


TOWN OF Cape Elizabeth, ME

Proposed
Municipal Infrastructure
Stewardship Plan
FY 2011- FY 2021

To: The Cape Elizabeth Town Council
From: Michael K. McGovern 
Re: Municipal Infrastructure Stewardship Plan FY 2011-2021
Date: December 1, 2009

This document is a successor document to what has been known as our capital improvement plan. Reflecting the current economy, it includes plans only for replacing current equipment and for maintenance of our roadway, drainage and building infrastructure.

- The total proposed for the 10 year period is \$15,173,000
- \$9.6 million is proposed to be funded with annual appropriations increasing from FY 2010's \$400,000 to \$450,000 in FY 2011 and an increase of \$100,000 each year thereafter.
- \$2.5 million is proposed to be funded through bonded indebtedness in FY 2016.
- \$350,000 is proposed to be funded for new rescue units through the rescue fund.
- \$250,000 is proposed to be funded through the FY 2008 bond.
- \$96,000 is for replacement mowers proposed to be funded through the Fort Williams Park Fund.
- \$2,379,500 is not funded and reductions will need to be made or other revenue sources obtained.

Every piece of major equipment is listed and currently has a replacement cost of \$7.365 million of which \$5,153,000 is due to be replaced in the next ten years.

The Town of Cape Elizabeth has 67.73 miles of roadway and assuming each road receives a pavement overlay every 17 years, it is necessary to invest an average of \$437,000 each year. This is at \$88,000 per mile for all roads except for Route 77 which is @ \$200,000 per mile.

Roadway and drainage projects are also needed that go well beyond a regular maintenance overlay. A narrative is included explaining these projects. The total proposed to be spent is \$2.75 million.

The municipal buildings have a building value of \$20,091,000. While most property managers would indicate that a 2% allowance should be made each year for repairs and maintenance, this plan contains just 1% or \$200,000 per year.

No assumptions are made for inflation. Funds are not included for a major project at the Thomas Memorial Library, for addressing proposals from the alternative energy committee, for work to replace the Cape Cottage Fire Station, for the Shore Road Pathway nor for any other project other than fairly routine road and drainage work.

This report shows that maintaining our current infrastructure will be challenging in the years ahead. Next year alone, our capital needs are \$1.4 million more than the amount provided in the current budget. Significant changes will need to be made to find a way forward.

I look forward to working with the Town Council, citizens and staff in reviewing priorities for the coming decade.

Town of Cape Elizabeth Equipment Replacement Schedule

Equip. Types	Size or Type	Year Purchased	Exp. Useful Life (Yrs.)	Sch. Rep. Year	Actual Rep. Year (FY)	Estimated Rep. Cost
Public Works	GMC Pick-up	1997	10	2009	2010	\$ 37,000
Public Works	John Deere 2x2 Reg.	1997	12	2009	2010	\$ 23,500
Public Works	Cushman Frt. Mount. Mower	1998	10	2008	2010	\$ 15,000
Public Works	GMC Rack Truck Utility cart	1998	10	2008	2010	\$ 37,500
Public Works	Excel 1.5 yd. Mid. Mount. Mower	1999	10	2009	2010	\$ 12,000
Public Works	Galion Grader	1970	25	1995	2010 Total	\$ 88,000
Fire Department	Engine 4 Fire Pumper	1980	25	2005	2011	\$ 150,000
Fire Department	Rescue One Rescue Unit	1986	20	2006	2011	\$ 300,000
Fire Department	Radio Repeater	1990	20	2011	2011	\$ 175,000
Public Works	CAT 1.5 yd. Loader	1990	20	2010	2011	\$ 10,000
Fire Department	Engine 2 Body work	1999	25	2024	2011	\$ 150,000
Public Works	GMC Pick-up 4x4 Reg.	2000	10	2010	2011	\$ 25,000
Public Works	FMC Jet Flush.	1985	25	2005	2011 Total	\$ 38,500
Public Works	GMC Tank Truck	1985	17	2006	2012	\$ 848,500
Public Works	John Deere Dozer	1988	20	2008	2012	\$ 75,000
Administration	Telephone System Technology	1992	15	2007	2012	\$ 5,000
Public Works	IHC Dump Truck 7 yd.	1993	13	2008	2012	\$ 35,000
Richards Pool	Dectron Unit Pool Equipment	2000	12	2012	2012	\$ 75,000
Public Works	J & J Refuse Trailer	2002	11	2013	2012	\$ 128,000
Fire Department	Fire Chief's SUV	2004	8	2012	2012	\$ 150,000
Police Department	Radio System Radios, Portables, Mobiles	1992	20	2012	2012 Total	\$ 65,000
Fire Department	Ladder 1 Body Work/Ladder Rehab	1993	25	2018	2013	\$ 35,000
Fire Department	Breathing Apparatus (2)	1994	20	2014	2013	\$ 120,000
Public Works	IHC Dump Truck 7 yd.	1995	13	2012	2013 Total	\$ 295,000
Public Works	Kut Kwick Slope Mower	1998	13	2013	2014	\$ 117,000
Public Works	IHC Dump Truck 14 yd.	2000	13	2013	2014	\$ 140,000
Fire Department	Thermal Imaging Came Fire Equipment	2004	10	2014	2014	\$ 40,000
Fire Department	WE Team Boat Watercraft	1993	20	2013	2014 Total	\$ 150,000
Fire Department	Vehicle Extrication Fire Equipment	2000	15	2015	2015	\$ 11,000
Public Works	CAT L/B Loader/Backhoe	2000	15	2015	2015	\$ 458,000
Public Works	IHC Dump Truck 7 yd.	2000	13	2014	2015	\$ 35,000
Public Works	John Deere Utility cart	2005	10	2015	2015	\$ 25,000
Public Works	CAT Skid Steer Loader	2001	15	2016	2015 Total	\$ 100,000
Public Works	John Deere Front Mount Mower	2001	15	2016	2016	\$ 143,000
Public Works	Steco Refuse Trailer	2005	11	2016	2015	\$ 15,000
Public Works	Chevrolet Pick-up 4x4 Crew Pick-up	2006	10	2015	2015 Total	\$ 318,000
Public Works	Chevrolet Pick-up	2006	10	2015	2016	\$ 45,000
Public Works	Chevrolet Pick-up	2006	10	2015	2016	\$ 21,500
Public Works	Chevrolet Pick-up	2006	10	2015	2016	\$ 70,000
Public Works	Chevrolet Pick-up	2006	10	2015	2016	\$ 39,500

Town of Cape Elizabeth Equipment Replacement Schedule

Public Works	Johns/Allianz	High Dump Sweeper	2006	10	2016	2016 Total	\$ 195,000
Public Works	Case	2 yd. Loader	1997	20	2017	2017	\$ 371,000
Public Works	IHC	Refuse Tractor	2001	16	2017	2017	\$ 175,000
Public Works	John Deere	Z-Turn Mower	2005	12	2017	2017	\$ 95,000
Public Works	Chevrolet Dump Truck	1.5 yd.	2007	10	2017	2017	\$ 12,000
Public Works	Chevrolet Pick-up	2x2 Util. Pick-up	2007	10	2017	2017	\$ 60,000
Public Works	IHC Dump Truck	7 yd.	2004	13	2017	2017 Total	\$ 382,000
Public Works	Chevrolet Pick-up	4x4 Ext.	2008	10	2018	2018	\$ 145,000
Public Works						2018 Total	\$ 40,000
Fire Department	Rescue Two	Rescue Unit	1995	20	2015	2015	\$ 185,000
Public Works	IHC Dump Truck	7 yd.	2005	13	2018	2019	\$ 175,000
Fire Department	Engine 3	Fire Pumper	1995	25	2020	2019 Total	\$ 150,000
Public Works	John Deere	Front Mount Mower	2006	15	2021	2020 Total	\$ 325,000
Public Works	New Holland	Lawn Tractor	2007	15	2022	2020 Total	\$ 400,000
Public Works	Toro	High Cap. Mower	2007	15	2022	2021	\$ 23,000
Public Works	Case	Loader	2003	20	2023	2021 Total	\$ 23,000
Public Works	Holder	Tool Carrier	2009	15	2024	2022	\$ 27,000
Fire Department	Engine 2	Fire Pumper	1999	25	2024	2022	\$ 140,000
Fire Department	Forestry 1	Fire Multi-Purpose	2007	20	2027	2022 Total	\$ 167,000
Fire Department	Ladder 1	Fire Ladder Truck	1993	35	2028	2023 Total	\$ 185,000
Fire Department	Engine 1	Fire Pumper	2004	25	2029	2024	\$ 125,000
Fire Department	Command Van	Truck	2002	30	2032	2024 Total	\$ 400,000
Administration	Computers	Technology	Various	\$10,000	Each Yr.	2027 Total	\$ 250,000
Library	Computers	Technology	Various	\$5,000	Each Yr.	2028	\$ 500,000
Other	Miscellaneous	Miscellaneous	Various	\$35,000	Each Yr.	2028 Total	\$ 500,000
Police Department	Cruisers	Police Cruisers	Various	\$48,000	Each Yr.	2029	\$ 400,000
						2029 Total	\$ 400,000
						2032 Total	\$ 60,000
						Grand Total	\$ 6,348,500
						Ten Year Total	\$ 100,000
						Ten Year Total	\$ 50,000
						Ten Year Total	\$ 350,000
						Ten Year Total	\$ 480,000
						Total Replacement Cost	\$ 7,365,500
						Next Ten Years	\$ 5,153,500
						Average Per Year	\$ 515,300

Roadway Overlay Analysis

Street Name	Street Length ft.	Width	ROW	Sewer	Last Major Overlay	Yrs Since Overlay	Length Miles	Cost to Overlay @ \$88,000 mile	Annual if 17 Yrs.
Abaco Drive	762	24	50 feet	Yes	2000	9	0.144	\$ 12,700	747.06
Alder Street	370	22	50 feet	Yes	1987	22	0.070	\$ 6,167	362.75
Algonquin Road	1410	24	50 feet	Yes	1986	23	0.267	\$ 23,500	1,382.35
Appletree Lane	978	20	50 feet	Yes	2000	9	0.185	\$ 16,300	958.82
Autumn Tides Road	500	22	50 feet	Yes	2005	4	0.095	\$ 8,333	490.20
Avon Road	725	15	50 feet	Yes	1986	23	0.137	\$ 12,083	710.78
Baker Road	290	18	40 feet	Yes	1976	33	0.055	\$ 4,833	284.31
Balsam Road	400	22	40 feet	Yes	1980	29	0.076	\$ 6,667	392.16
Bay View Road	375	17	35 feet	Yes	2006	3	0.071	\$ 6,250	367.65
Bayberry Lane	1400	22	50 feet	No	1980	29	0.265	\$ 23,333	1,372.55
Beach Bluff Terrace	1745	19	40 feet	No	1992	17	0.330	\$ 29,083	1,710.78
Beverly Terrace	475	24	50 feet	Yes	1983	26	0.090	\$ 7,917	465.69
Birch Road	135	17	30 feet	Yes	1972	37	0.026	\$ 2,250	132.35
Birchwood Road	360	24	40 feet	Yes	1996	13	0.068	\$ 6,000	352.94
Blueberry Road	880	22	50 feet	Yes	2006	3	0.167	\$ 14,667	862.75
Bowery Beach Road		42	varies	No	1971	38	0.000	\$ -	-
Bradford Road	140	26	50 feet	Yes	1991	18	0.027	\$ 2,333	137.25
Brentwood Road	2545	24	50 feet	Yes	1998	11	0.482	\$ 42,417	2,495.10
Bridle Path Way	700	22	40 feet	Yes	1976	33	0.133	\$ 11,667	686.27
Broad Cove Road	3790	24	40 feet	Yes	2003	6	0.718	\$ 63,167	3,715.69
Campion Road	790	26	40 feet	Yes	1997	12	0.150	\$ 13,167	774.51
Cape Woods Drive	1265	24	50 feet	Yes	1995	14	0.240	\$ 21,083	1,240.20
Carriage Hill Road	380	24	40 feet	Yes	2005	4	0.072	\$ 6,333	372.55
Chambers Road	635	20	40 feet	Yes	1999	10	0.120	\$ 10,583	622.55
Channel View Road	750	22	40 feet	Yes	2004	5	0.142	\$ 12,500	735.29
Charles E. Jordan	5070	22	49.5 feet	No	1989	20	0.960	\$ 84,500	4,970.59
Charles Road	745	26	40 feet	Yes	1997	12	0.141	\$ 12,417	730.39
Cherry Circle	265	22	40 feet	Yes	1998	11	0.050	\$ 4,417	259.80
Chesterwood Road	410	20	50 feet	Yes	2001	8	0.078	\$ 6,833	401.96
Cheverus Road	2240	22	50 feet	Yes	1997	12	0.424	\$ 37,333	2,196.08
City View Road	160	19	35 feet	Yes	1976	33	0.030	\$ 2,667	156.86
Cliff Avenue	525	24	40 feet	Yes	1997	12	0.099	\$ 8,750	514.71
Clinton Road	540	22	40 or 45	Yes	2001	8	0.102	\$ 9,000	529.41
Colefield Road	2420	22	50 feet	No	1993	16	0.458	\$ 40,333	2,372.55
Columbus Road	1840	24-26	50 feet	Yes	1997	12	0.348	\$ 30,667	1,803.92
Cooper Drive		26		Yes - F.M.	2000	9	0.000	\$ -	-
Cottage Farms Road	1730	24	42 feet	Yes	2002	7	0.328	\$ 28,833	1,696.08
Cottage Lane	995	24	50 feet	Yes	1994	15	0.188	\$ 16,583	975.49

Roadway Overlay Analysis

Street Name	Street	Width	ROW	Sewer	Last Major	Yrs Since	Length	Cost to Overlay	Annual if
Cove View Road	200	24	50 feet	No	1998	11	0.038	\$ 3,333	196.08
Crescent Road	320	16	40 feet	Yes	1976	33	0.061	\$ 5,333	313.73
Crescent View Avenue	1790	11	40 feet	No	1980	29	0.339	\$ 29,833	1,754.90
Cross Hill Road	4979	20	50 feet	Yes	2001	8	0.943	\$ 82,983	4,881.37
Dawe Road	220	24	40 feet	Yes	1985	24	0.042	\$ 3,667	215.69
Dean Way	765	22	50 feet	No	1999	10	0.145	\$ 12,750	750.00
Dearborn Drive	505	24	40 feet	Yes	1980	29	0.096	\$ 8,417	495.10
Dennison Drive				Yes - F.M.	1996	13	0.000	\$ -	-
Dyer Pond Road	1765	22	50 feet	No	1990	19	0.334	\$ 29,417	1,730.39
Eastfield Road	1105	24	40 feet	Yes	2005	4	0.209	\$ 18,417	1,083.33
Eastman Road	4030	22	50 feet	Partial	1998	11	0.763	\$ 67,167	3,950.98
Elizabeth Road	210	24	35 feet	Yes	2004	5	0.040	\$ 3,500	205.88
Elmwood Road	825	24	40 feet	Yes	2000	9	0.156	\$ 13,750	808.82
Erie Road	190	26	50 feet	Yes	1983	26	0.036	\$ 3,167	186.27
Evergreen Circle	230	24	50 feet	Yes	1998	11	0.044	\$ 3,833	225.49
Farm Hill Road	1575	28-32	50 feet	Yes	2006	3	0.298	\$ 26,250	1,544.12
Fenway Road	800	24	40 feet	No	1977	32	0.152	\$ 13,333	784.31
Fernwood Lane	335	22	50 feet	Yes	2006	3	0.063	\$ 5,583	328.43
Fessenden Road	1315	20	50 feet	No	1996	13	0.249	\$ 21,917	1,289.22
Fickett Street	755	22	50 feet	No	2009	0	0.143	\$ 12,583	740.20
Fieldstone Road	465	24	40 feet	Yes	2002	7	0.088	\$ 7,750	455.88
Forest Road	1085	22	35 feet	Yes	1976	33	0.205	\$ 18,083	1,063.73
Fowler Road Extension	4195	22	30 plus/minus	No	1984	25	0.795	\$ 69,917	4,112.75
Fowler Road	9135	22	30 plus/minus	No	2002	7	1.730	\$ 152,250	8,955.88
Friar Lane	250	20	40 feet	Yes	1976	33	0.047	\$ 4,167	245.10
Garden Lane/Cir	310	11	20 feet	Yes	1994	15	0.059	\$ 5,167	303.92
Geldert Lane	190	14	20 feet	Yes	1979	30	0.036	\$ 3,167	186.27
Gladys Road	1015	22-24	50 feet	No	1977	32	0.192	\$ 16,917	995.10
Glen Avenue	825	20	40 feet	Yes	2002	7	0.156	\$ 13,750	808.82
Glenden Road	160	18	40 feet	Yes	1994	15	0.030	\$ 2,667	156.86
Gordon's Lane	200	22	50 feet	Yes	1988	21	0.038	\$ 3,333	196.08
Granite Ridge Road	550	22	50 feet	Yes	1990	19	0.104	\$ 9,167	539.22
Graystone Road	335	24	50 feet	Yes	1990	19	0.063	\$ 5,583	328.43
Grover Road	560	26	40 feet	Yes	2002	7	0.106	\$ 9,333	549.02
Grover Road - Ext. Portion	350	22	40 feet	No	2005	4	0.066	\$ 5,833	343.14
Hamlin Street		22	50 feet	Yes	2005	4	0.000	\$ -	-
Hampton Road	1230	24	50 feet	No	1987	22	0.233	\$ 20,500	1,205.88
Hannaford Cove	3920	17	40 feet	No	1998	11	0.742	\$ 65,333	3,843.14
Harrison Avenue	220	24	50 feet	Yes	1988	21	0.042	\$ 3,667	215.69

Roadway Overlay Analysis

Street Name	Street	Width	ROW	Sewer	Last Major	Yrs Since	Length	Cost to Overlay	Annual if
Hawthorne Road	482	24	50 feet	Yes	2001	8	0.091	\$ 8,033	472.55
Hemlock Hill Road	365	24	40 feet	Yes	2004	5	0.069	\$ 6,083	357.84
Hermit Thrush Road	500	22	40 or 45 feet	Yes	1995	14	0.095	\$ 8,333	490.20
Heritage Court	145	24	50 feet	No	1998	11	0.027	\$ 2,417	142.16
High Bluff Road	1095	19		Yes	1994	15	0.207	\$ 18,250	1,073.53
High View Road	1380	24	Unknown	Yes	2005	4	0.261	\$ 23,000	1,352.94
Hill Way	700	24	50 feet	No	1988	21	0.133	\$ 11,667	686.27
Hilcrest Drive	445	24	45 feet	No	2000	9	0.084	\$ 7,417	436.27
Hilcrest Road	600	18		Yes	1995	14	0.114	\$ 10,000	588.24
Hunts Point Road	3600	24	40 feet	Partial	1987	22	0.682	\$ 60,000	3,529.41
Island View Road	460	22	35 feet	Yes	2004	5	0.087	\$ 7,667	450.98
Ivie Road	1040	18	30 feet	Yes	1980	29	0.197	\$ 17,333	1,019.61
Jewett Road	1380	24	50 feet	No	2004	5	0.261	\$ 23,000	1,352.94
Jordan Farm Road	775	24	50 feet	No	1991	18	0.147	\$ 12,917	759.80
Jordan Lane	110	22	40 feet	No	1990	19	0.021	\$ 1,833	107.84
Julie Ann Lane	465	22	50 feet	No	1998	11	0.088	\$ 7,750	455.88
Juniper Lane	560	24	40 feet	Yes	2002	7	0.106	\$ 9,333	549.02
Katahdin Road	805	22	50 feet	Yes	1986	23	0.152	\$ 13,417	789.22
Kettle Cove Connector	240	10		No	1996	13	0.045	\$ 4,000	235.29
Kettle Cove Road	3000	22-24	49.5 feet	No	2001	8	0.568	\$ 50,000	2,941.18
Killdeer Road	990	24	50 feet	Yes	1997	12	0.188	\$ 16,500	970.59
Lawson Road	800	19	40 feet	No	1976	33	0.152	\$ 13,333	784.31
Ledgewood Lane	1400	22	40 feet	Yes	1986	23	0.265	\$ 23,333	1,372.55
Leighton Farm Road	990	24	50 feet	Yes	2004	5	0.188	\$ 16,500	970.59
Lighthouse Point Road	670	24	40 feet	No	1980	29	0.127	\$ 11,167	656.86
Lindenwood Road	700	18	45 feet	Yes	2000	9	0.133	\$ 11,667	686.27
Linwood Street	570	24	50 feet	Yes	1977	32	0.108	\$ 9,500	558.82
Littlejohn Road	1820	20-26	50 plus/minus	Yes	1990	19	0.345	\$ 30,333	1,784.31
Locksley Road	925	24	40 feet	Yes	1990	19	0.175	\$ 15,417	906.86
Longfellow Drive	2250	28-32	50 feet	Yes	2006	3	0.426	\$ 37,500	2,205.88
Lydon Lane	525	19-22	40 feet	Yes	1997	12	0.099	\$ 8,750	514.71
Maiden Cove Lane	215	12	20 feet	No	1994	15	0.041	\$ 3,583	210.78
Manter Lane	1335	22	50 feet	Yes	1987	22	0.253	\$ 22,250	1,308.82
Maple Lane	825	26	40 feet	Yes	2002	7	0.156	\$ 13,750	808.82
Maplewood Road	165	22	50 feet	Yes	2000	9	0.031	\$ 2,750	161.76
Masefield Terrace	500	22	50 feet	Yes	2006	3	0.095	\$ 8,333	490.20
McAuley Road	2395	24	50 feet	Yes	1997	12	0.454	\$ 39,917	2,348.04
Meadow View Lane	660	22	50 feet	Partial	1993	16	0.125	\$ 11,000	647.06
Meadow Way	915	22	40 feet	Yes	2006	3	0.173	\$ 15,250	897.06

Roadway Overlay Analysis

Street Name	Street	Width	ROW	Sewer	Last Major	Yrs Since	Length	Cost to Overlay	Annual if
Misty Lane	645	24	40 feet	Yes	2003	6	0.122	\$ 10,750	632.35
Mitchell Road	10330	22	49.5 feet	Yes	1999	10	1.956	\$ 172,167	10,127.45
Montgomery Terrace	255	17	30 feet	Yes	2002	7	0.048	\$ 4,250	250.00
Mountain View Road	520	24	35 feet	Yes	2004	5	0.098	\$ 8,667	509.80
Murray Drive	1210	22	40 feet	Yes	2002	7	0.229	\$ 20,167	1,186.27
Oak Knoll Road	180	18	40 feet	No	1987	22	0.034	\$ 3,000	176.47
Oakhurst Road	3915	24	50 feet	Yes	2001	8	0.741	\$ 65,250	3,838.24
Oakwood Road	590	20	40 feet	Yes	1999	10	0.112	\$ 9,833	578.43
Ocean View Road	1985	18	35 feet	Yes	2006	3	0.376	\$ 33,083	1,946.08
Old Fort Road	1780	24	Unknown	Yes	1990	19	0.337	\$ 29,667	1,745.10
Old Ocean House Road	6650	24	50 feet	Partial	1997	12	1.259	\$ 110,833	6,519.61
Olde Colony Lane	1955	22	40 feet	No	1990	19	0.370	\$ 32,583	1,916.67
Orchard Road	940	22	40 feet	Yes	1998	11	0.178	\$ 15,667	921.57
Orchid Road	980	22	40 feet	Yes	1995	14	0.186	\$ 16,333	960.78
Ottawa Road	780	17	40 feet	Yes	1976	33	0.148	\$ 13,000	764.71
Park Circle	1525	22	50 feet	No	1993	16	0.289	\$ 25,417	1,495.10
Patricia Drive	650	22	40 feet	Yes	1981	28	0.123	\$ 10,833	637.25
Penwood Circle	210	22	40 feet	Yes	1998	11	0.040	\$ 3,500	205.88
Peppergrass Road	1079	20	50 feet	Yes	2001	8	0.204	\$ 17,983	1,057.84
Pheasant Hill Road	450	28	50 feet	No	1996	13	0.085	\$ 7,500	441.18
Philip Road	1245	24	40 feet	Yes	2002	7	0.236	\$ 20,750	1,220.59
Pilot Point Road	1570	22	50 feet	Yes	1986	23	0.297	\$ 26,167	1,539.22
Pine Point Road	450	26	50 feet	Yes	1998	11	0.085	\$ 7,500	441.18
Pine Ridge Road	855	22	40 feet	Yes	2004	5	0.162	\$ 14,250	838.24
Pleasant Avenue	910	22	40 feet	Yes	1997	12	0.172	\$ 15,167	892.16
Point Road	270	13	40 feet	No	1997	12	0.051	\$ 4,500	264.71
Pond View Road	575	24	50 feet	No	1999	10	0.109	\$ 9,583	563.73
Preble Street	490	13		Yes	1998	11	0.093	\$ 8,167	480.39
Prout Place	1725	22	50 feet	No	1993	16	0.327	\$ 28,750	1,691.18
Quartz Knob Road	285	24	50 feet	Yes	1994	15	0.054	\$ 4,750	279.41
Ramble Road	965	22	40 feet	Yes	2002	7	0.183	\$ 16,083	946.08
Rand Road	535	24	40 feet	Yes	2002	7	0.101	\$ 8,917	524.51
Red Oak Lane	190	22	50 feet	Yes	2006	3	0.036	\$ 3,167	186.27
Reef Road	3110	20	40 feet	Yes	2004	5	0.589	\$ 51,833	3,049.02
Ridge Road	425	22	40 feet	Yes	1985	24	0.080	\$ 7,083	416.67
Robinhood Road	1360	22	40 feet	Yes	1986	23	0.258	\$ 22,667	1,333.33
Rock Crest Drive	2190	24	50 feet	Yes	1994	15	0.415	\$ 36,500	2,147.06
Rock Wall Lane	340	20	40 feet	Yes	1995	14	0.064	\$ 5,667	333.33
Rocky Hill Road	905	19	30 feet	Yes	1976	33	0.171	\$ 15,083	887.25

Roadway Overlay Analysis

Street Name	Street	Width	ROW	Sewer	Last Major	Yrs Since	Length	Cost to Overlay	Annual if
Rocky Knoll Road	670	22	45 feet	Yes	1995	14	0.127 \$	11,167	656.86
Roundabout Lane	1040	22	40 feet	Yes	2004	5	0.197 \$	17,333	1,019.61
Route 77 - 1	3025	24	Varies	Partial	2003	6	0.573 \$	114,583	6,740.20
Route 77 - 2	6840	24	50 feet		2003	6	1.295 \$	259,091	15,240.64
Route 77 - 3	8795	24	feet		2003	6	1.666 \$	333,144	19,596.70
Route 77 - 4	10745	26			2003	6	2.035 \$	407,008	23,941.62
Route 77 - 5	13445	24			2003	6	2.546 \$	509,280	29,957.66
Route 77 - 6	9495	24			2009	0	1.798 \$	359,659	21,156.42
Route 77 - 7	7390	24			1971	38	1.400 \$	279,924	16,466.13
Route 77 - 8	10220	24			1990	19	1.936 \$	387,121	22,771.84
Running Tide Road	1945	24	50 feet	Yes	2006	3	0.368 \$	32,417	1,906.86
Russet Lane	370	24	Unknown	Yes	1981	28	0.070 \$	6,167	362.75
Salt Spray Lane	2165	20-24	40 feet	Yes	1987	22	0.410 \$	36,083	2,122.55
Sawyer Road - 1 (Start @ Scar.)	4300	30	Varies 33 feet	No	1998	11	0.814 \$	71,667	4,215.69
Sawyer Road - 2	4300	30	50 feet	No	2009	0	0.814 \$	71,667	4,215.69
Sawyer Road - 3	2455	22	40 feet	No	1995	14	0.465 \$	40,917	2,406.86
Sawyer Road - 4	2730	22	40 feet	No	2009	0	0.517 \$	45,500	2,676.47
Scott Dyer Road	4695	22-24-30	50 feet	Partial	1999	10	0.889 \$	78,250	4,602.94
Sea Barn Road	205	12	40 feet	No	1976	33	0.039 \$	3,417	200.98
Sea View Avenue	665	22	40 feet	Yes	1997	12	0.126 \$	11,083	651.96
Shore Road	4230	13	50 feet	Yes	1993	16	0.801 \$	70,500	4,147.06
Shore Road	1105	26	50 feet	Yes	2001	8	0.209 \$	18,417	1,083.33
Shore Road	12055	22	50 feet	No	2007	2	2.283 \$	200,917	11,818.63
Silva Drive	435	22	40 feet	No	1987	22	0.082 \$	7,250	426.47
Smugglers Cove	445	20		No	2000	9	0.084 \$	7,417	436.27
Southwell Road	680	22	40 feet	Yes	1997	12	0.129 \$	11,333	666.67
Spoondrift Lane	985	24	40 feet	Yes	2004	5	0.187 \$	16,417	965.69
Spruce Lane	505	22	40 feet	Yes	2004	5	0.096 \$	8,417	495.10
Spurwink Avenue - 1 (So. Port.)	4200	22-24	50 feet	Partial	1991	18	0.795 \$	70,000	4,117.65
Spurwink Avenue - 2	3168	24	50 feet	No	2008	1	0.600 \$	52,800	3,105.88
Spurwink Avenue - 3	7392	24	50 feet	No	2008	1	1.400 \$	123,200	7,247.06
Star Road	625	24	40 feet	Yes	2002	7	0.118 \$	10,417	612.75
Starboard Drive	1740	24	50 feet	Yes	1988	21	0.330 \$	29,000	1,705.88
State Avenue	1020	22	50 feet	Yes	1983	26	0.193 \$	17,000	1,000.00
Steeplebush Road	944	24	50 feet	Yes	2001	8	0.179 \$	15,733	925.49
Stone Drive	530	24	40 feet	Yes	1997	12	0.100 \$	8,833	519.61
Stonegate Road	3435	22	50 feet	Yes	1989	20	0.651 \$	57,250	3,367.65
Stonybrook Road	3065	20	40 & 45 feet	Yes	2000	9	0.580 \$	51,083	3,004.90
Summit Road	320	22	35 feet	Yes	2004	5	0.061 \$	5,333	313.73

Roadway Overlay Analysis

Street Name	Street	Width	ROW	Sewer	Last Major	Yrs Since	Length	Cost to Overlay	Annual if
Surf Road	820	18	30 feet	Yes	1994	15	0.155 \$	13,667	803.92
Susan Road	400	22	Unknown	No	2002	7	0.076 \$	6,667	392.16
Sweet Fern Road	810	22	50 feet	No	1977	32	0.153 \$	13,500	794.12
Tall Pine Road	980	22	40 feet	Yes	2002	7	0.186 \$	16,333	960.78
Thrasher Road	1030	24	40 feet	Yes	1997	12	0.195 \$	17,167	1,009.80
Todd Road	350	18	40 feet	No	1998	11	0.066 \$	5,833	343.14
Tower Drive	450	24		No	2000	9	0.085 \$	7,500	441.18
Trundy Road	2920	22	50 feet	Yes	1999	10	0.553 \$	48,667	2,862.75
Two Lights Road	8955	22-24		No	2000	9	1.696 \$	149,250	8,779.41
Two Lights Terrace	995	24		No	1980	29	0.188 \$	16,583	975.49
Valley Road	1160	24	40 feet	Yes	1984	25	0.220 \$	19,333	1,137.25
Vernon Road	860	24	50 feet	No	1977	32	0.163 \$	14,333	843.14
Wabun Road	1080	22	50 feet	Yes	1986	23	0.205 \$	18,000	1,058.82
Wainwright Drive	1425	24	50 feet	Partial	1986	23	0.270 \$	23,750	1,397.06
Warren Avenue	520	28	40 feet	Yes	1975	34	0.098 \$	8,667	509.80
Waterhouse Road	1230	24	50 feet	Yes	1990	19	0.233 \$	20,500	1,205.88
Waumbeck Road	1240	18	50 feet	Yes	1986	23	0.235 \$	20,667	1,215.69
Waverly Road	190	16	40 feet	Yes	1981	28	0.036 \$	3,167	186.27
Wells Road	4735	22	50 feet	No	2001	8	0.897 \$	78,917	4,642.16
Wentworth Road	310	22	40 feet	No	1999	10	0.059 \$	5,167	303.92
Westfield Road	400	24	40 feet	Yes	1986	23	0.076 \$	6,667	392.16
Wheeler Road	485	22	Unknown	No	1996	13	0.092 \$	8,083	475.49
Wilton Lane	165	24	50 feet	Yes	1983	26	0.031 \$	2,750	161.76
Winding Way	515	24	50 feet	Yes	2006	3	0.098 \$	8,583	504.90
Windmill Lane	515	22	50 feet	No	1998	11	0.098 \$	8,583	504.90
Wood Road	1830	19	30 feet	Yes	2007	2	0.347 \$	30,500	1,794.12
Woodcrest Road	1000	22	40 feet	Yes	1995	14	0.189 \$	16,667	980.39
Woodland Road	2415	26	50 feet	Yes	1995	14	0.457 \$	40,250	2,367.65
Feet of Road	357,629				Average	14.51 Yrs.	67.733 \$	5,960,483	\$ 437,904.55

FY 2011 – FY 2020

Roadway & Drainage Improvement Project Summaries

The Town has had a running list of historical roadway and drainage problems, that have been noted in several past capital improvement submissions. Many have been addressed over the years in conjunction with other projects (sewer replacement and MDOT-funded reconstruction), but there is still more work to do. The roadway projects proposed below take into consideration not only pavement condition, but the quality of sub-base material (if known), drainage issues within and outside the public right-of-way, underground utility upgrades and condition of sidewalks (if applicable).

In an effort to organize (and prioritize) our current roadway and drainage problems, the projects have been rated utilizing a scoring formula that provides a basis for their consideration. A scale of 1 to 5 is being used, with 5 being unsatisfactory/poor/low and 1 being good/excellent/high, depending on the criteria. This approach might seem a bit backwards, but it gives the priority project the highest score.

The drainage projects were rated on impacts to public/private properties, historical storm event issues and condition of existing infrastructure.

- Pavement Condition 1-5
- Sub-base Material 1-5
- Drainage Issues 1-5
- Potential Utility Upgrades 1-5
- Sidewalk Condition 1-5
- Cost/Benefit to Network 1-5

Proposed Projects FY 2011 – FY 2020

Roadway Projects

Reconstruction of Starboard Drive

This road was constructed in 1968, but not to the proper engineering standards that is now required. Prior to the condominiums being constructed, the topography was wetlands and poorly draining soils. We have paved the road three times since its acceptance and it continues to be affected by our annual freeze/thaw cycles. A full depth reconstruction is proposed, which also includes new sidewalks and utility (stormwater and sanitary) upgrades.

Pavement Condition - 4

Sub-base Material - 3

Drainage Issues - 4

Potential Utility Upgrades - 5

Sidewalk Condition - 2.5

Cost/Benefit to Network - 3

Score: 21.5

Reconstruction of Sawyer Road, from Eastman Road to the South Portland Line

The condition of Sawyer Road, from Eastman Road to the South Portland line has worsened in the last couple of years. The road was reclaimed in 1989, but that was only intended to be a short-term remediation. Since that time the travel lanes have become rutted and sub-surface water from the northerly side of the road creates heaving during the freeze-thaw cycle. This is the last section of Sawyer Road that has not been fully reconstructed. The last piece done was the section between Eastman Road and Fickett Street, which was completed in 1994. Funds were proposed in FY 2009 to begin preliminary engineering and develop plans and specifications, but the work was never undertaken due to the amount of the construction estimate.

The road was given a thin maintenance overlay in October 2009 to reduce extensive potholing and to facilitate snowplowing efforts. This treatment is a short-term fix and more extensive reconstruction should be undertaken in the next five years. It is proposed

to rebuild within the existing right-of-way, maintain a similar width in traveled way and make substantial sub-surface drainage improvements.

Pavement Condition - 5
Sub-base Material - 4
Drainage Issues - 3.5
Potential Utility Upgrades - 0
Sidewalk Condition - 0
Cost/Benefit to Network - 5
Score: 17

Light Reconstruction of Charles E. Jordan Road

This road was last paved in 1987, but is suffering from pavement and sub-base failure. Probably the oldest road in Town, leading to some of the earliest settlements in town, this road was not built to any proper engineering standards. It is proposed to reclaim (a grinding of the existing pavement and base gravel to create a stronger foundation to pave on) and then resurface the entire road.

Pavement Condition - 4
Sub-base Material - 5
Drainage Issues - 3
Potential Utility Upgrades - 0
Sidewalk Condition - 0
Cost/Benefit to Network - 2
Score: 14

Drainage Projects

Garden Circle Drainage Improvements

The Town has had a long-standing drainage problem on Garden Circle. Garden Circle is a small cul-de-sac located at the base of Surf Road and Cottage Lane, and not too far above sea level. The residents have endured years of flooding and the Portland Water

District has a small pumping station that gets inundated with ground water during even the slightest rain event. Surface water comes off Cottage Lane, Surf Road and Garden Lane and collects in Garden Circle. There are no catch basins to intercept the water coming from these streets. The one and only basin is located adjacent to the landscaped island in Garden Circle. It does not have the capacity of a modern pre-cast type; the outlet pipe is undersized and it does not drain properly. It is not uncommon to have 6" of water in the entire cul-de-sac during a heavy rain event. This has an impact on the foundation drains of the adjacent homes and the street needs sweeping on a regular basis. The solution is not inexpensive and requires additional catch basins, increasing the size of the outlet pipe and extensive ledge removal. It may even require a stormwater pump if a gravity solution cannot be engineered.

Funds were approved in the FY 2010 budget to commence preliminary engineering. This would include site layout, survey work, development of a cost estimate and the creation of construction drawings. We would then pursue a Hazard Mitigation grant through the Federal Emergency Management Agency to fund a major portion of the project. The local share of the grant, if approved is 25%; that could be in the form of cash and/or in-kind services. It is proposed to submit the project in the FY 2011 budget cycle.

Impacts to Public/Private Property - 5

Historical Storm Event Issue - 5

Existence/Condition of Existing Infrastructure - 5

Score: 15

Kettle Cove Drainage Improvements -- Phase II

The Town installed a sub-surface drainage system on the lower section of Kettle Cove Road during the Fall of 2000. Due to budget constraints, a portion of the project had to be postponed to a later date. The intersection of Kettle Cove Road and Crescent View Avenue has had historical drainage problems. There are no catch basins in the area and water ponds in the travel lanes of both roads.

The work in Phase I was engineered to accommodate the infrastructure associated with a potential Phase II. This would involve the installation additional storm drain structures and piping in the intersection.

Impacts to Public/Private Property - 3

Historical Storm Event Issue - 5

Existence/Condition of Existing Infrastructure - 5

Score: 13

Oakhurst Road Drainage Improvements

Adjacent to the property located at 148 Oakhurst Road, a drainage course carrying surface water from private property traverses under Oakhurst Road through a culvert. The culvert then conveys water through a privately installed system of pipes, without any known easements through the backyard of #147. This system presumably connects onto a pipe that then deposits water into a drainage swale on Hemlock Hill Road.

The water conveying through the culvert under Oakhurst Road is primarily surface water from private property, but it also conveys water from the surface of Oakhurst Road. It is proposed to work with the property owner at #147 to address the problem, which would involve formalizing a drainage easement along with the installation of a drainage system that has the capacity to reduce and/or eliminate the frequency of backups onto the property at #148.

Impacts to Public/Private Property - 3

Historical Storm Event Issue - 5

Existence/Condition of Existing Infrastructure - 5

Score: 13

Tides Edge Road Drainage Improvements – Phase II

During a heavy precipitation event, surface water from a Cape Elizabeth Land Trust parcel travels adjacent to Shore Road. It then crosses under Shore Road through two concrete culverts into a pond. Residents in the Tides Edge Road area have approached the Town on two occasions to express their concerns that surface from the pond (owned by the Town) migrates through sub-surface channels and floods their properties during certain times of the year.

The Town spent over \$100,000 on new drainage infrastructure in 2000 to address many of those concerns. A drainage inlet was installed to relieve the water level in the pond once it got a certain elevation, which eliminated instances in the past when the pond overflowed its banks, flooding adjacent parcels.

At the time of design, the Town met with representatives of the Maine DEP to inquire about the possibility of bypassing the pond and conveying the water that emanates from the Land Trust parcel directly into a closed system that would eventually outfall at Pond Cove. The Maine DEP, however, required the Town to utilize the pond for the conveyance of surface water into the proposed system.

Working with two property owners on Tides Edge Road, it is proposed to attempt to ascertain how much of the water from the Land Trust parcel actually impacts their properties by performing some tests in the field. It is also proposed to meet again with representatives from the Maine DEP to discuss again the possibility of diverting water away from the pond through a closed pipe system. It is a possibility that any work associated with this project, could be coordinated with the proposed Shore Road Pathway, if, and when that becomes reality.

Impacts to Public/Private Property – 4

Historical Storm Event Issue – 3

Existence/Condition of Existing Infrastructure – 1

Score: 8

**Town Owned Land
2009**

Prop. ID	Use	Location	Lot Size	Land	Building	Total	Acquired	1% of Bldg.
U43012	CHURCH PARKING LOT	00000 SPURWINK AVENUE	0.58	\$ 47,400	\$ -	\$ 47,400		\$ -
U32006	COLUMBUS ROAD PARK	00000 COLUMBUS ROAD	1.00	\$ 73,400	\$ -	\$ 73,400	1972	\$ -
U21002	COMMUNITY CENTER LOT	00343 OCEAN HOUSE ROAD	1.20	\$ 191,500	\$ 199,200	\$ 390,700		\$ 1,992
R01002A	CONSERVATION LAND	00000 MITCHELL ROAD	18.00	\$ 11,300	\$ -	\$ 11,300		\$ -
R03017C	CONSERVATION LAND	00006 WHALE BACK WAY	4.63	\$ 3,800	\$ -	\$ 3,800		\$ -
R03017D	CONSERVATION LAND	00005 WHALE BACK WAY	0.63	\$ 1,400	\$ -	\$ 1,400		\$ -
U06018	CONSERVATION LAND	00000 LOCKSLEY ROAD	37.00	\$ 244,000	\$ -	\$ 244,000		\$ -
U06018C	CONSERVATION LAND	00000 LOCKSLEY ROAD	0.48	\$ 106,800	\$ -	\$ 106,800		\$ -
U08010D	CONSERVATION LAND	00000 SHORE ROAD	1.10	\$ 153,300	\$ -	\$ 153,300		\$ -
U19006B	CONSERVATION LAND	00000 HAMPTON ROAD	3.00	\$ 73,700	\$ -	\$ 73,700		\$ -
U29067	CONSERVATION LAND	00000 OCEAN HOUSE ROAD	0.03	\$ 900	\$ -	\$ 900		\$ -
U33074014	CONSERVATION LAND	00003 ABACO DRIVE	0.39	\$ 83,600	\$ -	\$ 83,600		\$ -
U36084	CONSERVATION LAND	00000 ROUNDABOUT LANE	0.38	\$ 15,700	\$ -	\$ 15,700		\$ -
U36093	CONSERVATION LAND	00000 PINE RIDGE ROAD	0.43	\$ 16,700	\$ -	\$ 16,700		\$ -
U36094	CONSERVATION LAND	00000 PINE RIDGE ROAD	5.70	\$ 37,000	\$ -	\$ 37,000		\$ -
U49004	CONSERVATION LAND	00000 MCAULEY ROAD	0.47	\$ 58,100	\$ -	\$ 58,100	4/1984	\$ -
U51009	CONSERVATION LAND	00000 SHORE ROAD	15.30	\$ 598,100	\$ -	\$ 598,100		\$ -
U54009	CONSERVATION LAND	00000 FARMS EDGE ROAD	22.40	\$ 112,000	\$ -	\$ 112,000		\$ -
U54009B	CONSERVATION LAND	00000 ELIZABETH FARMS	1.13	\$ 8,500	\$ -	\$ 8,500		\$ -
U55007	CONSERVATION LAND	00000 JORDAN FARM ROAD	8.30	\$ 20,800	\$ -	\$ 20,800		\$ -
U56015	CONSERVATION LAND	00000 HUNTS POINT ROAD	13.90	\$ 34,800	\$ -	\$ 34,800		\$ -
U57018	CONSERVATION LAND	00000 ROCK CREST DRIVE	26.04	\$ 39,100	\$ -	\$ 39,100		\$ -
U57019	CONSERVATION LAND	00000 ROCK CREST DRIVE	8.29	\$ 12,400	\$ -	\$ 12,400		\$ -
U58034	CONSERVATION LAND	00012 CROSS HILL ROAD	0.58	\$ 7,300	\$ -	\$ 7,300		\$ -
U58035	CONSERVATION LAND	CROSS HILL	0.52	\$ 6,500	\$ -	\$ 6,500		\$ -
U58036	CONSERVATION LAND	00029 CROSS HILL ROAD	40.00	\$ 50,000	\$ -	\$ 50,000		\$ -
U59035	CONSERVATION LAND	00000 CHESTERWOOD ROAD	0.37	\$ 94,200	\$ -	\$ 94,200		\$ -
U59036	CONSERVATION LAND	00000 CROSS HILL ROAD	12.93	\$ 16,200	\$ -	\$ 16,200		\$ -
U59037	CONSERVATION LAND	00000 CROSS HILL ROAD	19.33	\$ 22,900	\$ -	\$ 22,900		\$ -
U60021	CONSERVATION LAND	00000 TIGER LILY LANE	27.78	\$ 34,300	\$ -	\$ 34,300		\$ -
R04049B	CONSERVATION-LARREA	00000 SAWYER ROAD	57.56	\$ 201,500	\$ -	\$ 201,500		\$ -
R020130	DONATED LAND TO TOWN	00000 OCEAN HOUSE ROAD	5.25	\$ 55,900	\$ -	\$ 55,900	1/1964	\$ -
R02013A	DONATED LAND TO TOWN	00000 OCEAN HOUSE ROAD	2.00	\$ 82,000	\$ -	\$ 82,000	1/1964	\$ -
U03094	DONATED LAND TO TOWN	00000 OCEAN VIEW ROAD	0.17	\$ 51,500	\$ -	\$ 51,500		\$ -
U03100	DONATED LAND TO TOWN	00000 OCEAN VIEW ROAD	0.48	\$ 73,600	\$ -	\$ 73,600		\$ -
U01002	FIRE STATION	00550 SHORE ROAD	0.11	\$ 55,300	\$ 94,000	\$ 149,300	1934 & 1958	\$ 940
U48001	FORT WILLIAMS	00000 HUMPHREYS ROAD	96.00	\$ 14,298,400	\$ 561,500	\$ 14,859,900	12/1/1964	\$ 5,615
U20007C	FOWLER ROAD CURVE	00000 FOWLER ROAD	0.18	\$ 21,300	\$ -	\$ 21,300		\$ -
R0501	GULL CREST PROPERTY	00021 DENNISON DRIVE	263.65	\$ 591,300	\$ 249,400	\$ 840,700		\$ 2,494
U23002B	LIONS FIELD	00000 OCEAN HOUSE ROAD	2.25	\$ 8,900	\$ -	\$ 8,900		\$ -
U24001	LIONS FIELD	00000 OCEAN HOUSE ROAD	25.00	\$ 172,200	\$ -	\$ 172,200	1972	\$ -
U04022	OLD WELL?	00000 IVIE ROAD	0.05	\$ 17,000	\$ -	\$ 17,000		\$ -
U06089	PLAISTED PARK	00000 SHORE ROAD	2.20	\$ 157,700	\$ 2,300	\$ 160,000	12/13/1968	\$ 23
U06089A	PLAISTED PARK	00000 SHORE ROAD	1.30	\$ 117,100	\$ -	\$ 117,100	12/13/1968	\$ -

**Town Owned Land
2009**

Prop. ID	Use	Location	Lot Size	Land	Building	Total	Acquired	1% of Bldg.
U48002	PORTLAND HEAD LIGHT	00012 CAPTAIN STROUT CIRC	1.25	\$ 559,000	\$ 296,900	\$ 855,900		\$ 2,959
U30024A	PUMPING STATION	00000 MITCHELL ROAD	0.09	\$ 33,900	\$ 30,000	\$ 63,900		\$ 300
U28059	QUEEN ACRES PARK	00000 STATE AVENUE	0.47	\$ 48,300	\$ -	\$ 48,300	1972	\$ -
U21012	SCHOOLS/LIB./POLICE/FIRE	00006 SCOTT DYER ROAD	101.50	\$ 3,210,300	\$ 42,854,200	\$ 46,064,500	Various	\$ 428,542
U21042	SEWER LINE	00000 LONGFELLOW DRIVE	0.44	\$ 19,300	\$ -	\$ 19,300		\$ -
U33073	SEWER PUMP STATION	00000 OAKHURST ROAD	0.26	\$ 86,500	\$ 30,000	\$ 116,500		\$ 300
U38048	SEWER PUMP STATION	00000 RUNNING TIDE ROAD	0.27	\$ 48,200	\$ 30,000	\$ 78,200		\$ 300
U02063	SMALL BEACH/OVERLOOK	00000 SEA VIEW AVENUE	0.26	\$ 540,800	\$ -	\$ 540,800	1911	\$ -
U21064	SMALL CORNER LOT	00000 LONGFELLOW DRIVE	0.16	\$ 46,900	\$ -	\$ 46,900		\$ -
U41009	SMALL LOT-POWER LINE	00011 MCKENNEY POINT	0.11	\$ 14,900	\$ -	\$ 14,900	1970	\$ -
R06008	SPURWINK CHURCH	00533 SPURWINK AVENUE	23.00	\$ 213,200	\$ 94,200	\$ 307,400	1957	\$ 942
U23004	TARBOX TRIANGLE	00000 OCEAN HOUSE ROAD	0.17	\$ 56,400	\$ -	\$ 56,400		\$ -
R03003A1	TAX ACQUIRED	00034 ALEWIFE COVE	0.53	\$ 21,800	\$ -	\$ 21,800	1973	\$ -
R04009	TAX ACQUIRED	00000 EASTMAN ROAD	1.30	\$ 54,700	\$ -	\$ 54,700		\$ -
U03092	TAX ACQUIRED	00000 OCEAN VIEW ROAD	0.20	\$ 55,900	\$ -	\$ 55,900	1978	\$ -
U03096	TAX ACQUIRED	00000 OCEAN VIEW ROAD	0.09	\$ 37,500	\$ -	\$ 37,500		\$ -
U03097	TAX ACQUIRED	00000 OCEAN VIEW ROAD	0.18	\$ 53,000	\$ -	\$ 53,000	1970	\$ -
U03098	TAX ACQUIRED	00000 OCEAN VIEW ROAD	0.26	\$ 63,800	\$ -	\$ 63,800	1980	\$ -
U03099	TAX ACQUIRED	00000 OCEAN VIEW ROAD	0.12	\$ 43,300	\$ -	\$ 43,300		\$ -
U03125	TAX ACQUIRED	00000 STONYBROOK ROAD	0.23	\$ 72,900	\$ -	\$ 72,900		\$ -
U28033B	TAX ACQUIRED	00000 STATE AVENUE	0.22	\$ 17,600	\$ -	\$ 17,600	1980	\$ -
U29029	TAX ACQUIRED	00000 SPURWINK AVENUE	0.47	\$ 44,100	\$ -	\$ 44,100		\$ -
U29029A	TAX ACQUIRED	00000 SPURWINK AVENUE	2.00	\$ 18,500	\$ -	\$ 18,500		\$ -
U29031	TAX ACQUIRED	00046 SPURWINK AVENUE	0.46	\$ 71,900	\$ 49,500	\$ 121,400		\$ 495
U29038	TAX ACQUIRED	00000 NORTH STREET	1.20	\$ 3,000	\$ -	\$ 3,000		\$ -
U29040	TAX ACQUIRED	00000 STEPHENSON STREET	0.34	\$ 5,400	\$ -	\$ 5,400		\$ -
U35025A	TAX ACQUIRED	00000 PATRICIA DRIVE	0.48	\$ 8,500	\$ -	\$ 8,500	1970	\$ -
R050110	TOWN FARM PROPERTY	00000 SPURWINK AVENUE	150.00	\$ 405,500	\$ -	\$ 405,500		\$ -
U11017	TOWN HALL LOT	00320 OCEAN HOUSE ROAD	2.00	\$ 300,000	\$ 954,000	\$ 1,254,000	1897& 1926	\$ 9,540
U03110	TOWN OWNED PARCEL	00000 FOREST ROAD	0.47	\$ 73,300	\$ -	\$ 73,300		\$ -
U031110	TOWN OWNED PARCEL	00000 FOREST ROAD	1.10	\$ 85,400	\$ -	\$ 85,400		\$ -
U42001027	TOWN OWNED PARCEL	00008 HIGH VIEW ROAD	0.57	\$ 14,600	\$ -	\$ 14,600		\$ -
U42001029	TOWN OWNED PARCEL	00000 EASTFIELD ROAD	0.37	\$ 20,200	\$ -	\$ 20,200		\$ -
		Less School Bldg Value			\$ (25,354,200)			\$ (253,542)
			1018.66	\$ 24,428,000	\$ 20,091,000	\$ 69,873,200		\$ 200,910