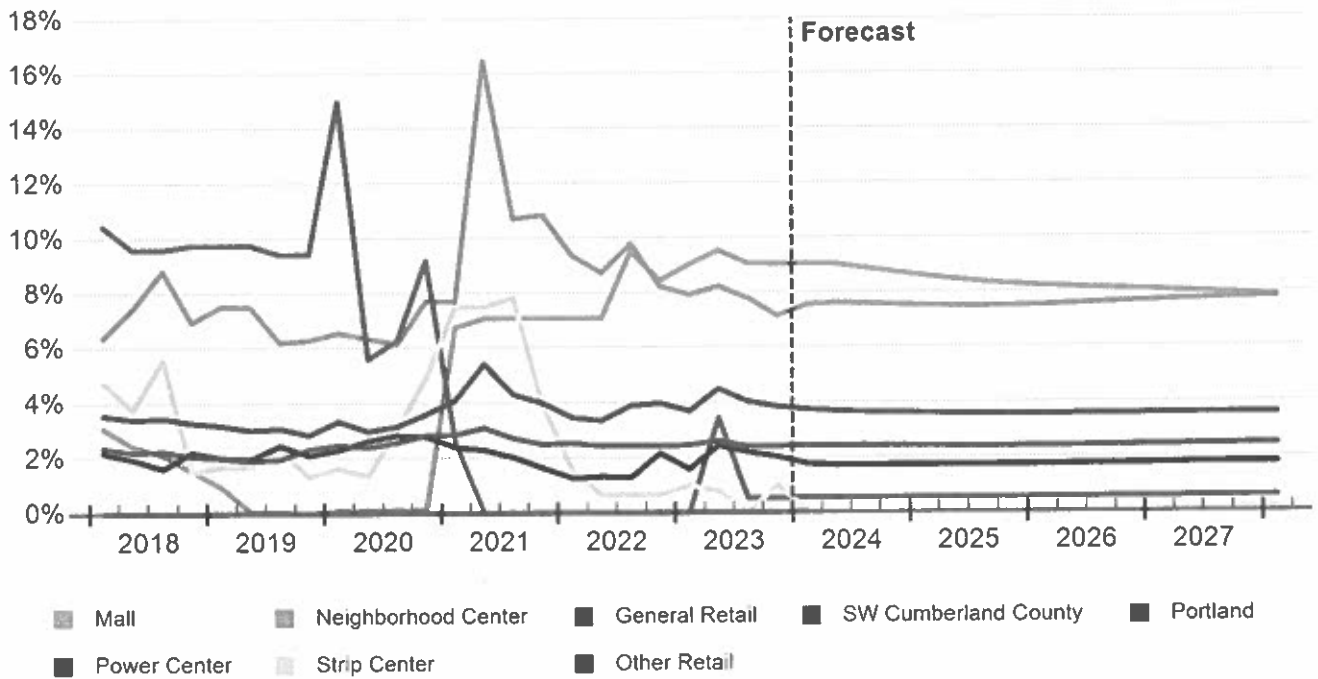
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.1%	4.7%	3.6%	7.9%	2007 Q2	2.3%	2017 Q1
Net Absorption SF	36.9K	85,454	43,330	385,518	2008 Q2	(214,342)	2021 Q2
Deliveries SF	24K	74,655	39,840	353,951	2009 Q2	0	2019 Q2
Asking Rent Growth	2.3%	0.9%	1.7%	3.5%	2022 Q2	-3.4%	2009 Q4
Sales Volume	\$38.8M	\$18.1M	N/A	\$65.5M	2022 Q3	\$1.6M	2014 Q1

Leasing

NET ABSORPTION, NET DELIVERIES & VACANCY



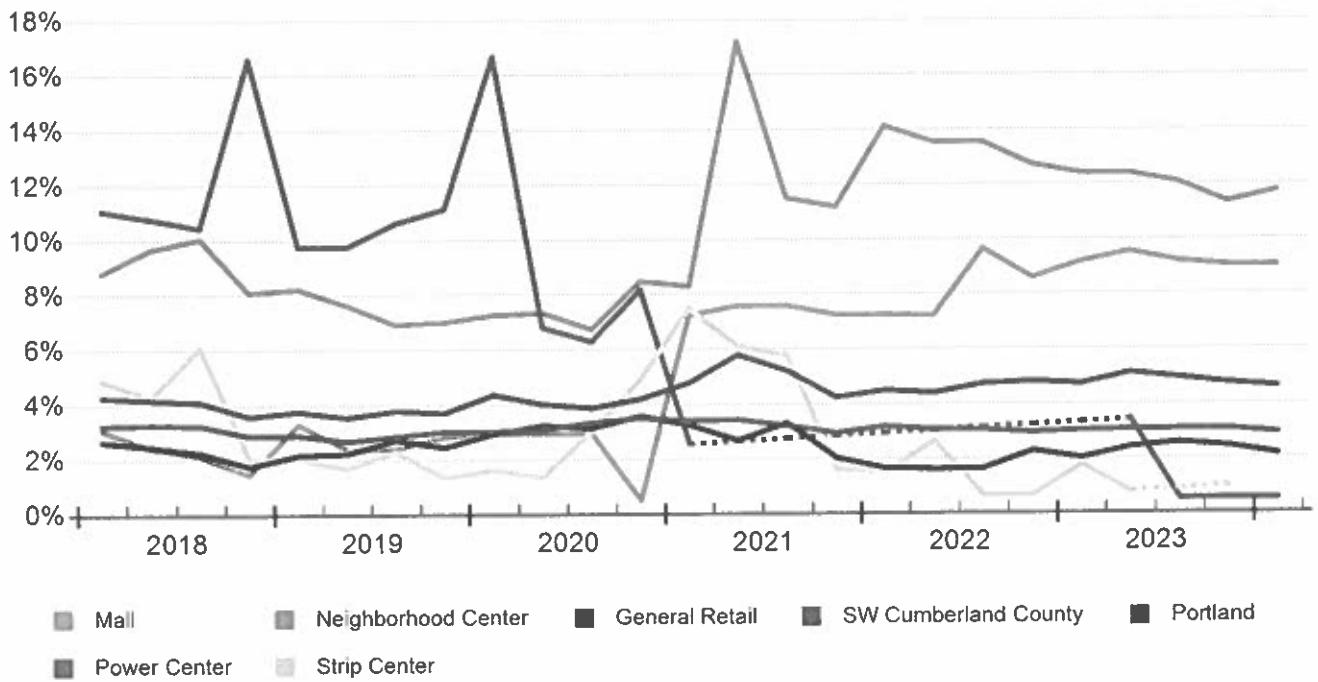
VACANCY RATE



Leasing

SW Cumberland County Retail

AVAILABILITY RATE

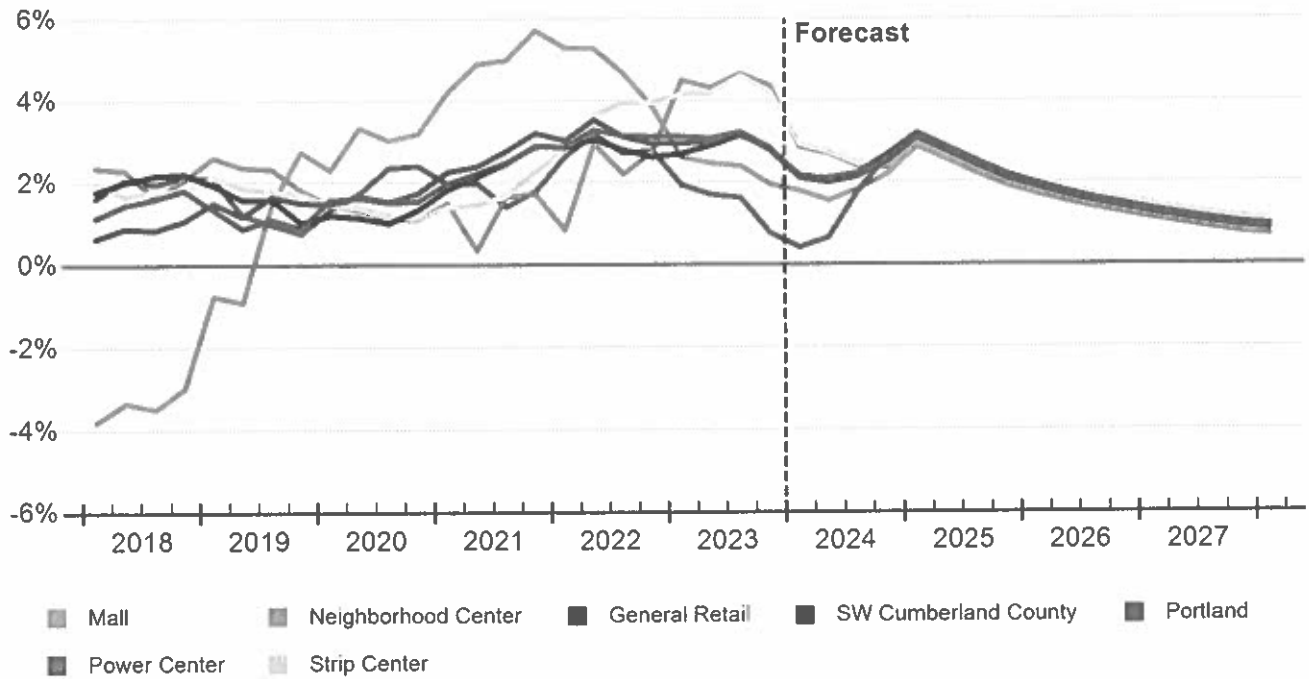


3 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

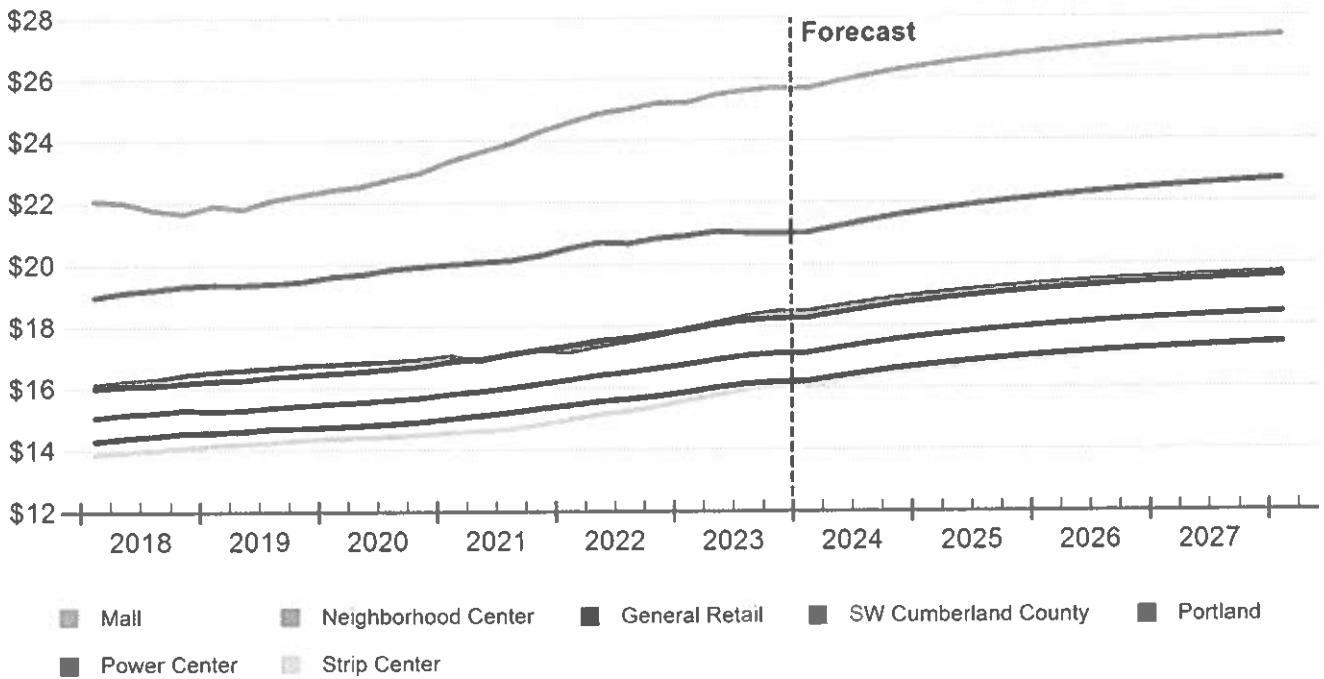
Property Name/Address	Rating	GLA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
180 Waterman Drive 180 Waterman Dr	★★★★★	83,796	1	3,236	10.5%	6,137
100 Gorham Rd	★★★★★	6,380	1	2,107	60.0%	2,173
936 Brighton Ave	★★★★★	11,180	1	2,114	3.8%	2,114
45 Huntress Ave	★★★★★	3,000	1	3,000	20.0%	1,022
238 Gorham Rd	★★★★★	8,836	1	3,900	17.7%	0
550 Warren Ave	★★★★★	28,670	1	500	0%	0
Hannaford Bros. 787 Riverside St	★★★★★	33,317	1	5,000	0%	0
327 Ocean House Rd	★★★★★	27,797	2	3,473	7.6%	(410)

Rent

MARKET ASKING RENT GROWTH (YOY)



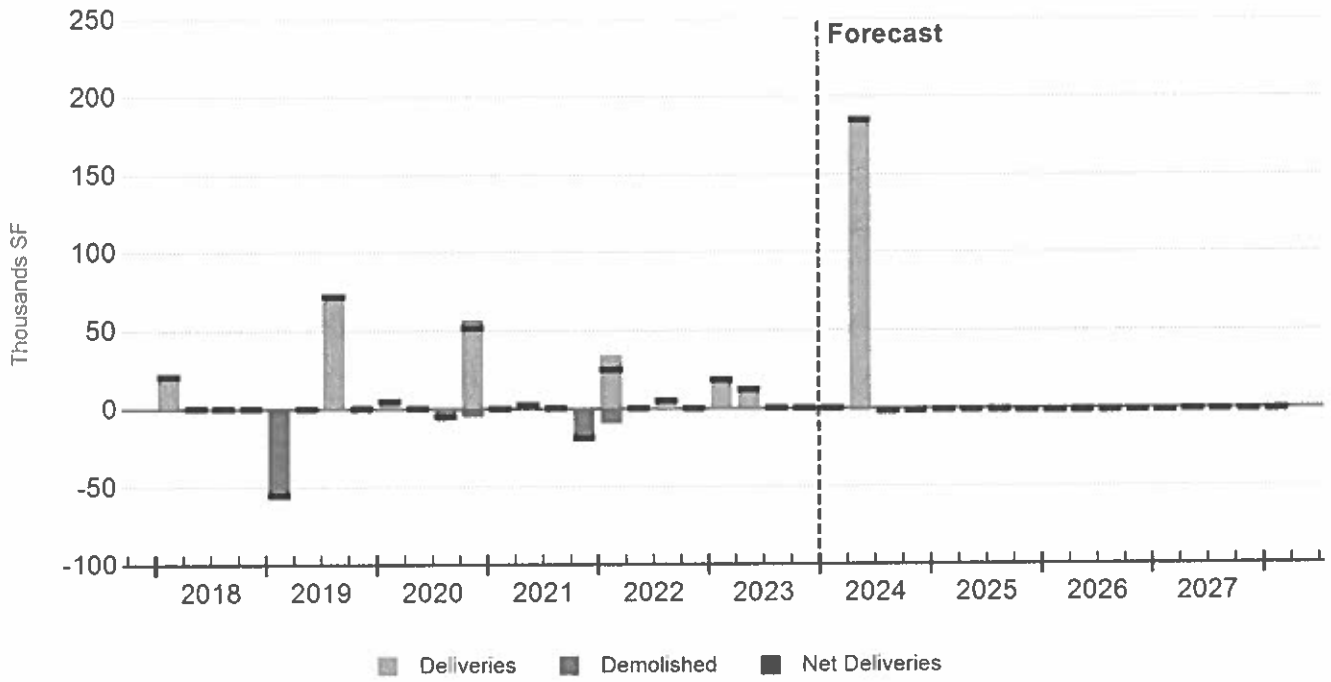
MARKET ASKING RENT PER SQUARE FEET



Construction

SW Cumberland County Retail

DELIVERIES & DEMOLITIONS



Construction

SW Cumberland County Retail

All-Time Annual Avg. Square Feet

71,656

Delivered Square Feet Past 8 Qtrs

69,570

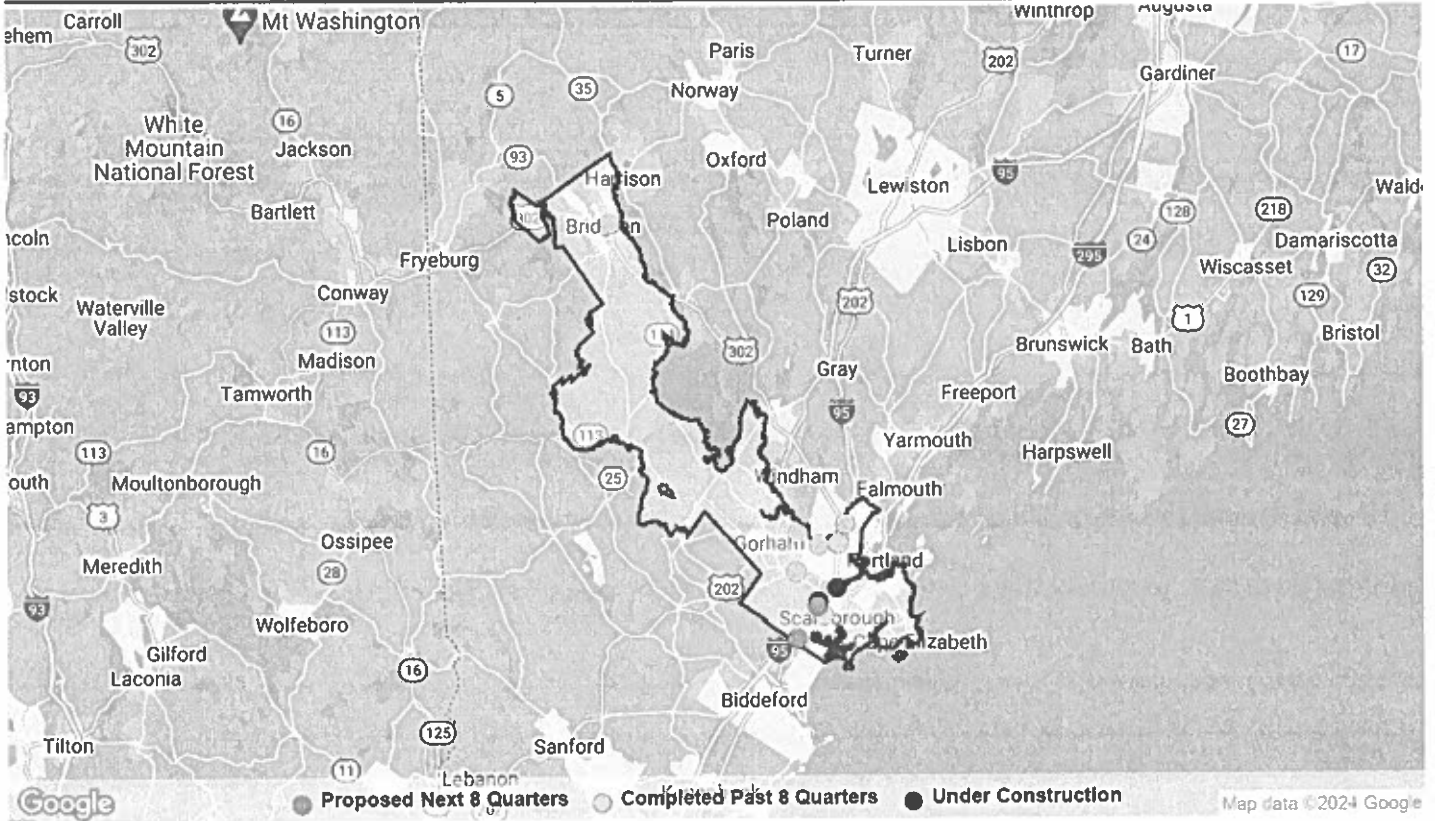
Delivered Square Feet Next 8 Qtrs

186,500

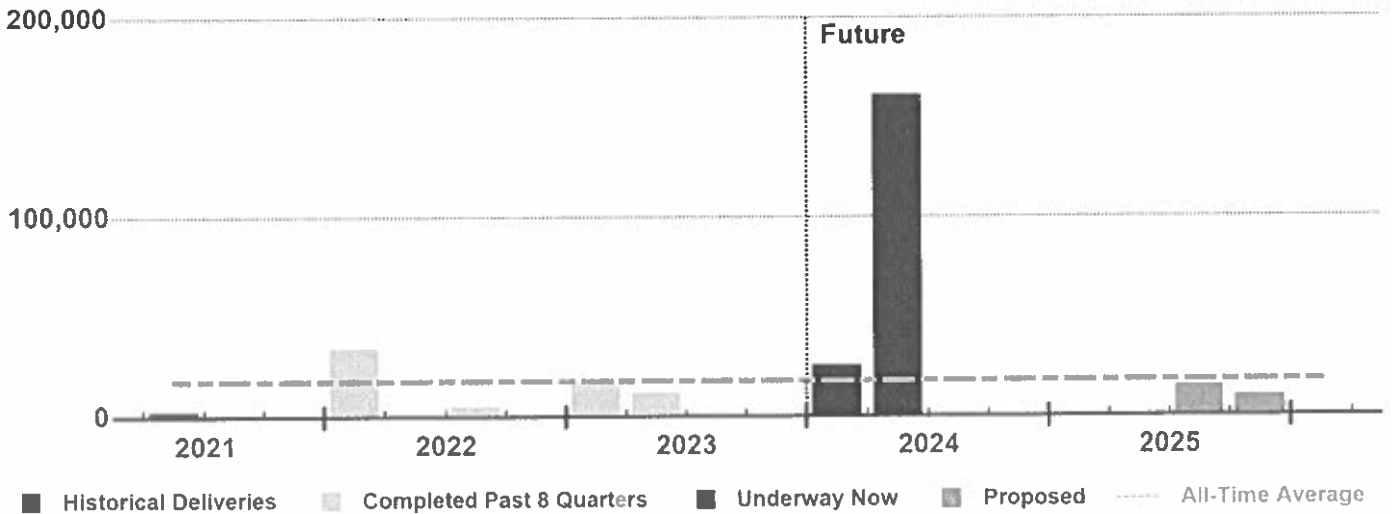
Proposed Square Feet Next 8 Qtrs

25,000

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN SQUARE FEET



Construction

SW Cumberland County Retail

RECENT DELIVERIES

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 90 Riverside	★★★★☆	6,000	1	Feb 2022	Apr 2023	-
2 271 Main St	★★★★☆	6,000	2	Apr 2022	Apr 2023	-
3 605 Main St	★★★★☆	7,000	1	May 2022	Mar 2023	-
4 91 County Rd	★★★★☆	3,250	1	Nov 2022	Feb 2023	-
5 1884 Forest Ave	★★★★☆	8,000	1	Apr 2022	Jan 2023	-
6 95 Rock Row	★★★★☆	5,000	1	Mar 2022	Jul 2022	-
7 Bath Savings 34 Spring St	★★★☆☆	3,000	1	Mar 2021	Mar 2022	Bath Savings Institution
8 Mint Salon Block 800 Technology Way	★★★★☆	20,000	1	Mar 2021	Jan 2022	Mint Salon Block
9 92 Rock Row	★★★★☆	3,200	1	Apr 2021	Jan 2022	-
10 550 Gallery Blvd	★★★★☆	8,120	1	Sep 2021	Jan 2022	-

UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 Costco 6 Holmes Rd	★★★★☆	161,000	1	Apr 2023	May 2024	-
2 2401 Broadway	★★★★☆	25,500	1	May 2023	Mar 2024	-

PROPOSED

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 100 Haigis Pky	★★★★☆	15,000	1	Jul 2024	Jul 2025	BURNHAM PROPERTIES
2 C 701 US Route 1	★★★★☆	10,000	2	Mar 2024	Oct 2025	DUNSTAN PROPERTIES LLC

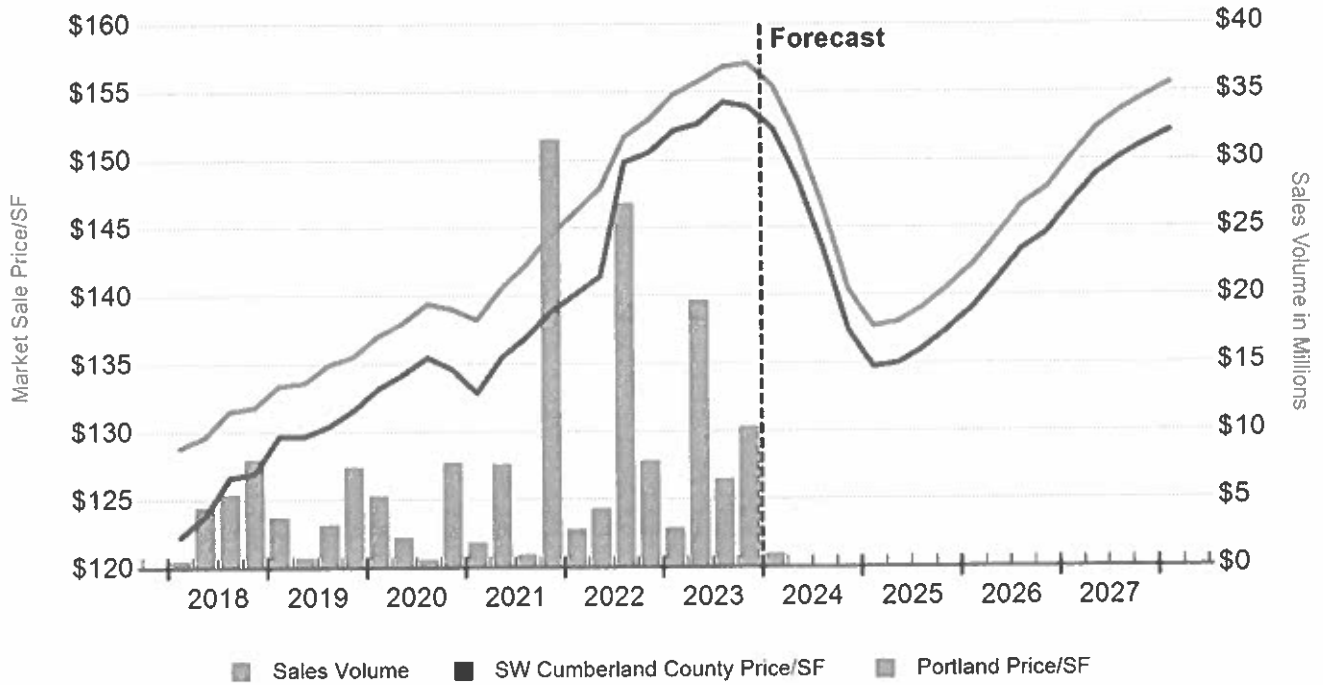
Sales

SW Cumberland County Retail

SW Cumberland County is a regular target among retail investors in the Portland metro. Annual sales volume has averaged \$30.0 million over the past five years, including a 12-month high of \$65.5 million over that stretch. The recorded transaction volume here reached \$39.3 million in the past year. The general retail sector drove that volume.

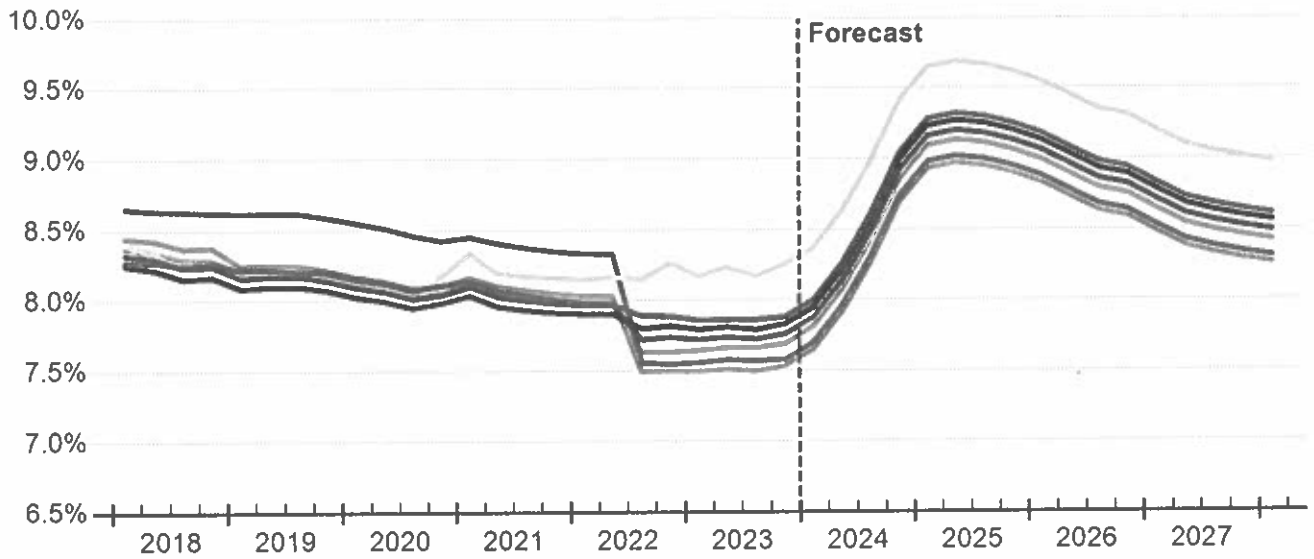
Market pricing, based on the estimated price movement of all properties in the submarket, sat at \$154/SF during the first quarter of 2024. That market price is largely unchanged since last year, as values have held steady, and pricing is roughly in line with the metro's average. The market cap rate has edged up in the past 12 months to 7.8%, which is pretty similar to the metro.

SALES VOLUME & MARKET SALE PRICE PER SF



Sales

MARKET CAP RATE



- Mall
- Neighborhood Center
- General Retail
- SW Cumberland County
- Portland
- Power Center
- Strip Center

Sales Past 12 Months

SW Cumberland County Retail

Sale Comparables

Avg. Cap Rate

Avg. Price/SF

Avg. Vacancy At Sale

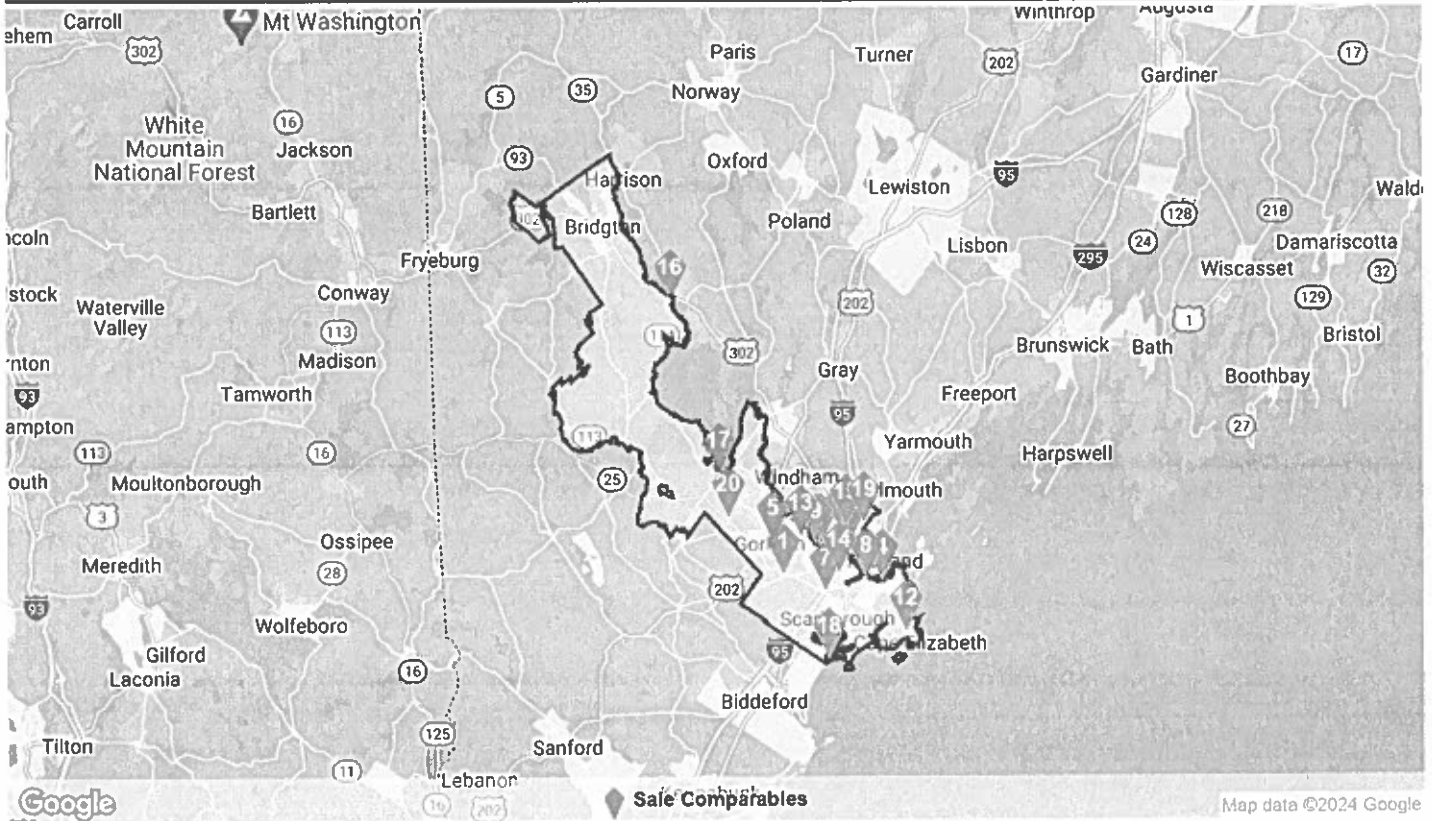
25

-

\$242

0%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$645,000	\$1,941,888	\$1,402,578	\$5,923,810
Price/SF	\$80	\$242	\$234	\$1,313
Cap Rate	-	-	-	-
Time Since Sale in Months	0.7	6.3	7.3	11.5
Property Attributes	Low	Average	Median	High
Building SF	1,632	7,314	4,572	28,670
Stories	1	1	1	2
Typical Floor SF	1,532	7,130	4,164	28,670
Vacancy Rate At Sale	0%	0%	0%	0%
Year Built	1900	1967	1975	2002
Star Rating	★★★★★	★★★★★ 2.4	★★★★★	★★★★★

Sales Past 12 Months

SW Cumberland County Retail

RECENT SIGNIFICANT SALES

Property Name - Address	Rating	Property			Sale				
		Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate	
1 5 Blue Ledge Rd	★★★★★	-	4,513	0%	5/16/2023	\$5,923,810	\$1,313	-	
2 730 Main St	★★★★★	1995	3,274	0%	5/16/2023	\$3,784,252	\$1,156	-	
3 375 Riverside St	★★★★★	1989	26,285	0%	4/13/2023	\$3,400,000	\$129	-	
4 725 Broadway	★★★★★	1940	13,650	0%	8/22/2023	\$3,150,000	\$231	-	
5 137 Main St	★★★★★	-	4,572	0%	5/16/2023	\$2,826,545	\$618	-	
6 550 Warren Ave	★★★★★	1965	28,670	0%	11/2/2023	\$2,750,000	\$96	-	
7 424 Payne Rd	★★★★★	1984	6,418	0%	4/14/2023	\$2,400,000	\$374	-	
8 100 Main St	★★★★★	1930	2,400	0%	12/27/2023	\$2,000,000	\$833	-	
9 870 Main St	★★★★★	1997	9,424	0%	12/28/2023	\$1,903,000	\$202	-	
10 230 Warren Ave	★★★★★	-	5,000	0%	10/18/2023	\$1,500,000	\$300	-	
11 401 Warren Ave	★★★★★	1990	10,206	0%	9/22/2023	\$1,305,156	\$128	-	
12 527 Ocean House Rd	★★★★★	2002	3,624	0%	11/2/2023	\$1,300,000	\$359	-	
13 639 Main St	★★★★★	1973	7,556	0%	9/29/2023	\$1,050,000	\$139	-	
14 434 Western Ave	★★★★★	1970	1,632	0%	1/9/2024	\$950,000	\$582	-	
15 1844 Forest Ave	★★★★★	1917	6,930	0%	8/4/2023	\$950,000	\$137	-	
16 15 Steamboat Landing Rd	★★★★★	1979	3,528	0%	10/11/2023	\$850,000	\$241	-	
17 2 Chadborne Rd	★★★★★	1980	8,180	0%	2/15/2023	\$750,000	\$92	-	
18 27 E Grand Ave	★★★★★	1953	3,064	0%	3/20/2023	\$725,000	\$237	-	
19 64 Auburn St	★★★★★	1950	8,421	0%	5/12/2023	\$675,000	\$80	-	
20 341 Ossipee Trl	★★★★★	1990	2,840	0%	6/23/2023	\$645,000	\$227	-	

Supply & Demand Trends

SW Cumberland County Retail

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	10,993,925	(3,001)	0%	1,427	0%	-
2027	10,996,926	(4,526)	0%	(4,927)	0%	-
2026	11,001,452	(5,314)	0%	(5,649)	-0.1%	-
2025	11,006,766	(4,796)	0%	4,531	0%	-
2024	11,011,562	182,140	1.7%	200,801	1.8%	0.9
YTD	10,829,422	0	0%	10,347	0.1%	0
2023	10,829,422	30,250	0.3%	43,223	0.4%	0.7
2022	10,799,172	30,044	0.3%	30,496	0.3%	1.0
2021	10,769,128	(16,141)	-0.1%	(58,505)	-0.5%	-
2020	10,785,269	51,487	0.5%	(29,687)	-0.3%	-
2019	10,733,782	16,365	0.2%	63,738	0.6%	0.3
2018	10,717,417	20,750	0.2%	(25,368)	-0.2%	-
2017	10,696,667	38,278	0.4%	(11,178)	-0.1%	-
2016	10,658,389	26,033	0.2%	106,863	1.0%	0.2
2015	10,632,356	149,348	1.4%	154,307	1.5%	1.0
2014	10,483,008	87,509	0.8%	317,751	3.0%	0.3
2013	10,395,499	8,650	0.1%	142,254	1.4%	0.1
2012	10,386,849	(2,512)	0%	67,427	0.6%	-

MALLS SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	1,674,626	(1,103)	-0.1%	3,130	0.2%	-
2027	1,675,729	(1,101)	-0.1%	2,217	0.1%	-
2026	1,676,830	(1,098)	-0.1%	2,247	0.1%	-
2025	1,677,928	(1,093)	-0.1%	6,644	0.4%	-
2024	1,679,021	(806)	0%	4,484	0.3%	-
YTD	1,679,827	0	0%	-	-	-
2023	1,679,827	0	0%	(9,918)	-0.6%	-
2022	1,679,827	0	0%	(23,051)	-1.4%	-
2021	1,679,827	0	0%	(116,761)	-7.0%	-
2020	1,679,827	0	0%	(2,000)	-0.1%	-
2019	1,679,827	0	0%	25,902	1.5%	0
2018	1,679,827	0	0%	17,107	1.0%	0
2017	1,679,827	0	0%	(5,198)	-0.3%	-
2016	1,679,827	0	0%	45,699	2.7%	0
2015	1,679,827	114,600	7.3%	116,344	6.9%	1.0
2014	1,565,227	0	0%	158,253	10.1%	0
2013	1,565,227	0	0%	18,066	1.2%	0
2012	1,565,227	5,800	0.4%	(6,266)	-0.4%	-

Supply & Demand Trends

SW Cumberland County Retail

POWER CENTER SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	580,820	(380)	-0.1%	(409)	-0.1%	-
2027	581,200	(379)	-0.1%	(437)	-0.1%	-
2026	581,579	(377)	-0.1%	(443)	-0.1%	-
2025	581,956	(375)	-0.1%	(360)	-0.1%	-
2024	582,331	(276)	0%	(319)	-0.1%	-
YTD	582,607	0	0%	-	-	-
2023	582,607	0	0%	(3,006)	-0.5%	-
2022	582,607	0	0%	-	-	-
2021	582,607	0	0%	53,498	9.2%	0
2020	582,607	0	0%	1,388	0.2%	0
2019	582,607	0	0%	1,950	0.3%	0
2018	582,607	0	0%	(30,247)	-5.2%	-
2017	582,607	0	0%	1,273	0.2%	0
2016	582,607	0	0%	2,399	0.4%	0
2015	582,607	0	0%	500	0.1%	0
2014	582,607	0	0%	(4,950)	-0.8%	-
2013	582,607	0	0%	30,001	5.1%	0
2012	582,607	0	0%	(31,950)	-5.5%	-

NEIGHBORHOOD CENTER SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	1,780,287	(1,161)	-0.1%	(2,447)	-0.1%	-
2027	1,781,448	(1,161)	-0.1%	(3,434)	-0.2%	-
2026	1,782,609	(1,158)	-0.1%	(3,606)	-0.2%	-
2025	1,783,767	(1,154)	-0.1%	40	0%	-
2024	1,784,921	(841)	0%	(7,949)	-0.4%	-
YTD	1,785,762	0	0%	(7,102)	-0.4%	-
2023	1,785,762	0	0%	19,539	1.1%	0
2022	1,785,762	0	0%	46,463	2.6%	0
2021	1,785,762	0	0%	(55,951)	-3.1%	-
2020	1,785,762	(5,055)	-0.3%	(29,858)	-1.7%	-
2019	1,790,817	0	0%	11,825	0.7%	0
2018	1,790,817	0	0%	(45,980)	-2.6%	-
2017	1,790,817	0	0%	18,953	1.1%	0
2016	1,790,817	0	0%	(17,606)	-1.0%	-
2015	1,790,817	0	0%	(21,954)	-1.2%	-
2014	1,790,817	0	0%	52,734	2.9%	0
2013	1,790,817	0	0%	10,620	0.6%	0
2012	1,790,817	0	0%	39,382	2.2%	0

Supply & Demand Trends

SW Cumberland County Retail

STRIP CENTER SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	309,281	(205)	-0.1%	(246)	-0.1%	-
2027	309,486	(202)	-0.1%	(277)	-0.1%	-
2026	309,688	(199)	-0.1%	(284)	-0.1%	-
2025	309,887	(202)	-0.1%	(198)	-0.1%	-
2024	310,089	(137)	0%	2,825	0.9%	-
YTD	310,226	0	0%	-	-	-
2023	310,226	0	0%	(1,036)	-0.3%	-
2022	310,226	0	0%	10,028	3.2%	0
2021	310,226	0	0%	3,198	1.0%	0
2020	310,226	0	0%	(11,076)	-3.6%	-
2019	310,226	0	0%	500	0.2%	0
2018	310,226	0	0%	16,255	5.2%	0
2017	310,226	0	0%	(9,962)	-3.2%	-
2016	310,226	0	0%	9,260	3.0%	0
2015	310,226	0	0%	6,022	1.9%	0
2014	310,226	0	0%	8,972	2.9%	0
2013	310,226	0	0%	(60)	0%	-
2012	310,226	0	0%	22,953	7.4%	0

GENERAL RETAIL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	6,648,911	(152)	0%	1,399	0%	-
2027	6,649,063	(1,683)	0%	(2,996)	0%	-
2026	6,650,746	(2,482)	0%	(3,563)	-0.1%	-
2025	6,653,228	(1,972)	0%	(1,595)	0%	-
2024	6,655,200	184,200	2.8%	201,760	3.0%	0.9
YTD	6,471,000	0	0%	17,449	0.3%	0
2023	6,471,000	30,250	0.5%	37,644	0.6%	0.8
2022	6,440,750	30,044	0.5%	(2,944)	0%	-
2021	6,410,706	(16,141)	-0.3%	57,511	0.9%	-
2020	6,426,847	56,542	0.9%	11,859	0.2%	4.8
2019	6,370,305	16,365	0.3%	23,561	0.4%	0.7
2018	6,353,940	20,750	0.3%	17,497	0.3%	1.2
2017	6,333,190	38,278	0.6%	(16,244)	-0.3%	-
2016	6,294,912	26,033	0.4%	67,111	1.1%	0.4
2015	6,268,879	34,748	0.6%	53,395	0.9%	0.7
2014	6,234,131	87,509	1.4%	102,742	1.6%	0.9
2013	6,146,622	8,650	0.1%	83,627	1.4%	0.1
2012	6,137,972	(8,312)	-0.1%	43,308	0.7%	-

Rent & Vacancy

SW Cumberland County Retail

OVERALL RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$19.73	123	0.8%	7.9%	389,062	3.5%	0%
2027	\$19.58	122	0.9%	7.1%	392,690	3.6%	0%
2026	\$19.40	120	1.4%	6.1%	390,981	3.6%	0%
2025	\$19.13	119	2.1%	4.7%	389,193	3.5%	-0.1%
2024	\$18.74	116	2.5%	2.5%	397,180	3.6%	-0.2%
YTD	\$18.25	113	2.3%	-0.2%	404,868	3.7%	-0.1%
2023	\$18.28	114	2.8%	0%	415,215	3.8%	-0.1%
2022	\$17.79	110	2.9%	-2.7%	428,188	4.0%	0%
2021	\$17.28	107	3.2%	-5.5%	428,640	4.0%	0.4%
2020	\$16.74	104	1.7%	-8.4%	386,276	3.6%	0.7%
2019	\$16.46	102	1.5%	-10.0%	305,102	2.8%	-0.4%
2018	\$16.21	101	1.1%	-11.3%	352,475	3.3%	0.4%
2017	\$16.04	100	0.5%	-12.2%	306,357	2.9%	0.5%
2016	\$15.96	99	0.3%	-12.7%	256,901	2.4%	-0.7%
2015	\$15.91	99	1.1%	-13.0%	333,304	3.1%	-0.1%
2014	\$15.73	98	1.0%	-13.9%	338,263	3.2%	-2.2%
2013	\$15.57	97	1.3%	-14.8%	568,505	5.5%	-1.3%
2012	\$15.37	95	0.3%	-15.9%	702,109	6.8%	-0.7%

MALLS RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$27.50	124	0.7%	7.0%	128,071	7.6%	-0.2%
2027	\$27.32	123	0.8%	6.3%	132,250	7.9%	-0.2%
2026	\$27.11	122	1.2%	5.4%	135,510	8.1%	-0.2%
2025	\$26.78	120	1.9%	4.1%	138,800	8.3%	-0.5%
2024	\$26.27	118	2.2%	2.2%	146,477	8.7%	-0.3%
YTD	\$25.64	115	1.7%	-0.3%	151,730	9.0%	0%
2023	\$25.71	116	1.9%	0%	151,730	9.0%	0.6%
2022	\$25.22	113	3.8%	-1.9%	141,812	8.4%	1.4%
2021	\$24.29	109	5.7%	-5.5%	118,761	7.1%	7.0%
2020	\$22.98	103	3.2%	-10.6%	2,000	0.1%	0.1%
2019	\$22.27	100	2.7%	-13.4%	0	0%	-1.5%
2018	\$21.67	97	-3.0%	-15.7%	25,902	1.5%	-1.0%
2017	\$22.34	100	-3.9%	-13.1%	43,009	2.6%	0.3%
2016	\$23.25	105	-2.2%	-9.6%	37,811	2.3%	-2.7%
2015	\$23.78	107	1.6%	-7.5%	83,510	5.0%	-0.5%
2014	\$23.42	105	0.9%	-8.9%	85,254	5.4%	-10.1%
2013	\$23.20	104	4.7%	-9.8%	243,507	15.6%	-1.2%
2012	\$22.15	100	1.9%	-13.8%	261,573	16.7%	0.7%

Rent & Vacancy

SW Cumberland County Retail

POWER CENTER RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$22.87	123	0.9%	8.8%	3,321	0.6%	0%
2027	\$22.65	122	1.1%	7.8%	3,260	0.6%	0%
2026	\$22.41	121	1.6%	6.6%	3,171	0.5%	0%
2025	\$22.06	119	2.3%	5.0%	3,076	0.5%	0%
2024	\$21.57	116	2.6%	2.6%	3,064	0.5%	0%
YTD	\$20.97	113	0.4%	-0.2%	3,006	0.5%	0%
2023	\$21.02	113	0.8%	0%	3,006	0.5%	0.5%
2022	\$20.86	112	2.8%	-0.8%	0	0%	0%
2021	\$20.30	109	1.8%	-3.4%	0	0%	-9.2%
2020	\$19.94	107	2.4%	-5.1%	53,498	9.2%	-0.2%
2019	\$19.47	105	0.8%	-7.3%	54,886	9.4%	-0.3%
2018	\$19.33	104	2.1%	-8.0%	56,836	9.8%	5.2%
2017	\$18.92	102	-0.1%	-10.0%	26,589	4.6%	-0.2%
2016	\$18.95	102	1.5%	-9.8%	27,862	4.8%	-0.4%
2015	\$18.67	100	0.9%	-11.2%	30,261	5.2%	-0.1%
2014	\$18.51	100	1.7%	-11.9%	30,761	5.3%	0.8%
2013	\$18.20	98	1.3%	-13.4%	25,811	4.4%	-5.1%
2012	\$17.97	97	1.7%	-14.5%	55,812	9.6%	5.5%

NEIGHBORHOOD CENTER RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$19.81	122	0.6%	7.1%	139,716	7.8%	0.1%
2027	\$19.69	122	0.8%	6.5%	138,336	7.8%	0.1%
2026	\$19.54	121	1.3%	5.7%	135,966	7.6%	0.1%
2025	\$19.30	119	2.0%	4.4%	133,420	7.5%	-0.1%
2024	\$18.92	117	2.3%	2.3%	134,518	7.5%	0.4%
YTD	\$18.45	114	3.6%	-0.2%	134,461	7.5%	0.4%
2023	\$18.49	114	4.4%	0%	127,359	7.1%	-1.1%
2022	\$17.72	110	2.7%	-4.2%	146,898	8.2%	-2.6%
2021	\$17.24	107	1.7%	-6.7%	193,361	10.8%	3.1%
2020	\$16.95	105	1.1%	-8.3%	137,410	7.7%	1.4%
2019	\$16.77	104	1.8%	-9.3%	112,607	6.3%	-0.7%
2018	\$16.47	102	2.1%	-10.9%	124,432	6.9%	2.6%
2017	\$16.14	100	2.4%	-12.7%	78,452	4.4%	-1.1%
2016	\$15.77	97	1.3%	-14.7%	97,405	5.4%	1.0%
2015	\$15.57	96	1.1%	-15.8%	79,799	4.5%	1.2%
2014	\$15.39	95	0.7%	-16.7%	57,845	3.2%	-2.9%
2013	\$15.28	94	0.4%	-17.3%	110,579	6.2%	-0.6%
2012	\$15.22	94	-1.2%	-17.7%	121,199	6.8%	-2.2%

Rent & Vacancy

SW Cumberland County Retail

STRIP CENTER RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$17.48	125	1.0%	9.0%	494	0.2%	0%
2027	\$17.31	123	1.1%	7.9%	400	0.1%	0%
2026	\$17.12	122	1.6%	6.7%	275	0.1%	0%
2025	\$16.85	120	2.3%	5.0%	143	0%	0%
2024	\$16.47	117	2.7%	2.7%	97	0%	-0.9%
YTD	\$16.01	114	3.5%	-0.2%	3,036	1.0%	0%
2023	\$16.05	114	4.2%	0%	3,036	1.0%	0.3%
2022	\$15.40	110	3.9%	-4.0%	2,000	0.6%	-3.2%
2021	\$14.81	106	2.3%	-7.7%	12,028	3.9%	-1.0%
2020	\$14.49	103	1.1%	-9.7%	15,226	4.9%	3.6%
2019	\$14.33	102	1.7%	-10.7%	4,150	1.3%	-0.2%
2018	\$14.09	100	1.8%	-12.2%	4,650	1.5%	-5.2%
2017	\$13.84	99	1.7%	-13.7%	20,905	6.7%	3.2%
2016	\$13.61	97	1.3%	-15.1%	10,943	3.5%	-3.0%
2015	\$13.44	96	0.9%	-16.2%	20,203	6.5%	-1.9%
2014	\$13.32	95	1.0%	-17.0%	26,225	8.5%	-2.9%
2013	\$13.19	94	-0.6%	-17.8%	35,197	11.3%	0%
2012	\$13.27	95	0.1%	-17.3%	35,137	11.3%	-7.4%

GENERAL RETAIL RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$17.58	122	0.9%	8.4%	117,460	1.8%	0%
2027	\$17.43	121	1.0%	7.5%	118,444	1.8%	0%
2026	\$17.26	120	1.5%	6.4%	116,059	1.7%	0%
2025	\$17.01	118	2.2%	4.9%	113,754	1.7%	0%
2024	\$16.65	116	2.7%	2.7%	113,024	1.7%	-0.3%
YTD	\$16.19	112	2.4%	-0.1%	112,635	1.7%	-0.3%
2023	\$16.21	113	2.8%	0%	130,084	2.0%	-0.1%
2022	\$15.77	109	2.6%	-2.7%	137,478	2.1%	0.5%
2021	\$15.37	107	2.9%	-5.2%	104,490	1.6%	-1.1%
2020	\$14.94	104	1.3%	-7.9%	178,142	2.8%	0.7%
2019	\$14.74	102	1.0%	-9.1%	133,459	2.1%	-0.1%
2018	\$14.59	101	2.2%	-10.0%	140,655	2.2%	0%
2017	\$14.28	99	1.8%	-11.9%	137,402	2.2%	0.9%
2016	\$14.02	97	1.0%	-13.5%	82,880	1.3%	-0.6%
2015	\$13.89	96	0.9%	-14.4%	119,531	1.9%	-0.3%
2014	\$13.76	95	1.1%	-15.2%	138,178	2.2%	-0.3%
2013	\$13.61	94	0.3%	-16.1%	153,411	2.5%	-1.2%
2012	\$13.57	94	0%	-16.3%	228,388	3.7%	-0.8%

Sale Trends

SW Cumberland County Retail

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$153.94	155	8.4%
2027	-	-	-	-	-	-	\$151.19	153	8.5%
2026	-	-	-	-	-	-	\$144.60	146	8.8%
2025	-	-	-	-	-	-	\$137.50	139	9.1%
2024	-	-	-	-	-	-	\$137.42	139	8.9%
YTD	1	\$950K	0%	\$950,000	\$582.11	-	\$154.22	156	7.8%
2023	28	\$39.3M	1.8%	\$1,870,846	\$235.30	-	\$153.93	155	7.8%
2022	26	\$41.8M	2.5%	\$2,087,572	\$180.03	4.0%	\$150.56	152	7.7%
2021	25	\$41.9M	2.5%	\$2,793,968	\$194	7.3%	\$138.82	140	8.0%
2020	22	\$15.8M	1.0%	\$988,506	\$208.01	7.4%	\$134.61	136	8.0%
2019	16	\$15M	0.9%	\$1,500,667	\$178.86	7.3%	\$131.58	133	8.1%
2018	19	\$18.3M	6.3%	\$2,614,571	\$153.96	8.2%	\$126.96	128	8.2%
2017	16	\$29.1M	2.5%	\$2,910,050	\$112.71	-	\$122.32	123	8.3%
2016	25	\$40.8M	2.6%	\$2,399,767	\$158.07	6.9%	\$126.47	128	8.0%
2015	13	\$4.1M	1.8%	\$681,646	\$124.58	-	\$124.53	126	7.9%
2014	21	\$20.9M	2.4%	\$1,604,754	\$171.71	6.8%	\$115.89	117	8.3%
2013	7	\$1.8M	0.2%	\$253,121	\$76.96	8.0%	\$101	102	8.8%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
 (2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

MALLS SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$132.74	151	8.4%
2027	-	-	-	-	-	-	\$130.65	149	8.5%
2026	-	-	-	-	-	-	\$125.20	143	8.8%
2025	-	-	-	-	-	-	\$119.33	136	9.1%
2024	-	-	-	-	-	-	\$119.58	136	8.9%
YTD	-	-	-	-	-	-	\$134.62	153	7.7%
2023	-	-	-	-	-	-	\$134.37	153	7.7%
2022	-	-	-	-	-	-	\$132.55	151	7.6%
2021	-	-	-	-	-	-	\$118.37	135	8.0%
2020	-	-	-	-	-	-	\$115.68	132	8.0%
2019	3	\$6M	1.2%	\$1,995,077	\$288.42	7.5%	\$112	128	8.2%
2018	4	\$0	30.7%	-	-	-	\$108.04	123	8.3%
2017	-	-	-	-	-	-	\$103.71	118	8.3%
2016	1	\$7M	3.7%	\$7,000,000	\$112.78	-	\$111.01	127	7.9%
2015	-	-	-	-	-	-	\$107.82	123	7.9%
2014	-	-	-	-	-	-	\$99.02	113	8.3%
2013	-	-	-	-	-	-	\$86.09	98	8.8%

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Sale Trends

POWER CENTER SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$146.90	140	8.3%
2027	-	-	-	-	-	-	\$144.12	138	8.3%
2026	-	-	-	-	-	-	\$137.60	131	8.6%
2025	-	-	-	-	-	-	\$130.62	125	8.9%
2024	-	-	-	-	-	-	\$130.39	125	8.7%
YTD	-	-	-	-	-	-	\$146.30	140	7.6%
2023	-	-	-	-	-	-	\$145.99	139	7.6%
2022	-	-	-	-	-	-	\$143.10	137	7.6%
2021	-	-	-	-	-	-	\$114.68	110	8.3%
2020	-	-	-	-	-	-	\$110.84	106	8.4%
2019	-	-	-	-	-	-	\$106.99	102	8.6%
2018	-	-	-	-	-	-	\$104.62	100	8.6%
2017	-	-	-	-	-	-	\$102.23	98	8.6%
2016	-	-	-	-	-	-	\$115.97	111	7.9%
2015	-	-	-	-	-	-	\$114.14	109	7.9%
2014	-	-	-	-	-	-	\$105.85	101	8.2%
2013	-	-	-	-	-	-	\$92.96	89	8.7%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

NEIGHBORHOOD CENTER SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$134.60	140	8.2%
2027	-	-	-	-	-	-	\$132.51	138	8.3%
2026	-	-	-	-	-	-	\$126.91	132	8.6%
2025	-	-	-	-	-	-	\$120.84	126	8.9%
2024	-	-	-	-	-	-	\$121.06	126	8.7%
YTD	-	-	-	-	-	-	\$136.57	142	7.5%
2023	-	-	-	-	-	-	\$136.29	142	7.5%
2022	1	\$14.9M	5.7%	\$14,900,000	\$147.16	-	\$133.55	139	7.5%
2021	2	\$20M	6.8%	\$10,000,000	\$164.46	-	\$113.27	118	8.0%
2020	-	-	-	-	-	-	\$110.11	115	8.1%
2019	-	-	-	-	-	-	\$107.59	112	8.2%
2018	1	\$6.5M	4.8%	\$6,495,000	\$76.23	8.5%	\$102.26	107	8.4%
2017	3	\$24.3M	12.4%	\$8,100,000	\$109.04	-	\$98.85	103	8.4%
2016	4	\$19M	5.1%	\$4,750,000	\$206.71	6.3%	\$108.56	113	7.9%
2015	2	\$0	1.7%	-	-	-	\$107.60	112	7.8%
2014	-	-	-	-	-	-	\$100.43	105	8.2%
2013	-	-	-	-	-	-	\$87.22	91	8.7%

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(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

Sale Trends

STRIP CENTER SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$148.52	158	8.9%
2027	-	-	-	-	-	-	\$145.71	155	9.0%
2026	-	-	-	-	-	-	\$139.36	148	9.3%
2025	-	-	-	-	-	-	\$132.54	141	9.6%
2024	-	-	-	-	-	-	\$132.05	141	9.4%
YTD	-	-	-	-	-	-	\$146.76	156	8.3%
2023	-	-	-	-	-	-	\$146.49	156	8.3%
2022	1	\$733K	3.4%	\$732,961	\$69.29	-	\$142.46	152	8.3%
2021	-	-	-	-	-	-	\$141.04	150	8.2%
2020	-	-	-	-	-	-	\$138.91	148	8.2%
2019	2	\$6.7M	13.6%	\$3,345,722	\$158.95	7.1%	\$140.72	150	8.1%
2018	-	-	-	-	-	-	\$136.35	145	8.2%
2017	-	-	-	-	-	-	\$128.09	136	8.4%
2016	-	-	-	-	-	-	\$126.90	135	8.3%
2015	2	\$0	5.0%	-	-	-	\$126.05	134	8.2%
2014	-	-	-	-	-	-	\$117.13	125	8.5%
2013	-	-	-	-	-	-	\$99.07	105	9.2%

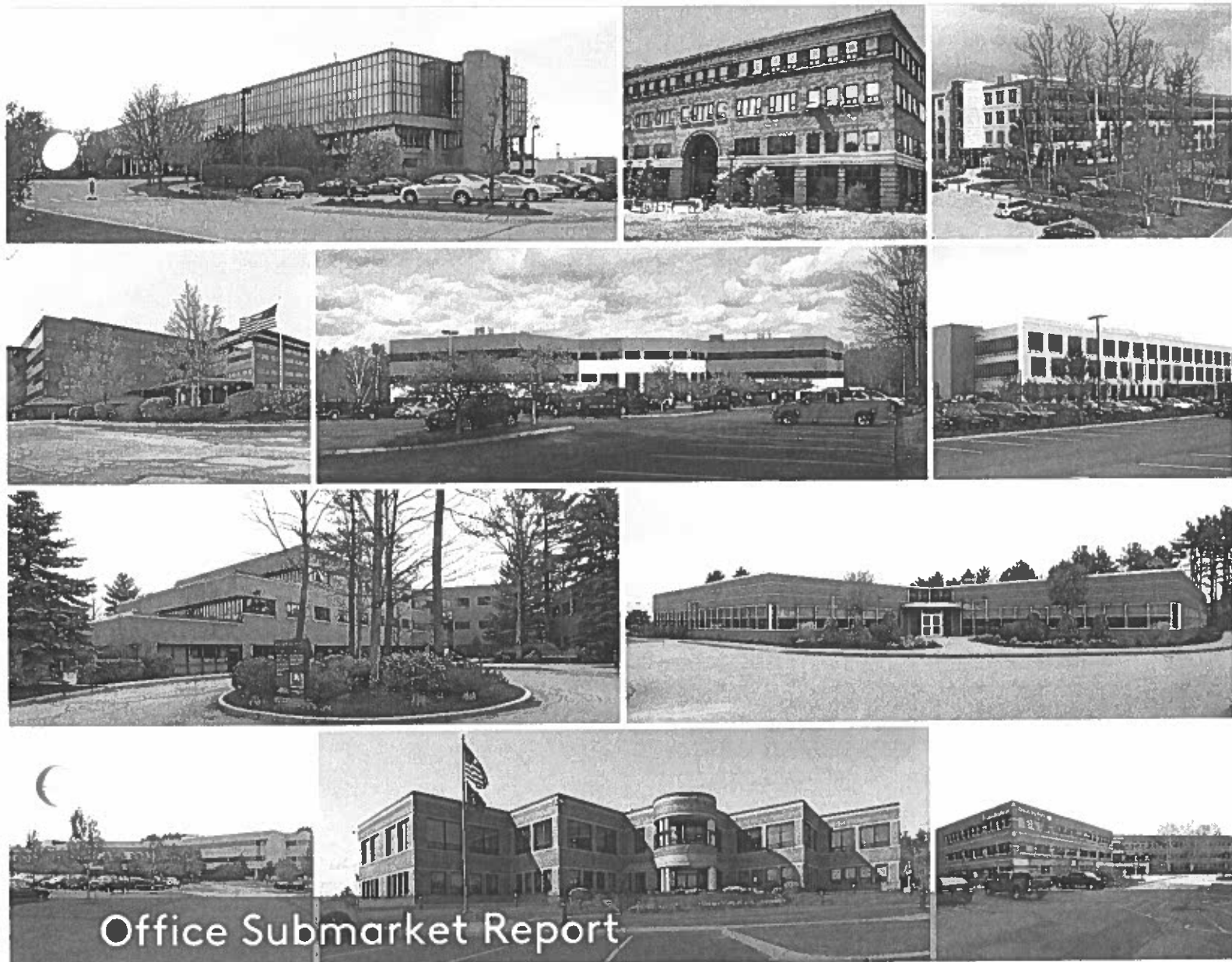
(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
 (2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

GENERAL RETAIL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$165.34	161	8.5%
2027	-	-	-	-	-	-	\$162.26	158	8.6%
2026	-	-	-	-	-	-	\$155.09	151	8.9%
2025	-	-	-	-	-	-	\$147.39	144	9.2%
2024	-	-	-	-	-	-	\$147.17	144	9.0%
YTD	1	\$950K	0%	\$950,000	\$582.11	-	\$164.93	161	7.8%
2023	28	\$39.3M	3.1%	\$1,870,846	\$235.30	-	\$164.64	161	7.8%
2022	24	\$26.1M	2.4%	\$1,451,026	\$217.50	4.0%	\$160.69	157	7.8%
2021	23	\$21.9M	2.3%	\$1,685,347	\$232.04	7.3%	\$152.83	149	7.9%
2020	22	\$15.8M	1.7%	\$988,506	\$208.01	7.4%	\$147.84	144	8.0%
2019	11	\$2.3M	0.6%	\$466,000	\$110.68	7.0%	\$144.67	141	8.1%
2018	14	\$11.8M	1.2%	\$1,967,833	\$350.61	8.1%	\$139.87	136	8.2%
2017	13	\$4.8M	0.7%	\$685,786	\$135.87	-	\$134.81	131	8.2%
2016	20	\$14.8M	1.9%	\$1,233,004	\$142.12	8.2%	\$136.08	133	8.1%
2015	9	\$4.1M	2.3%	\$681,646	\$124.58	-	\$134.13	131	8.0%
2014	21	\$20.9M	4.1%	\$1,604,754	\$171.71	6.8%	\$125.10	122	8.3%
2013	7	\$1.8M	0.4%	\$253,121	\$76.96	8.0%	\$109.25	107	8.8%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
 (2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

SECTION H
COMMERCIAL SUB-MARKET REPORTS



Office Submarket Report

SW Cumberland County

Portland - ME (USA)



PREPARED BY

Ken Rodgers
President



OFFICE SUBMARKET REPORT

Submarket Key Statistics	1
Leasing	2
Rent	5
Construction	6
Sales	9
Sales Past 12 Months	11
Supply & Demand Trends	13
Rent & Vacancy	15
Sale Trends	17

Overview

SW Cumberland County Office

12 Mo Deliveries in SF

10K

12 Mo Net Absorption in SF

(223K)

Vacancy Rate

8.9%

12 Mo Asking Rent Growth

0.6%

Vacancy in the SW Cumberland County office submarket is 8.9% and has increased 3.0% over the past 12 months. Meanwhile, the rate of increase in the broader Portland market was 1.1%.

During this period, there has been 220,000 SF of negative absorption, and 10,000 SF has been delivered. Total availability, which includes sublease space, is 12.2% of all inventory.

Space rated 1 & 2 Star is the most dominant subtype, with 3.8 million SF in this category. There is 2.5 million SF of 3 Star space and 1.6 million SF of 4 & 5 Star space.

Rents are around \$20.00/SF, which is a 0.6% increase from where they were a year ago. In the past three years, rents have increased a cumulative 8.3%. This submarket is slightly more affordable than Portland as a

whole, where average rents are \$21.00/SF.

About 240,000 SF is under construction, representing a 3.0% expansion of inventory. Moreover, total inventory is 54,000 SF larger than it was three years ago. In the past 12 months, 15 sales have taken place. Sales have averaged \$153/SF, and the estimated value for the submarket as a whole is \$128/SF.

The most frequent of these transactions have been those of 1 & 2 Star space, with 12 sales of this space type. This tracks with the overall mix in the submarket, as the subtype is the largest in SW Cumberland County.

Over the past three years, there have been 57 sales, which have traded for approximately \$110 million. The market cap rate for SW Cumberland County is 10.3%, moderately above its trailing three-year average of 9.5%.

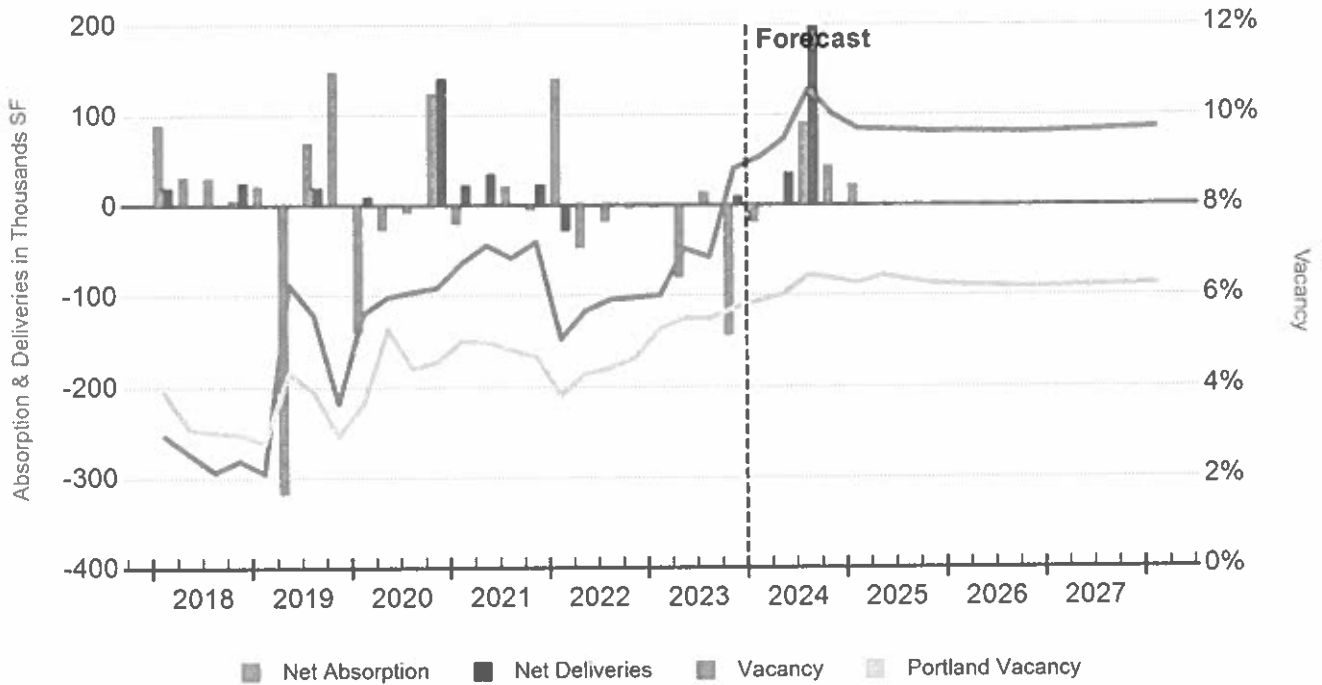
KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	1,558,973	18.3%	\$24.21	25.3%	(1,878)	0	200,000
3 Star	2,493,227	12.2%	\$21.25	15.7%	(425)	0	37,450
1 & 2 Star	3,788,556	2.9%	\$17.72	3.7%	(7,582)	0	0
Submarket	7,840,756	8.9%	\$20.24	12.2%	(9,885)	0	237,450

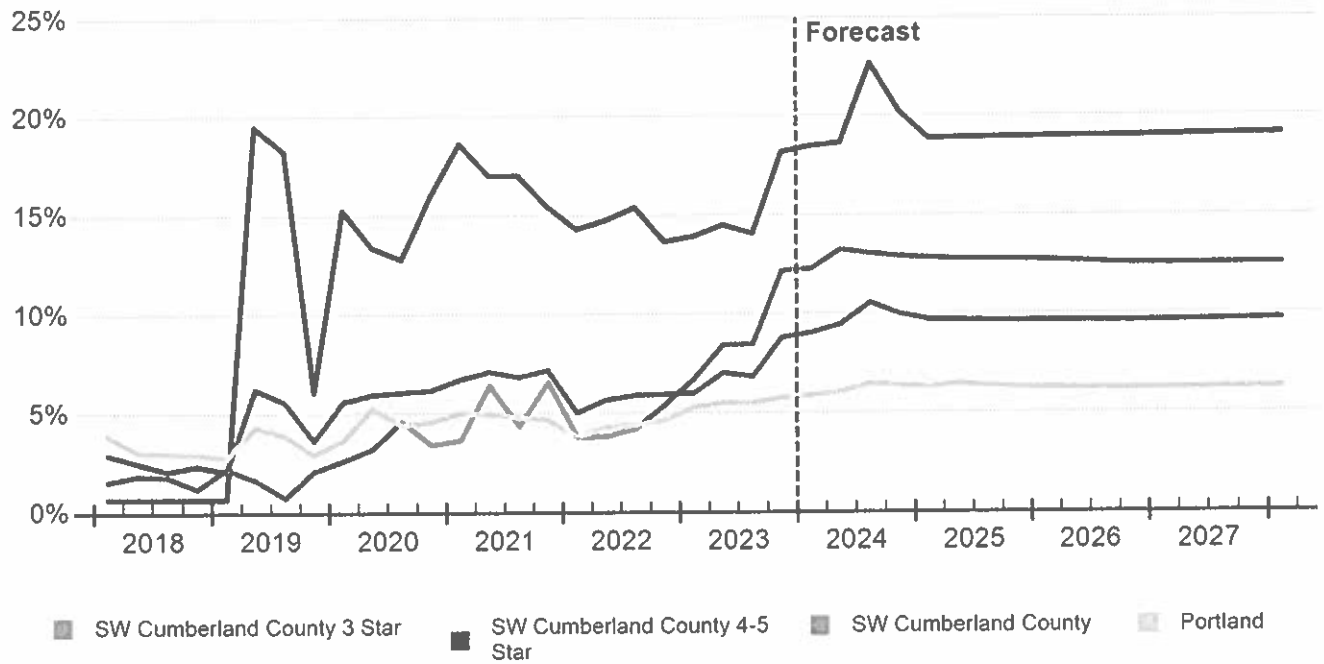
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	3.0%	6.9%	9.7%	11.8%	2007 Q1	2.1%	2019 Q1
Net Absorption SF	(223K)	51,224	2,672	390,968	2008 Q1	(261,812)	2019 Q2
Deliveries SF	10K	53,558	53,916	207,437	2015 Q3	0	2023 Q3
Asking Rent Growth	0.6%	1.2%	-0.1%	7.2%	2017 Q2	-5.0%	2009 Q2
Sales Volume	\$20.3M	\$19.5M	N/A	\$69.6M	2022 Q4	\$1.6M	2013 Q2

Leasing

NET ABSORPTION, NET DELIVERIES & VACANCY



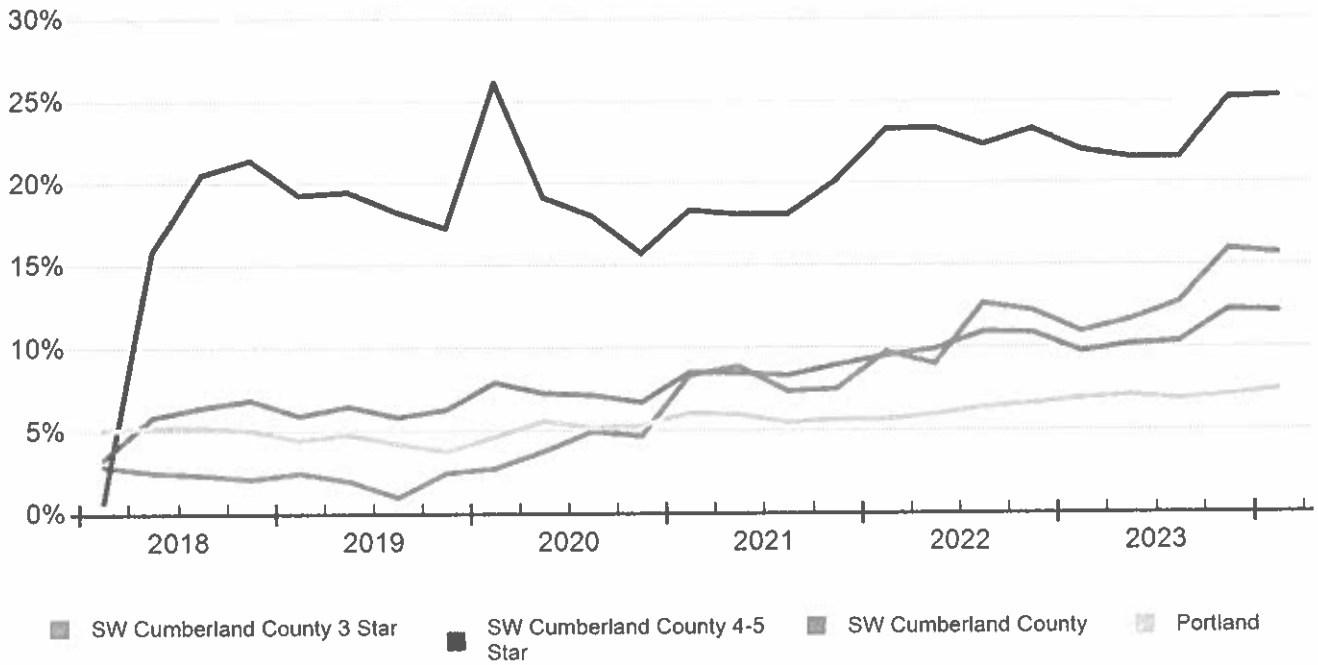
VACANCY RATE



Leasing

SW Cumberland County Office

AVAILABILITY RATE



1 & 5 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
225 Gorham Rd	★★★★☆	72,000	1	7,800	0%	5,420
300 Southborough Dr	★★★★☆	117,195	1	9,406	0%	0
175 Running Hill Rd	★★★★☆	62,615	1	13,763	5.5%	(8,685)

Leasing

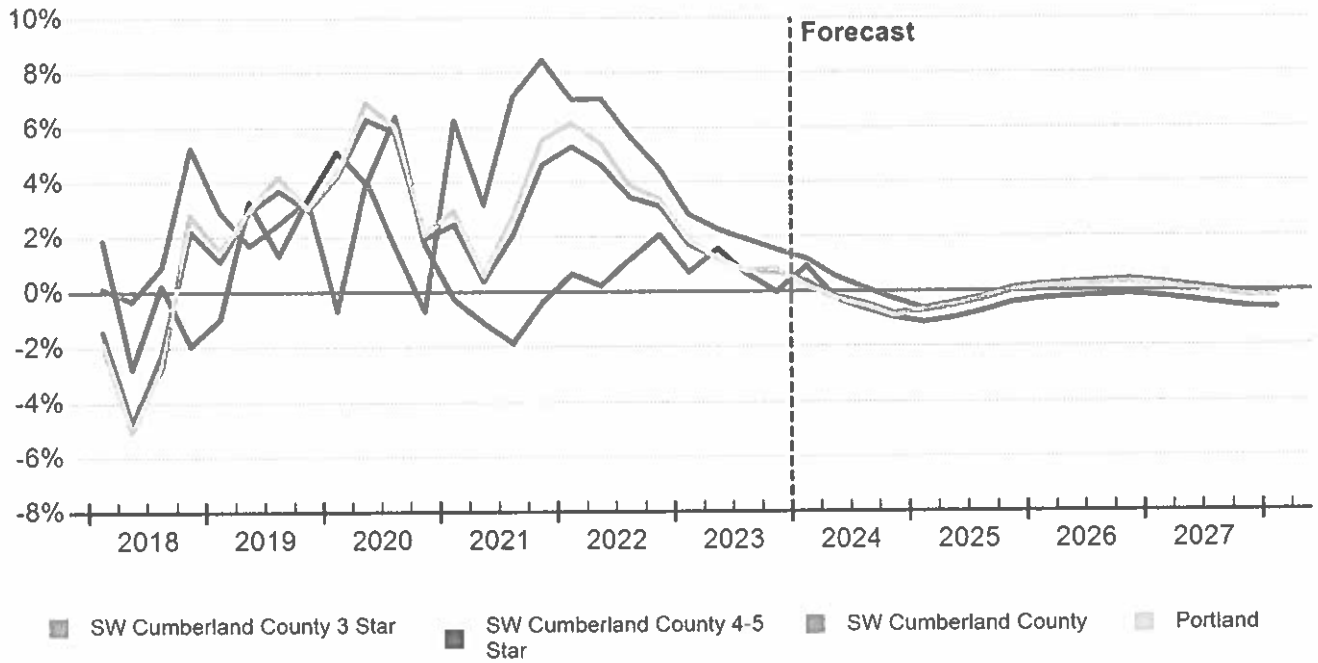
SW Cumberland County Office

3 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

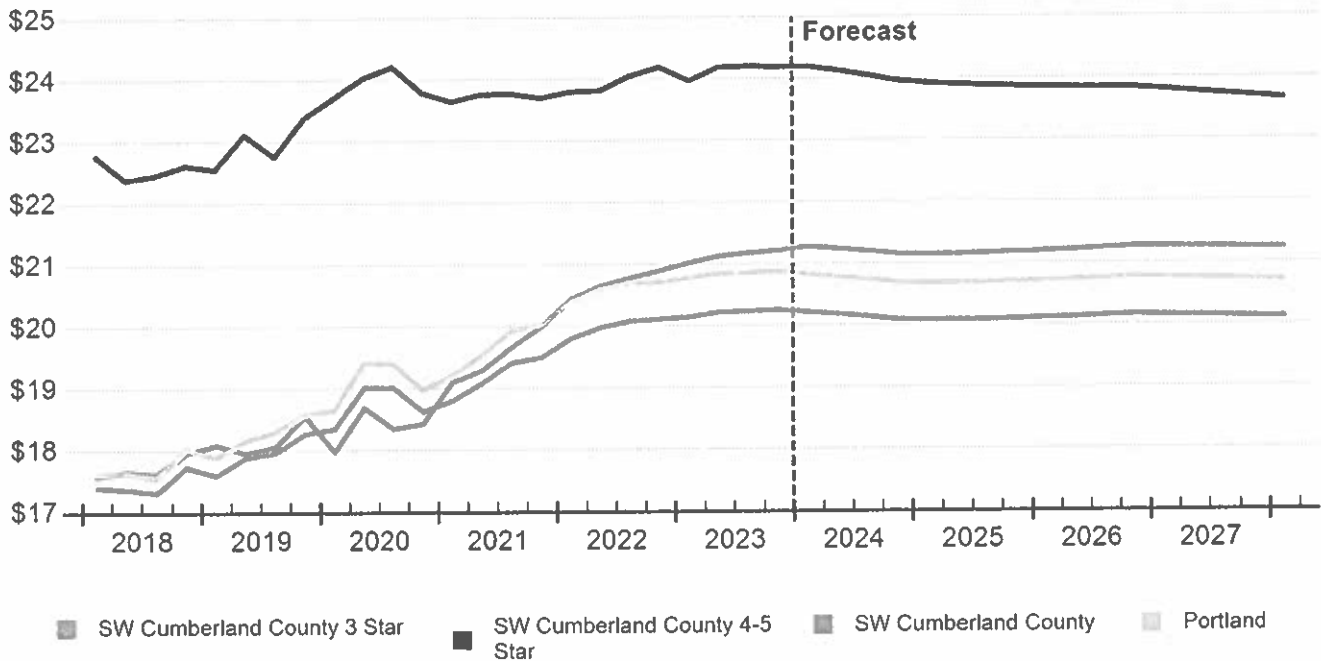
Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
525 Main St	★★★★★	11,639	2	4,495	20.5%	4,070
207 Larrabee Rd	★★★★★	32,400	1	3,828	0%	0
82 Running Hill Rd	★★★★★	116,600	1	4,741	3.2%	0
869 Main St	★★★★★	22,222	2	4,101	3.7%	0
151 Jetport Blvd	★★★★★	83,968	3	75,000	0%	0
1685 Congress St	★★★★★	32,134	1	4,680	0%	0
Willowdale Place 360 US Route 1	★★★★★	23,210	1	1,882	19.6%	(368)
324 Cummings Rd	★★★★★	15,800	1	3,883	15.4%	(752)
306 US Route 1	★★★★★	21,611	1	1,567	5.8%	(1,033)
144 US Route 1	★★★★★	17,922	1	2,500	8.4%	(2,500)
Elevation Center 71 US Route 1	★★★★★	63,848	1	5,636	16.7%	(6,337)
600 Sable Oaks Drive 600 Sable Oaks Dr	★★★★★	97,376	2	56,072	18.2%	(10,144)
Bldg 2 41 Hutchins Dr	★★★★★	52,227	1	14,000	83.9%	(20,435)

Rent

MARKET ASKING RENT GROWTH (YOY)

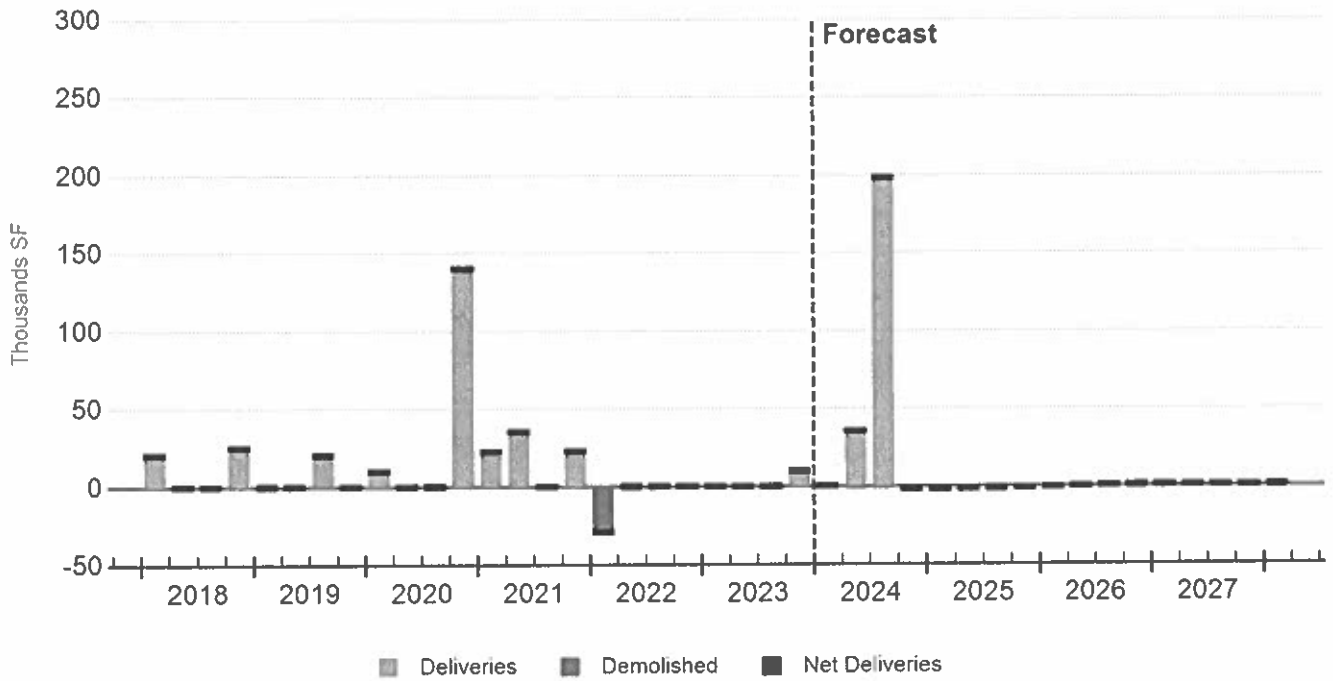


MARKET ASKING RENT PER SQUARE FEET



Construction

DELIVERIES & DEMOLITIONS



Construction

SW Cumberland County Office

All-Time Annual Avg. Square Feet

Delivered Square Feet Past 8 Qtrs

Delivered Square Feet Next 8 Qtrs

Proposed Square Feet Next 8 Qtrs

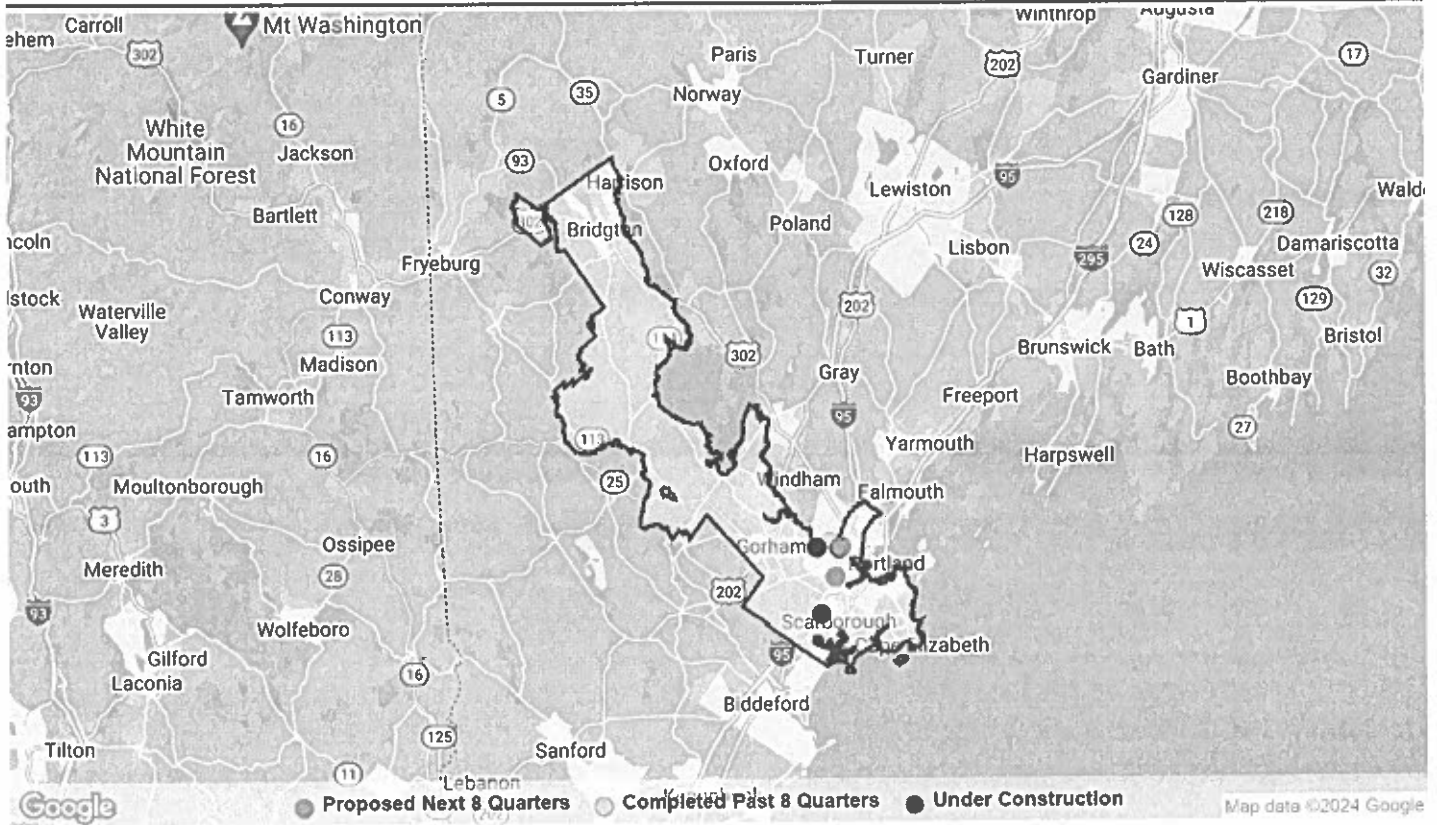
51,872

10,000

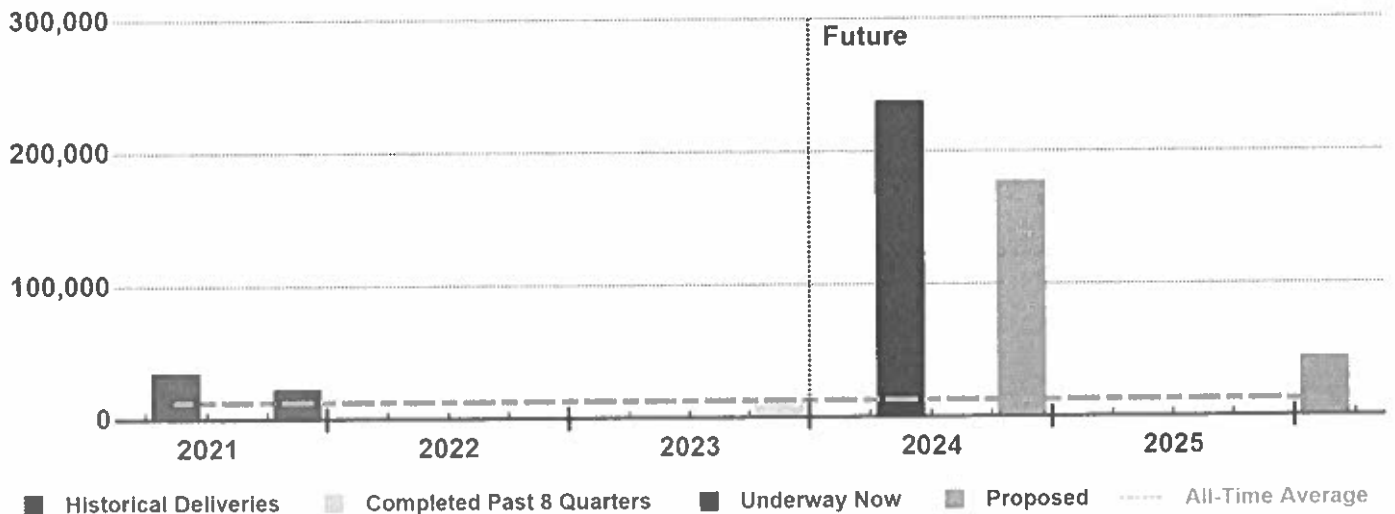
237,450

222,786

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN SQUARE FEET



Construction

SW Cumberland County Office

RECENT DELIVERIES

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 22 Cumberland St	★★★★☆	10,000	3	Sep 2022	Nov 2023	-

UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 One Rock Row 80 Main St	★★★★☆	200,000	5	Nov 2021	Jun 2024	- Waterstone Properties Group Inc.
2 10 Market Street	★★★★☆	30,450	3	Oct 2023	Apr 2024	-
3 1 Mechanics St	★★★★☆	7,000	4	May 2022	May 2024	-

PROPOSED

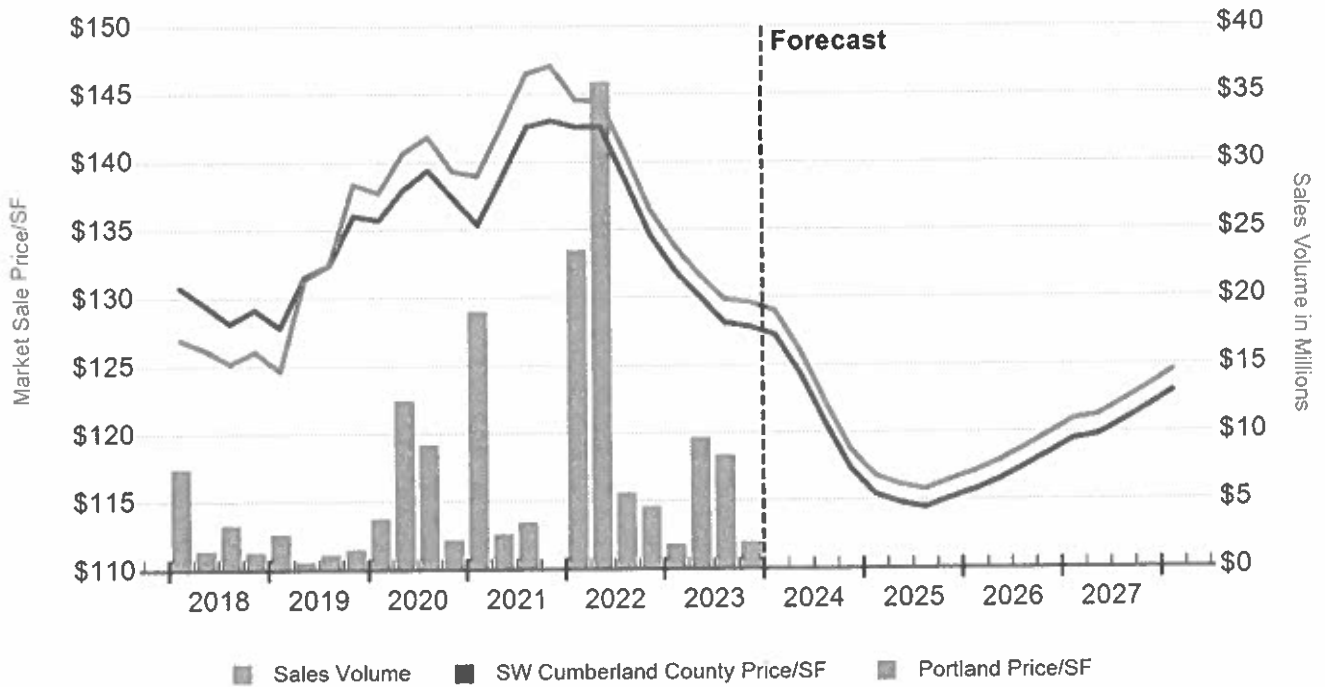
Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 100 Rock Row	★★★★☆	177,786	6	Apr 2024	Nov 2024	-
2 Build to Suit 505 Sable Oaks Dr	★★★★☆	45,000	3	May 2024	Jan 2026	- David Soley

Sales

The SW Cumberland County Submarket is a regular target among market participants searching for office investment opportunities in Portland. Annual sales volume has averaged \$28.6 million over the past five years, and the 12-month high in investment volume hit \$69.6 million over that stretch. In the past 12 months specifically, \$21.1 million worth of assets sold.

Market pricing, derived from the estimated price movement of all office properties in the submarket, sat at \$128/SF during the first quarter of 2024. That price has stumbled on a year-over-year basis, and the price lines up roughly with the metro's average. The market cap rate has ticked up in the past 12 months to 10.3%, and it's fairly similar to the metro average.

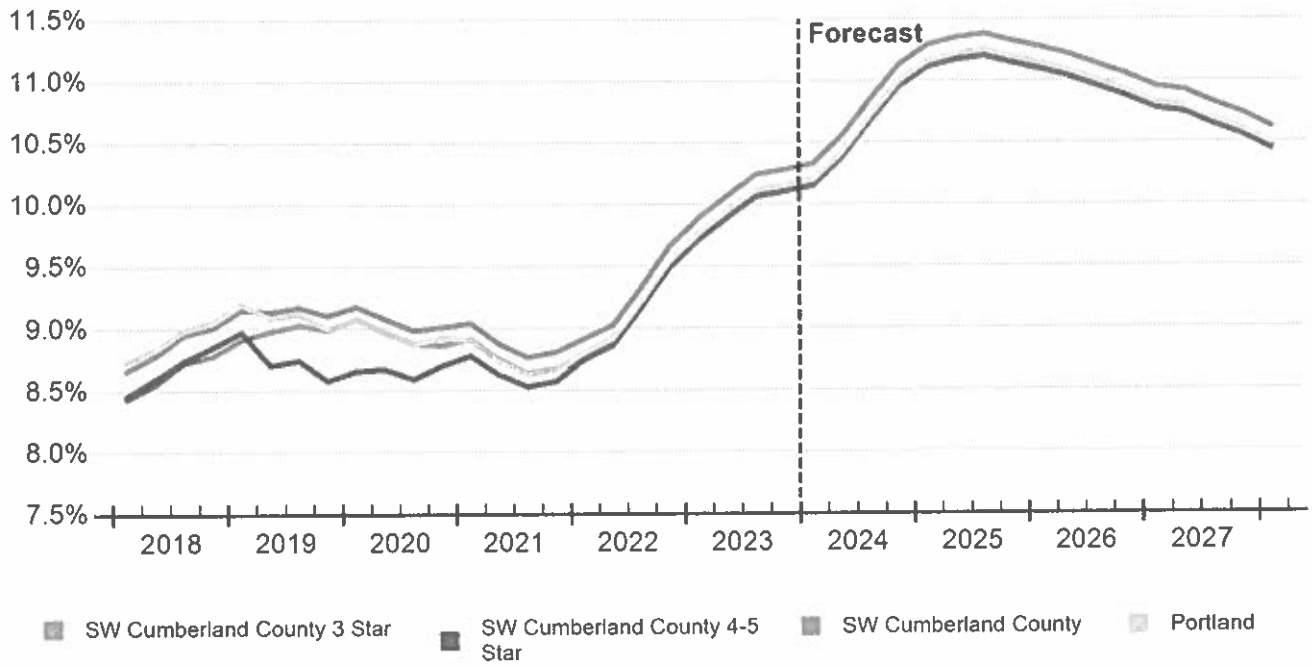
SALES VOLUME & MARKET SALE PRICE PER SF



Sales

SW Cumberland County Office

MARKET CAP RATE



Sales Past 12 Months

SW Cumberland County Office

Sale Comparables

Avg. Cap Rate

Avg. Price/SF

Avg. Vacancy At Sale

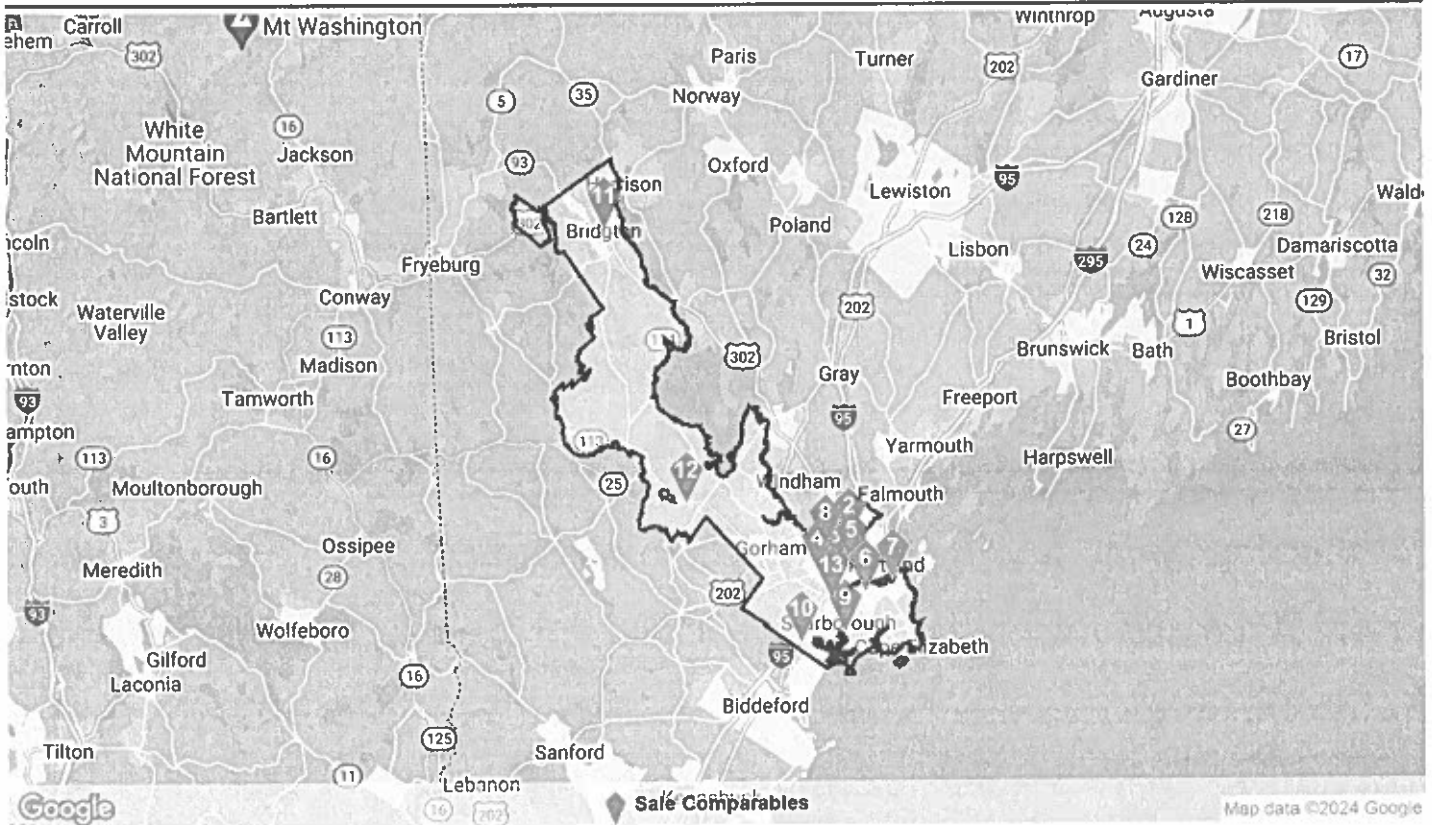
13

-

\$154

0%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$350,000	\$1,660,419	\$843,750	\$5,900,000
Price/SF	\$70	\$154	\$150	\$266
Cap Rate	-	-	-	-
Time Since Sale in Months	1.1	6.6	6.9	9.4
Property Attributes	Low	Average	Median	High
Building SF	1,806	10,141	5,007	42,000
Stories	1	2	2	3
Typical Floor SF	903	7,047	2,352	26,840
Vacancy Rate At Sale	0%	0%	0%	0%
Year Built	1789	1934	1929	2002
Star Rating	★★★★★	★★★☆☆ 2.2	★★★★★	★★★★★

Sales Past 12 Months

SW Cumberland County Office

RECENT SIGNIFICANT SALES

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 95-97 Darling Ave	★★★★★	1978	42,000	0%	4/27/2023	\$5,900,000	\$140	-
2 421 Warren Ave	★★★★★	-	26,840	0%	7/26/2023	\$4,448,930	\$166	-
3 10-12 Andover Rd	★★★★★	1988	9,460	0%	9/15/2023	\$2,495,000	\$264	-
4 501 County Rd	★★★★★	1981	14,548	0%	12/29/2023	\$1,945,000	\$134	-
5 1711 Congress St	★★★★★	1915	7,055	0%	5/1/2023	\$894,600	\$127	-
6 163 Thadeus St 163 Thadeus St	★★★★★	1940	5,639	0%	4/20/2023	\$862,500	\$153	-
7 373 Broadway	★★★★★	1910	3,786	0%	4/21/2023	\$825,000	\$218	-
8 543 Main St	★★★★★	1905	4,443	0%	4/28/2023	\$679,000	\$153	-
9 4 Highland Ave	★★★★★	1789	4,255	0%	8/2/2023	\$630,000	\$148	-
10 685 US Route 1	★★★★★	1918	1,806	0%	4/24/2023	\$480,000	\$266	-
11 55 Main St	★★★★★	1900	4,700	0%	9/20/2023	\$415,000	\$88	-
12 320 Ossipee Trl W	★★★★★	1984	5,007	0%	7/6/2023	\$350,000	\$70	-
13 205 Gorham Rd	★★★★★	2002	2,300	0%	12/28/2023	-	-	-

Supply & Demand Trends

SW Cumberland County Office

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	8,067,531	1,123	0%	(3,843)	0%	-
2027	8,066,408	1,469	0%	(4,529)	-0.1%	-
2026	8,064,939	(673)	0%	905	0%	-
2025	8,065,612	(6,655)	-0.1%	24,661	0.3%	-
2024	8,072,267	231,511	3.0%	116,068	1.4%	2.0
YTD	7,840,756	0	0%	(9,885)	-0.1%	-
2023	7,840,756	10,000	0.1%	(214,101)	-2.7%	-
2022	7,830,756	(29,322)	-0.4%	68,818	0.9%	-
2021	7,860,078	80,607	1.0%	(3,434)	0%	-
2020	7,779,471	150,057	2.0%	(52,985)	-0.7%	-
2019	7,629,414	20,000	0.3%	(79,635)	-1.0%	-
2018	7,609,414	45,004	0.6%	156,107	2.1%	0.3
2017	7,564,410	11,781	0.2%	112,251	1.5%	0.1
2016	7,552,629	(12,000)	-0.2%	(96,534)	-1.3%	-
2015	7,564,629	165,742	2.2%	363,979	4.8%	0.5
2014	7,398,887	(54,026)	-0.7%	(3,234)	0%	-
2013	7,452,913	111,100	1.5%	203,948	2.7%	0.5
2012	7,341,813	(21,769)	-0.3%	78,375	1.1%	-

4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	1,787,105	9,349	0.5%	6,488	0.4%	1.4
2027	1,777,756	9,691	0.5%	6,178	0.3%	1.6
2026	1,768,065	7,544	0.4%	5,145	0.3%	1.5
2025	1,760,521	1,548	0.1%	23,999	1.4%	0.1
2024	1,758,973	200,000	12.8%	127,745	7.3%	1.6
YTD	1,558,973	0	0%	(1,878)	-0.1%	-
2023	1,558,973	0	0%	(70,371)	-4.5%	-
2022	1,558,973	0	0%	27,737	1.8%	0
2021	1,558,973	23,000	1.5%	27,740	1.8%	0.8
2020	1,535,973	0	0%	(152,144)	-9.9%	-
2019	1,535,973	0	0%	(82,724)	-5.4%	-
2018	1,535,973	0	0%	8,932	0.6%	0
2017	1,535,973	0	0%	49,225	3.2%	0
2016	1,535,973	0	0%	(51,369)	-3.3%	-
2015	1,535,973	0	0%	84,857	5.5%	0
2014	1,535,973	0	0%	19,344	1.3%	0
2013	1,535,973	111,100	7.8%	107,760	7.0%	1.0
2012	1,424,873	0	0%	403	0%	0

Supply & Demand Trends

SW Cumberland County Office

3 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	2,530,677	0	0%	(82)	0%	-
2027	2,530,677	0	0%	(187)	0%	-
2026	2,530,677	0	0%	5,280	0.2%	0
2025	2,530,677	0	0%	4,316	0.2%	0
2024	2,530,677	37,450	1.5%	14,457	0.6%	2.6
YTD	2,493,227	0	0%	(425)	0%	-
2023	2,493,227	10,000	0.4%	(159,342)	-6.4%	-
2022	2,483,227	(29,322)	-1.2%	605	0%	-
2021	2,512,549	22,607	0.9%	(55,895)	-2.2%	-
2020	2,489,942	150,057	6.4%	113,603	4.6%	1.3
2019	2,339,885	20,000	0.9%	(3,496)	-0.1%	-
2018	2,319,885	45,004	2.0%	122,456	5.3%	0.4
2017	2,274,881	13,070	0.6%	50,901	2.2%	0.3
2016	2,261,811	0	0%	(47,238)	-2.1%	-
2015	2,261,811	120,742	5.6%	229,648	10.2%	0.5
2014	2,141,069	(54,026)	-2.5%	(65,575)	-3.1%	-
2013	2,195,095	0	0%	(2,746)	-0.1%	-
2012	2,195,095	0	0%	97,686	4.5%	0

1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	3,749,749	(8,226)	-0.2%	(10,249)	-0.3%	-
2027	3,757,975	(8,222)	-0.2%	(10,520)	-0.3%	-
2026	3,766,197	(8,217)	-0.2%	(9,520)	-0.3%	-
2025	3,774,414	(8,203)	-0.2%	(3,654)	-0.1%	-
2024	3,782,617	(5,939)	-0.2%	(26,134)	-0.7%	-
YTD	3,788,556	0	0%	(7,582)	-0.2%	-
2023	3,788,556	0	0%	15,612	0.4%	0
2022	3,788,556	0	0%	40,476	1.1%	0
2021	3,788,556	35,000	0.9%	24,721	0.7%	1.4
2020	3,753,556	0	0%	(14,444)	-0.4%	-
2019	3,753,556	0	0%	6,585	0.2%	0
2018	3,753,556	0	0%	24,719	0.7%	0
2017	3,753,556	(1,289)	0%	12,125	0.3%	-
2016	3,754,845	(12,000)	-0.3%	2,073	0.1%	-
2015	3,766,845	45,000	1.2%	49,474	1.3%	0.9
2014	3,721,845	0	0%	42,997	1.2%	0
2013	3,721,845	0	0%	98,934	2.7%	0
2012	3,721,845	(21,769)	-0.6%	(19,714)	-0.5%	-

Rent & Vacancy

SW Cumberland County Office

OVERALL RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$20.09	121	-0.2%	-0.8%	788,108	9.8%	0.1%
2027	\$20.12	122	-0.2%	-0.7%	782,299	9.7%	0.1%
2026	\$20.16	122	0.3%	-0.5%	775,454	9.6%	0%
2025	\$20.10	122	0%	-0.8%	776,299	9.6%	-0.4%
2024	\$20.09	122	-0.8%	-0.8%	806,764	10.0%	1.2%
YTD	\$20.24	122	0.6%	-0.1%	700,648	8.9%	0.1%
2023	\$20.25	122	0.7%	0%	690,763	8.8%	2.9%
2022	\$20.11	122	3.1%	-0.7%	466,662	6.0%	-1.2%
2021	\$19.50	118	4.7%	-3.7%	564,802	7.2%	1.0%
2020	\$18.63	113	1.9%	-8.0%	480,761	6.2%	2.5%
2019	\$18.28	111	3.0%	-9.8%	277,719	3.6%	1.3%
2018	\$17.74	107	2.2%	-12.4%	180,784	2.4%	-1.5%
2017	\$17.36	105	0.6%	-14.3%	291,887	3.9%	-1.3%
2016	\$17.26	104	3.4%	-14.8%	392,357	5.2%	1.1%
2015	\$16.68	101	4.4%	-17.6%	307,823	4.1%	-2.8%
2014	\$15.99	97	-0.4%	-21.1%	506,060	6.8%	-0.6%
2013	\$16.05	97	3.0%	-20.7%	556,852	7.5%	-1.4%
2012	\$15.59	94	-2.2%	-23.0%	649,700	8.8%	-1.3%

4 & 5 STAR RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$23.57	107	-0.5%	-3.0%	342,081	19.1%	0.1%
2027	\$23.70	108	-0.6%	-2.4%	339,246	19.1%	0.1%
2026	\$23.84	108	-0.1%	-1.8%	335,761	19.0%	0.1%
2025	\$23.87	109	-0.4%	-1.7%	333,391	18.9%	-1.3%
2024	\$23.97	109	-0.9%	-1.3%	355,861	20.2%	2.0%
YTD	\$24.21	110	0.4%	-0.3%	285,484	18.3%	0.1%
2023	\$24.19	110	0%	-0.4%	283,606	18.2%	4.5%
2022	\$24.20	110	2.1%	-0.4%	213,235	13.7%	-1.8%
2021	\$23.70	108	-0.4%	-2.4%	240,972	15.5%	-0.5%
2020	\$23.80	108	1.7%	-2.0%	245,712	16.0%	9.9%
2019	\$23.39	106	3.4%	-3.7%	93,568	6.1%	5.4%
2018	\$22.62	103	-1.9%	-6.9%	10,844	0.7%	-0.6%
2017	\$23.07	105	1.9%	-5.0%	19,776	1.3%	-3.2%
2016	\$22.64	103	-6.8%	-6.8%	69,001	4.5%	3.3%
2015	\$24.29	110	9.5%	0%	17,632	1.1%	-5.5%
2014	\$22.19	101	-0.1%	-8.7%	102,489	6.7%	-1.3%
2013	\$22.21	101	5.8%	-8.6%	121,833	7.9%	-0.4%
2012	\$20.99	95	-6.8%	-13.6%	118,493	8.3%	0%

Rent & Vacancy

SW Cumberland County Office

3 STAR RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$21.23	123	-0.1%	0.1%	317,322	12.5%	0%
2027	\$21.24	123	-0.1%	0.1%	317,240	12.5%	0%
2026	\$21.26	123	0.4%	0.2%	317,053	12.5%	-0.2%
2025	\$21.17	123	0.1%	-0.2%	322,333	12.7%	-0.2%
2024	\$21.15	123	-0.3%	-0.3%	326,649	12.9%	0.7%
YTD	\$21.25	123	1.5%	0.2%	304,080	12.2%	0%
2023	\$21.21	123	1.5%	0%	303,655	12.2%	6.8%
2022	\$20.89	121	4.5%	-1.5%	134,313	5.4%	-1.1%
2021	\$19.99	116	8.5%	-5.7%	164,240	6.5%	3.1%
2020	\$18.43	107	-0.7%	-13.1%	85,738	3.4%	1.3%
2019	\$18.57	108	3.4%	-12.5%	49,284	2.1%	0.9%
2018	\$17.96	104	5.3%	-15.3%	28,488	1.2%	-3.4%
2017	\$17.07	99	-2.0%	-19.5%	105,940	4.7%	-1.7%
2016	\$17.41	101	4.3%	-17.9%	143,771	6.4%	2.1%
2015	\$16.69	97	1.9%	-21.3%	96,533	4.3%	-5.3%
2014	\$16.37	95	-2.0%	-22.8%	205,439	9.6%	0.8%
2013	\$16.71	97	5.8%	-21.2%	193,890	8.8%	0.1%
2012	\$15.79	92	-2.9%	-25.6%	191,144	8.7%	-4.5%

1 & 2 STAR RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$17.71	131	0%	-0.5%	128,705	3.4%	0.1%
2027	\$17.71	131	0%	-0.4%	125,813	3.3%	0.1%
2026	\$17.72	131	0.5%	-0.4%	122,640	3.3%	0.1%
2025	\$17.63	130	0.2%	-0.9%	120,575	3.2%	-0.1%
2024	\$17.59	130	-1.1%	-1.1%	124,254	3.3%	0.6%
YTD	\$17.72	131	0%	-0.4%	111,084	2.9%	0.2%
2023	\$17.79	132	0.6%	0%	103,502	2.7%	-0.4%
2022	\$17.69	131	2.7%	-0.6%	119,114	3.1%	-1.1%
2021	\$17.22	127	5.2%	-3.2%	159,590	4.2%	0.2%
2020	\$16.37	121	4.2%	-8.0%	149,311	4.0%	0.4%
2019	\$15.71	116	2.4%	-11.7%	134,867	3.6%	-0.2%
2018	\$15.33	113	2.9%	-13.8%	141,452	3.8%	-0.7%
2017	\$14.91	110	1.7%	-16.2%	166,171	4.4%	-0.4%
2016	\$14.66	108	11.5%	-17.6%	179,585	4.8%	-0.4%
2015	\$13.14	97	2.3%	-26.1%	193,658	5.1%	-0.2%
2014	\$12.85	95	0.7%	-27.8%	198,132	5.3%	-1.2%
2013	\$12.76	94	-1.5%	-28.3%	241,129	6.5%	-2.7%
2012	\$12.95	96	2.3%	-27.2%	340,063	9.1%	0%

Sale Trends

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$125	128	10.4%
2027	-	-	-	-	-	-	\$121.85	125	10.7%
2026	-	-	-	-	-	-	\$118.47	121	11.0%
2025	-	-	-	-	-	-	\$115.12	118	11.3%
2024	-	-	-	-	-	-	\$117.34	120	11.1%
YTD	-	-	-	-	-	-	\$128.25	131	10.3%
2023	16	\$21.7M	1.8%	\$1,449,335	\$152.68	-	\$127.83	131	10.3%
2022	27	\$69.6M	4.8%	\$2,783,912	\$188.14	7.3%	\$134.59	138	9.7%
2021	16	\$25.1M	2.9%	\$2,277,965	\$118.97	9.3%	\$143.06	146	8.8%
2020	24	\$27.6M	3.1%	\$1,451,878	\$140.47	8.3%	\$137.39	140	9.0%
2019	13	\$5.9M	1.1%	\$585,450	\$77.98	8.1%	\$136.04	139	9.1%
2018	9	\$13.4M	1.3%	\$1,909,286	\$146.40	-	\$129.17	132	9.0%
2017	11	\$26.2M	6.0%	\$3,271,450	\$128.27	8.5%	\$128.35	131	8.7%
2016	21	\$14.6M	2.6%	\$912,781	\$84.80	5.6%	\$131.79	135	8.2%
2015	17	\$42.5M	6.2%	\$2,831,890	\$97.47	-	\$130.42	133	8.1%
2014	16	\$17.1M	2.1%	\$1,143,180	\$111.09	-	\$127.19	130	8.1%
2013	12	\$3M	0.7%	\$433,393	\$97.67	-	\$123.10	126	8.2%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
 (2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

4 & 5 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$140.40	123	10.3%
2027	-	-	-	-	-	-	\$137.36	121	10.6%
2026	-	-	-	-	-	-	\$134.08	118	10.9%
2025	-	-	-	-	-	-	\$130.83	115	11.2%
2024	-	-	-	-	-	-	\$133.90	117	11.0%
YTD	-	-	-	-	-	-	\$146.69	129	10.1%
2023	-	-	-	-	-	-	\$146.17	128	10.1%
2022	-	-	-	-	-	-	\$154.10	135	9.5%
2021	-	-	-	-	-	-	\$167.10	147	8.6%
2020	1	\$10M	4.1%	\$9,950,000	\$158.91	8.0%	\$163	143	8.7%
2019	-	-	-	-	-	-	\$168.94	148	8.6%
2018	-	-	-	-	-	-	\$149.16	131	8.9%
2017	1	\$0	16.0%	-	-	-	\$150.31	132	8.5%
2016	-	-	-	-	-	-	\$154.21	135	8.0%
2015	1	\$25.8M	16.7%	\$25,800,000	\$100.49	-	\$153.81	135	7.9%
2014	-	-	-	-	-	-	\$151.73	133	7.8%
2013	-	-	-	-	-	-	\$141.20	124	8.1%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
 (2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

Sale Trends

3 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$145.43	126	10.3%
2027	-	-	-	-	-	-	\$141.54	122	10.5%
2026	-	-	-	-	-	-	\$137.40	119	10.9%
2025	-	-	-	-	-	-	\$133.36	115	11.1%
2024	-	-	-	-	-	-	\$135.89	117	10.9%
YTD	-	-	-	-	-	-	\$148.43	128	10.1%
2023	3	\$11.2M	2.9%	\$3,724,643	\$153.86	-	\$147.90	128	10.1%
2022	12	\$52.1M	8.6%	\$4,736,409	\$248	7.3%	\$155.81	135	9.5%
2021	3	\$18.5M	5.3%	\$6,168,333	\$139.71	11.6%	\$164.38	142	8.7%
2020	6	\$2.8M	3.0%	\$703,984	\$65.02	-	\$157.24	136	8.9%
2019	-	-	-	-	-	-	\$153.89	133	9.0%
2018	2	\$5.8M	1.5%	\$5,750,000	\$178.94	-	\$150.52	130	8.8%
2017	5	\$23.2M	7.8%	\$5,810,900	\$131.56	8.5%	\$149.05	129	8.5%
2016	3	\$3.3M	1.0%	\$1,091,215	\$146.75	-	\$153.08	132	8.0%
2015	1	\$3.8M	1.5%	\$3,847,261	\$116.58	-	\$152.23	132	7.9%
2014	2	\$2.7M	0.8%	\$1,332,500	\$157.97	-	\$148.66	128	7.8%
2013	1	\$0	0.5%	-	-	-	\$147.07	127	7.9%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
 (2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

1 & 2 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$104.20	133	10.6%
2027	-	-	-	-	-	-	\$101.49	130	10.9%
2026	-	-	-	-	-	-	\$98.57	126	11.2%
2025	-	-	-	-	-	-	\$95.65	122	11.5%
2024	-	-	-	-	-	-	\$97.27	124	11.3%
YTD	-	-	-	-	-	-	\$106.20	136	10.5%
2023	13	\$10.6M	1.9%	\$880,508	\$151.45	-	\$105.91	135	10.5%
2022	15	\$17.5M	4.3%	\$1,249,807	\$109.47	-	\$111.36	142	9.9%
2021	13	\$6.6M	2.4%	\$819,077	\$83.83	7.0%	\$117.67	150	9.0%
2020	17	\$14.8M	2.7%	\$1,058,553	\$163.82	8.5%	\$112.25	143	9.3%
2019	13	\$5.9M	2.3%	\$585,450	\$77.98	8.1%	\$108.85	139	9.4%
2018	7	\$7.6M	1.7%	\$1,269,167	\$128.72	-	\$105.64	135	9.2%
2017	5	\$2.9M	0.8%	\$732,000	\$107.03	-	\$104.33	133	8.9%
2016	18	\$11.3M	4.6%	\$871,604	\$75.58	5.6%	\$107.17	137	8.4%
2015	15	\$12.8M	4.9%	\$987,007	\$87.86	-	\$104.99	134	8.4%
2014	14	\$14.5M	3.8%	\$1,114,053	\$105.34	-	\$101.47	130	8.4%
2013	11	\$3M	1.1%	\$433,393	\$97.67	-	\$98.68	126	8.5%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
 (2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

FULL REVALUATION CONTRACT

SUBJECT: A FULL REVALUATION of all properties with a complete measure and list and analyzing all market sales throughout the entire Municipality to identify and implement needed value changes to the affected areas or classes of property at the Municipality's general level of assessment of all taxable and non-taxable property for tax assessment purposes, in accordance with the standards set forth in the laws of the State of Maine and Administrative Rule No. 208 (18-125 CMR 208) adopted by the Bureau of Revenue Services.

The Municipality, herein after called the Municipality and KRT Appraisal, LLC, a business organization existing under the laws of the State of Massachusetts, hereinafter called the Company, hereby mutually agree as follows:

GENERAL PROVISIONS

1. IDENTIFICATION

1.1 Name of Jurisdiction	<u>Cape Elizabeth, Maine</u>
1.2 Mailing Address of Jurisdiction	<u>320 Ocean House Rd, Cape Elizabeth, ME 04107</u>
1.3 Contracting Officer for the Jurisdiction	<u>Clinton Swett, Assessor</u>
1.4 Telephone Number	<u>Phone: (207) 799-1619</u>
1.5 E-mail Address, if applicable	<u>clinton.swett@capeelizabeth.org</u>



1.6 Name of Company	<u>KRT Appraisal, LLC</u>
1.7 Mailing Address of Company	<u>191 Merrimack St, Suite 701 Haverhill, MA 01830</u>
1.8 Principal place of business	<u>Same as above</u>
1.9 E-mail address, if applicable	<u>rob_tozier@krtappraisal.com</u>
1.10 Telephone and Fax numbers	<u>T: (877) 337-5574</u> <u>F: (978) 914-7201</u>
1.11 Name and Title of Company Signer	<u>Robert A. Tozier, Vice President</u>
1.12 Type of business organization	<u>Limited Liability Company</u>

1. PURPOSE:

1.1 The purposes of the program are to:

- 1.1.1 Verify and update data by providing a full measure and list for two-thirds (2,982) of all real property within the Municipality together with the owners of record as of April 1, 2023.
- 1.1.2 Establish "Just Value" appraisals of all tangible real property within the Municipality as of April 1st, 2023, to update the assessors list of valuations for the 2023 tax year.
- 1.1.3 Develop appraisal manuals for the Municipality.
- 1.1.4 Develop a record keeping and appraisal system for the Municipality.
- 1.1.5 Provide the assessor of the Municipality with sufficient instruction, in the use of the appraisal manuals and record keeping system to enable them to maintain the systems.
- 1.1.6 Maintain a relationship with the Town where the Company is working as a contractor for the Town for the duration of the contract.

2. SPECIFIC SERVICES TO BE PERFORMED BY THE COMPANY

2.1 Appraise all property.

2.1.1 To establish "Just Value" appraisals of 4,472 properties within the Municipality in a good and workmanlike manner according to 36 M.R.S.A. Part 2, Property Taxes.

2.1.2 "Just Value" defined:

2.1.2.1 "In the assessment of property, assessors in determining just value are to define this term in a manner which recognizes only that value arising from presently possible land use alternatives to which the particular parcel of land being valued may be put. Assessors must consider the effect upon value of any enforceable restrictions to which the use of the land may be subjected. Restrictions shall include but are not limited to zoning restrictions limiting the use of the land, subdivision restrictions and any recorded contractual provisions limiting the use of lands. The just value of land is deemed to arise from and is attributable to legally permissible use or uses only." (36 MRSA 701-A)

2.1.3 The Company shall not be responsible for the valuation of Utility Property located in the Municipality.

2.2 Completion of Work:

2.2.1 The Company shall complete all work and deliver the same in final form to the Municipality on or before August 25, 2023.

2.2.2 A liquidated damage amount of \$200.00 per day shall be paid by the Company for each day required for completion beyond the above stated completion date for delays caused by the Company.

2.2.3 The Company shall provide to the Municipality a list of all products to be delivered and

the dates of delivery thereof. These products include but are not limited to property record cards in hard copy, electronic or both formats, the USPAP Compliant Final Appraisal Report as described in section 3.2.1, the CAMA Systems Manual, income valuation methodology, cap rates, valuation support data and any other products as deemed necessary by the Municipality.

2.2.4 The Revaluation shall be considered complete and in its final form only when:

2.2.4.1 The informal review of assessments has been completed.

2.2.4.2 The final value adjustments are made.

2.2.4.3 The final values are submitted to the assessing officials.

2.2.4.4 All products required by the contract are delivered to The Municipality.

2.2.4.5 All other terms of the contract are fulfilled.

2.3 Personnel.

2.3.1 For the grading, classifying, and appraising of all property covered by this contract, the company shall only employ personnel who are:

1. Certified Maine Assessors; and
2. Approved by the Municipality.

2.3.2 The Company shall not compensate, in any way, a municipal official or employee or any immediate member of the family of such official or employee in the performance of any work under this contract.

2.3.3 The following organizational structure shall be used to complete the Full Revaluation:

Project Manager:	Kenneth Rodgers, CMA
Commercial Appraiser:	Kenneth Rodgers, CMA
Residential Appraiser:	Kevin Leen, CMA
Residential Appraiser:	Robert Tozier, CMA
Data Collector:	Doug Rollins
Data Collector:	Gerry Lortie
Data Collector:	Dan Scalzo

2.4 Public Relations.

2.4.1 The Company and the Municipality, during the progress of the work, shall each use its best efforts and that of its employees to promote full cooperation and amiable relations with the taxpayers. All publicity and news releases shall be the responsibility of the Municipality.

2.5 Confidentiality.

2.5.1 The Company agrees to not disclose to anyone except the Municipality or designee and the Property Tax Division of the Bureau of Taxation or designee, any preliminary values or new values discovered, for any purpose, or to permit anyone to use or examine any of the data on

file in connection with the Revaluation.

2.6 Compensation and Terms.

2.6.1 The Municipality in consideration of the services hereunder to be performed by the Company agrees to pay to the Company Two Hundred Two Thousand Dollars (**\$202,000.00**) in the manner and form as follows:

2.6.1.1 The Company shall send the Municipality a monthly invoice using the payment schedule found in Section 11.1 of this contract, less retainage. The Municipality shall pay the Company within thirty (30) days of the invoice date.

2.6.2 A 10% retainage shall be withheld from the company for the duration of the Revaluation contract and released once the final notices are mailed from the informal hearings. A liquidated damage amount of **\$50.00** per day shall be paid by the Municipality if the final retainage payment is not received within thirty (30) days.

2.6.3 If Defense of Value services shall be requested, the Company shall be entitled additional compensation of One Hundred Dollars per hour (**100.00/Hour**).

2.6.4 Additional services that are available as options the Municipality may request from the Contractor:

- 1) Measure and list parcels for **\$35.00** per parcel
- 2) Data enter measure and lists for **\$4.00** per parcel
- 3) Data enter field review for **\$3.00** per parcel
- 4) Data enter images for **\$2.00** per image

3. DETAILED SERVICES TO BE PERFORMED BY THE COMPANY

3.1 Development of Unit Costs.

3.1.1 The Company shall make a careful study and investigation of the costs of residential, commercial and industrial construction in the area, based upon material costs and prevailing wage rates in the building trades. The Company shall develop data unit costs, which shall include architects and engineer's fees, and contractor's overhead and profits. Before using such unit costs, the Company shall make tests using costs against actual appraisals of buildings whose actual current costs are known in order to ensure accuracy.

3.1.2 Residential Property Appraisal Schedules. The Company shall use unit costs as the basis of appraisal of residential properties. Schedules shall consist of unit base prices upon definite specifications for houses of various types and quality of construction and reflect the building customs and practices in the community. The schedules shall be complete for various story heights and cover ground areas adequate for the valuation of all types of houses with tables for additions and deductions for variations from base specifications.

3.2 Manuals of Appraisal.

3.2.1 USPAP Compliant Final Appraisal Report. The report shall contain the following sections:

1. A letter of Transmittal.

2. Certification Statement.

3. A section detailing the Scope of Work.

4. A section detailing sales, income, and cost approaches to value including all valuation premises.

5. A section including all tables pertinent to the valuation process along with the cost data and schedules developed along with neighborhood delineation maps for the valuation of residential, commercial, industrial, manufactured housing and exempt properties.

6. A section including statistical analysis and testing.

3.2.2 The Company for use as an appraisal manual shall bind the USPAP Compliant Final Appraisal Report. The Company shall instruct The Municipality in the use of the manual so that the Municipality shall understand the appraisal process being utilized. Upon completion of the Revaluation, the Company shall deliver one copy of the manual to The Municipality.

3.3 Property Record Cards.

3.3.1 The Company shall prepare an electronic property record card, 8 1/2 x 11 inches, for each separate parcel of property in the Municipality.

3.3.2 The cards shall be so arranged as to show the owner's name, street number, or other designation of the property and the mailing address of the owner, together with the necessary information for determining land value and classification, and space for indicating the land value and value of the buildings on the land.

3.3.3 The card shall be so arranged as to show descriptive information of the buildings, pricing detail, depreciation allowed for physical, functional and economic factors and an outline sketch of all principal buildings in the parcel. The property record cards shall be filed as requested by the Municipality.

3.3.4 Any coding used by the Company on the property record card shall be clearly explained in writing elsewhere, on the card, or on an attachment thereto.

3.4 Monthly Status Report.

3.4.1 The Company shall submit to the Municipality Assessor via email a monthly status report detailing the progress of the Revaluation.

3.5 Sales Survey.

3.5.1 Only a Certified Maine Assessor shall prepare the company's sales survey.

3.5.2 In order to ensure that appraisals will reflect "Just Value", the Municipality shall provide to the Company a copy of all property transfers for a minimum of two (2) years immediately preceding the effective date of the Revaluation.

3.5.3 A sales analysis shall be conducted using accepted appraisal methods in order to determine land, building and total property values. Such analysis shall include documentation

of the methods employed and examples of the analyses. Accepted methodology shall include the consideration of all sales given by the Municipality to the Company and their inclusion in the sales survey book with appropriate notations for those sales not used in the correlation of values.

3.5.4 All property sales shall be included in the sales book by photocopy or printout of the property assessment record card and a photograph of the principal buildings shall be attached thereto.

3.5.5 The sales price and terms of the sale shall be verified by the Company and a notation to that effect made on the property assessment record card along with the sale price, date of the sale, and date of inspection.

3.5.6 Land values shall be determined from land only sales whenever possible, however, in the absence of an adequate number of land sales, the Certified Maine Assessor may use the land residual or abstraction technique to assist in the determination of land values. The analysis portion of the sales survey shall show the sale price and supporting adjustments made in detail that are understandable by the municipal officials and the taxpayers.

3.5.7 The indicated land values shall be shown as, but not limited to, site, front foot, square foot, front acre or rear acre units or other appropriate units of comparison.

3.5.8 The completed sales survey showing the sales used and the analysis to indicate property values with documentation of the method employed and any location factors, together with neighborhood delineation maps showing front foot, square foot or prime acre, rear acre unit values, or other appropriate units of comparison shall be delivered to the Municipality for approval and shall become the property of the Municipality.

3.6 Informal Reviews.

3.6.1 The Company shall mail first class, to all property owners, an impact notice notifying the owner of the newly estimated value of the property. The notice shall also contain the date, time and location of the informal review process including instructions on obtaining an informal review, the time frame in which the reviews shall be scheduled and instructions relating to the appeal of the informal review process. The Company shall provide the Municipality a list showing all property values within the Municipality.

3.6.2 The informal review schedule shall be approved in advance by the Municipality or designee and the Company. The Company shall ensure that an informal review of the newly estimated property values is provided to all property owners who request such review. The Company shall be responsible for scheduling all hearing appointments.

3.6.3 Notwithstanding Section 2.5.1 of this contract, the Company shall make available to all property owners the documentation related to their individual valuations. Such documentation shall include ratio studies, revaluation methodology and a property record card.

3.6.4 The Company shall conduct the informal hearings and provide as many days as needed to accommodate all taxpayer requests for a hearing.

3.6.5 The Company shall notify by first class mail all property owners addressed during the

informal reviews of the disposition of their review stating whether or not a change in value has resulted, and the amount thereof along with complete instructions for an appeal of the informal review process.

3.7 Defense of Values.

3.7.1 The Company shall not be responsible to review any assessment appeals whether to the Municipality, State, Board of Assessment Review or equivalent. If such reviews shall be requested refer to Section 2.6.3 for a breakdown of costs.

3.8 Data Collection.

3.8.1 The Company will conduct an on-site exterior measurement and interior inspection for two-thirds (2,982) of all parcels in the Municipality, approximately 4,472. The Company's employees will have proper identification (KRT Appraisal badge) as well as a letter from the Municipality with a vehicle description and purpose for visiting the property.

3.8.2 The Company shall mail a postcard to all property owners as notification to the upcoming site visit by a data collector.

3.8.3 The Company will verify all of the information on the property record card. This includes all construction detail, sketch measurements, year built, property condition, outbuildings/extra features, legal information, and land detail information. A visit history code with the employee's initials and date will be added for each visit to the property.

3.8.4 Except for vacancies, refusals, unsafe structure, inhabitants that appear dangerous or threatening, the Company shall guarantee 100% interior inspection of all property in the Municipality. A non-response to the call back letter shall be considered a refusal.

3.8.5 When entrance to a building is refused or the occupants are not present, the Company shall make a note, together with the date and time, on the property record card. A second attempt to inspect the property shall be made either after 5:00 p.m. on weekdays or on Saturday. If a second attempt to inspect the property is unsuccessful, the Company shall send a letter to the property owner requesting the property owner call the Company to set up an appointment for an interior inspection.

3.8.6 All data entry will be the responsibility of the Municipality.

3.8.7 In all cases of entry, the property owner or occupant, must be at least 18 years of age, shall be asked to sign the property record card as evidence of interior inspection.

3.8.8 All improved properties visited by the Contractor shall have a new photo taken and given to the Assessor to be loaded into CAMA.

3.8.9 At the end of the project, letters will be sent to all property owners where an interior inspection was not completed during the initial visit requesting a phone call for an inspection appointment.

4. CONDUCT OF VALUATION OF REAL PROPERTY

4.1 Field Review.

4.1.1 The exterior of each property and all appurtenant buildings shall be field reviewed by the Company.

4.2 Update Tables in NDS CAMA System.

4.1.2 All land, building, and depreciation tables shall be updated using the Sales Analysis to reach a desired level of assessment as dictated by the Municipality.

4.1.3 All applicable cost modeling shall be updated using the Sales Analysis to reach a desired level of assessment as dictated by the Municipality.

5. HOW THE COMPANY VALUES PROPERTY

5.1 Replacement Cost.

5.1.1 Replacement costs shall be computed using the schedules described in section 3.2. These values shall then be depreciated according to age, condition, utility, and desirability, and the appropriate amount of physical, functional and economic depreciation shall be shown on each property record card, or shown as a composite adjustment based on condition, utility and desirability.

5.1.2 Before the final values are estimated, a Certified Maine Assessor shall compare the preliminary values with the sales utilized in the sales survey to ensure all values reflect the market as of April 1, 2023.

5.1.3 When computations of the data obtained from the inspections have been completed a final review shall be made by a Certified Maine Assessor parcel by parcel, block by block, to identify and correct any mechanical errors, unusual features or anything influencing the final value and to ensure all properties are valued at their highest and best use.

5.2 Income Approach.

5.2.1 If the residential property contains 4 or more separate apartments or residential areas, and if the rental charges are at market level, the earnings may be examined to establish a basis of rent capitalization to be used as a comparison to other property indications of value.

5.2.2 Commercial/Industrial values will be generated utilizing both the "market adjusted" cost approach and the income approach. The Company will make a thorough analysis of income and expense data reported on the Income and Expense forms returned to the town and use this information as the basis for updating the market rent schedule, vacancy and expenses.

5.2.3 Cap rates will be developed using a current publication of the Investor's Survey as well as local market analysis. Information gathered such as income/rents, vacancy, and expenses will be compiled in the income tables and used to determine the value for the income approach.

5.2.4 Whenever possible, the cost and income values are then reconciled to within 10%.

6. SERVICES TO BE PERFORMED BY THE MUNICIPALITY

6.1 Provide Company Support.

6.1.1 The Municipality shall be responsible for determining which properties within the taxing jurisdiction are exempt from taxation.

6.1.2 The Municipality shall furnish to the Company information pertaining to ownership of all property in the Municipality, a set of current tax maps, zoning maps, charts, plans, and sales information, and additional copies if requested by the Company.

6.1.3 The Municipality shall keep the company informed of all sales of property taking place during the progress of the Revaluation of which it has knowledge.

6.1.4 The Municipality shall make updates to tax maps as of April 1, 2023 where lots have been subdivided or apportioned and notify the Company of all ownership, name and address changes of which it has knowledge.

6.1.5 The Municipality shall provide suitable office space with desk, file cabinet storage and chair for the use of the agents and employees of the Company in performing their necessary work. The Company shall furnish any needed telephones, and other such equipment necessary to complete the work.

6.1.6 The Municipality shall provide remote access to NDS CAMA for use by the Company for the duration of the project.

6.2 Assist with Data Collection and Data Entry

6.2.1 The Municipality will conduct an on-site exterior measurement and interior inspection for one-third (1,490) of all parcels in the Municipality, approximately 4,472.

6.2.2 The Municipality shall be responsible for all data entry. This includes data collection, field review and images completed by both the Company and Municipality.

7. INDEMNIFICATIONS AND INSURANCE

7.1 Insurance Requirements.

7.1.1 The Company agrees to defend and indemnify The Municipality, with which it is contracting, against claims for bodily injury, death and property damage that arises in the course of the Company's performance of this agreement and with respect to which the Municipality is free from negligence on the part of itself, its employees and agents.

7.1.2 The Company shall maintain Public Liability Insurance, Automobile Liability Insurance and Workmen's Compensation Insurance.

7.1.2.1 The Public Liability Insurance shall be in the form of commercial general liability with the inclusion of contractual liability coverage and shall provide limits of \$1,000,000 each person and \$1,000,000 each occurrence for bodily injury liability, and \$1,000,000 each occurrence for property damage liability.

7.1.2.2 The Automobile Liability Insurance shall be in the form of comprehensive automobile liability and shall provide limits of \$1,000,000 each person and \$1,000,000

each occurrence for bodily injury liability.

7.1.3 The Company shall provide certificates of insurance to the Municipality before starting the Revaluation confirming the required insurance coverage and providing that the Municipality shall receive ten (10) days written notice of the cancellation or material change in coverage.

8. ESTIMATED SIZE OF REVALUATION

8.1 Parcel Count

8.1.1 It is agreed between the parties that the entire Full Revaluation consists of an estimate of 4,472 parcels. In the event that the number should exceed 4,550, the company shall be entitled to additional remuneration of \$75.00 per parcel.

9. DISPUTE RESOLUTION

9.1 Disputes

9.1.1 Any dispute between the parties will be resolved by binding arbitration conducted by the American Arbitration Association. Each party will be responsible for its own attorney fees and one-half the cost of arbitration.

10. PROJECT TIMELINE

10.1 The timeline is for informational purposes only. Below is the project timeline:

<u>Task</u>	<u>Start Date</u>	<u>Completion Date</u>
Start-Up Meeting	01/17/22	01/21/22
Public Relations	On-going	
Data Collection/Callbacks	03/14/22	03/03/23
Data Entry (Town)	03/21/22	03/10/23
Field Review Sales	03/13/23	03/24/23
Update Tables	03/27/23	04/14/23
Field Review	04/17/23	05/05/23
Final Valuations	05/08/23	06/23/23
Town Review	06/26/23	07/07/23
Impact Notices	07/10/23	07/14/23
Informal Hearings	07/17/23	08/04/23
Hearing Review	08/07/23	08/18/23
Final Products Delivered	08/21/23	08/25/23
Project Completion		08/25/23

11. ADDENDUMS, AMENDMENTS AND APPENDIXES

11.1 Payment Schedule

Month	Year	Amount
March	2022	\$10,000
April	2022	\$4,000
May	2022	\$4,000
June	2022	\$4,000
July	2022	\$12,000
August	2022	\$12,000
September	2022	\$12,000
October	2022	\$12,000
November	2022	\$12,000
December	2022	\$12,000
January	2023	\$12,000
February	2023	\$12,000
March	2023	\$12,000
April	2023	\$12,000
May	2023	\$12,000
June	2023	\$12,000
July	2023	\$12,000
August	2023	\$12,000
September	2023	\$12,000
Total:		\$202,000

11. SIGNATURE PAGE

Town of Cape Elizabeth, Maine

By: Christy Sweet, Assessor

Date: 1/20/2022

By: Mark E. Smith, Town Manager

Date: 1-31-2022.

By: _____

Date: _____

By: _____

Date: _____

By: _____

Date: _____

KRT Appraisal

By: Robert A. Tozier
Robert A. Tozier, Vice President

Date: 1/31/22

Witness

CONTRACT ADDENDUM

- C. AP5 CLIENT BASED SOFTWARE is the product of Patriot Properties, Inc. and the Town of Cape Elizabeth will be required to sign an end user license.
- D. Patriot Properties, Inc. will provide the conversion of data as part of this agreement.
- E. Patriot Properties, Inc. will load AP5 Client Based software to the hardware provided by KRT Appraisal as part of this agreement.
- F. All hardware and software will be in good working order at the time of delivery.
- G. KRT Appraisal, LLC is not responsible for any network integration with the Town of Cape Elizabeth's computer network.
- H. **Payment:** The total due to KRT Appraisal, LLC is Twenty thousand three hundred and four dollars (\$20,304.00). Fifty percent (50%) is due within 30 days of the signing of this agreement and the remaining fifty percent (50%) is due within 30 days of delivery.

No Other Change

- 1. Except as otherwise expressly provided in this Agreement, all of the terms and conditions of the Contract remain unchanged and in full force and effect.

Miscellaneous Terms

- 1. Capitalized terms not otherwise defined in this agreement will have the meanings ascribed to them in the Contract. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine include feminine and vice versa. No regard for gender is intended by the language in this agreement.

Governing Law

- 1. Subject to the terms of the Contract, it is the intention of the Parties that this Agreement, and all suits and special proceedings under this Agreement, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of Maine, without regard to the jurisdiction in which any action or special proceeding may be instituted.

CONTRACT ADDENDUM

Schedule A

Hardware	Price	Qty	Total Price
Dell Poweredge T340 Tower Server	\$ 3,300.00	1	\$ 3,300.00
Window Server 2019 STD OS			
Intel Xeon E-2124 Quad Core 3.3 GHz 8MB			
32 GB DDR4 Ram			
16 TB Storage, RAID, Single PSU, 3yr Warranty			
Kingston 256GB Solid State Drive	\$ 102.00	2	\$ 204.00
Software			
SQL Server Standard 2019 + 5 User CAL License	\$1,800.00	1	\$1,800.00
AP5 Client Server Based Software (Real Estate & Personal Property)+ Conversion	\$15,000.00	1	\$15,000.00
WebPro- Hosted online property search	Included	1	N/A
Project Management/Implementation	Included	1	N/A
Training	Included	1	N/A
TOTAL			\$20,304.00

CONTRACT ADDENDUM

IN WITNESS WHERE OF the Parties have duly affixed their signatures under hand on this 14th day of February, 2022.

Town of Cape Elizabeth, Maine:

By Man 9 SUTS

Date 2-14-2022

By Clinton J Sweet
Assessor

Date 2-14-2022

By _____

Date _____

KRT Appraisal, LLC

By Kenneth A. Bohner

Date 2-14-2022

By [Signature]

Date 2-14-2022

Witness:

Candi Kelly

CONTRACT ADDENDUM

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Town of Cape Elizabeth, Maine:

By Man & Sons

Date 2-14-2022

By Clinton J Sweet
Assessor

Date 2-14-2022

By _____

Date _____

KRT Appraisal, LLC

By Kenneth A. Bolger

Date 2-14-2022

By [Signature]

Date 2-14-2022

Witness:

Candi Kelly