

# REAL ESTATE APPRAISAL REPORT

North Side South Belfast Avenue  
Kennebec County  
Augusta, Maine



**Prepared For:**

Ms. Lesley Jones P.E., Director of Public Works  
City of Augusta  
16 Cony Street  
Augusta, ME 04330

**Date of Valuation:**

November 12, 2017

**Date of Report:**

November 21, 2017

*Industrial Metal Recycling, Inc.*

File #: H1711-01

# Section I

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## *Introduction*

**DANIEL J. DWYER / REAL ESTATE APPRAISER - CONSULTANT**

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REAL ESTATE  
APPRAISER / ANALYST  
PRACTICING AFFILIATE APPRAISAL INSTITUTE  
MAINE LICENSED / GENERAL CERTIFIED

November 21, 2017

Ms. Lesley Jones P.E., Director of Public Works  
City of Augusta  
16 Cony Street  
Augusta, ME 04330

**REAL ESTATE APPRAISAL  
45.3+/- AC PARCEL  
NORTH SIDE SOUTH BELFAST AVENUE  
KENNEBEC COUNTY, AUGUSTA, MAINE  
FILE NO. H1711-01**

Dear Ms. Jones:

As authorized by your office via email as of July 24, 2017, I am pleased to submit an appraisal regarding real property consisting of 45.3+/- AC located on the northerly side of South Belfast Avenue and westerly side of Hatch Hill Road in Augusta, Maine.

This analysis is presented within an appraisal report intended to comply with reporting regulations set forth under Standard Rule 2-2(A) of the *Uniform Standards of Professional Appraisal Practice (2016/2017)*. This report has been prepared based on scope of work deemed necessary by the appraiser in order to develop an opinion of the "As Is" Market Value of the Fee Simple Interest within the property as of the date of the inspection.

The intended user of this appraisal is Lesley Jones, P.E., Director of Public Works on behalf of the City of Augusta, Maine. There are no other intended users.

This appraiser is licensed and certified in the State of Maine to conduct appraisals of this type of property being valued and has the experience, education, and membership in professional associations to be recognized as a qualified appraiser.

The fee to complete this assignment has not been based in whole or in part upon a percentage of the appraised value in question, nor has the fee in any way been made contingent upon the appraised value.

## EXTRAORDINARY / HYPOTHETICAL ASSUMPTIONS

In order to complete this assignment, certain assumptions were required as noted below:

- Based on *US Fish and Wildlife Service National Wetland Inventory Plan* as well as municipal tax map, it is assumed that 34+/- acres of the parcel consist of wetlands typically found within a Palustrine system associated with swamps and bogs found within the Riggs Brooks Watershed.
- The assumption is made that per the *Federal Emergency Management Agency* national flood insurance rate map depicting the subject property, near 90% of this parcel is within a 100-year flood zone.<sup>1</sup>
- The assumption is made that the estimation of wetlands associated with the comparable sales considered within this report are accurate based on reliable resources including *US Fish and Wildlife Service National Wetland Inventory Plans* and *USDA Natural Resources Conservation Service Web Soil Survey*.

Within the body of this report, this property is fully described both legally and physically. Based on scope of work as outlined within this report, the developed opinion of the market value is as follows:

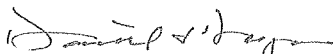
Value Conclusion			
Appraisal Premise	Real Property Interest	Date of Value	Value Conclusion
Market Value "As Is"	Fee Simple Interest	November 12, 2017	\$36,000

The opinion of value as presented within this report is qualified by certain assumptions, limiting conditions, certifications and definitions.

Dwyer Associates hereby grants to Lesley Jones, P.E., Director of Public Works for the City of Augusta the right to copy this report and to distribute it to other parties involved with the intended use.

This office appreciates the opportunity to be of service and should you have any additional questions pertaining to this report or if I can be of additional assistance, please do not hesitate to contact me.

Respectfully submitted,



Daniel J. Dwyer, CMA  
Practicing Affiliate, Appraisal Institute  
Dwyer Associates

<sup>1</sup> FEMA Panel #23011C0529D effective June 16, 2011.



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# Section II

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## *Descriptions*

## SCOPE OF THE APPRAISAL

### INTRODUCTION

It has been requested that the undersigned perform a market value analysis based on the most applicable approaches to value in order to arrive at a credible result of the "as is" market value of this parcel.

This appraiser, upon identifying this problem to be solved and further reviewing the appraisal type as requested, has prepared a report based on applicable appraisal approaches to value in order to solve the valuation problem.

The specific scope of work conducted for this assignment consisted of the following:

- Identification of client and intended users.
- Identification of intended use.
- Identification of purpose of the assignment.
- Identification of relevant characteristics of the subject property.
- Identification of extraordinary and hypothetical assumptions.
- Physically inspected this property as of November 12, 2017.
- Legal description has been obtained from the Kennebec County Registry of Deeds, as recorded in Book 6252, Page 99 referencing a transfer from W & S Wood Products, Inc. to Industrial Metal Recycling, Inc. as of July 8, 2000.
- Reviewed zoning ordinances referencing the Rural Residential District noting allowed uses as well as dimensional requirements.
- Reviewed the City of Augusta municipal tax map depicting location and configuration of the parcel as well as property record card referencing ownership history as well as ad valorem value.
- Reviewed and considered the *US Fish & Wildlife Service National Wetlands Inventory Plan* noting freshwater emergent wetlands and freshwater forested shrub wetlands located on the subject property as well as specific soil types noting properties and qualities of each as reported through the *USDA Natural Resources Conservation Service* at the subject's location. In Addition, the FEMA flood hazard rate map specific to map #23011C0529D effective June 16, 2011 has been reviewed recognizing near 90% of the property being located within Zone A, being a 100-year flood prone area.
- Demographic data and income profile within a 5-mile radius of the subject property has been researched through the *ESRI Site To Do Business* regarding trends in population, households and household income with this target area.

## DESCRIPTION OF APPRAISAL PROCESS

The following is a description of the procedure followed for this appraisal assignment in order to develop a reasonable "As Is" Market Value of the Fee Simple Interest as of the date of the inspection, being November 12, 2017.

### Procedure Followed:

- Consideration was given to all standard appraisal approaches to value including Cost, Income and Direct Sales Comparison Approaches.
- Recognizing that the subject property remains as vacant land with no structural improvements and that this property is not income producing, development of both Cost and Income Approaches, respectively, have been disregarded.

Entire weight has been given to the development of a Direct Sales Comparison Approach, which would be recognized as a primary approach in determining market value by a potential buyer.

### Relevant Dates of the Appraisal

Date of Valuation	November 12, 2017
Date of Inspection	November 12, 2017
Date of Report	November 21, 2017

## SPECIAL INSTRUCTIONS TO THE APPRAISER

The undersigned has been directed by the client to appraise the subject property based on the most applicable market data and approaches to value recognizing the property in its "as is" condition. There are no other instructions to the undersigned.

## RECONCILIATION

The final step in the appraisal process has been to review all calculations as well as quality of information available for this assignment concluding with a reasonable market value of the property on a per unit acre basis.

## EXPOSURE AND MARKETING TIME

Per the analysis of comparable sale data considered within this assignment, a reasonable assumption is made that exposure and marketing times would be consistent with the same, which is within the timeframe of one to twelve months.

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

**Ownership:** Industrial Metal Recycling, Inc.  
 Book 6252 Page 99  
 Kennebec County Registry of Deeds

**Client:** Ms. Lesley Jones, P.E., Director of Public Works,  
 City of Augusta  
 16 Cony Street, Augusta, ME 04330

**Purpose of the Appraisal:** Determine the "As Is" Market Value of a 45.3+/- AC  
 parcel located on the north side of South Belfast  
 Avenue in Augusta, Maine.

**Intended User of the Report:** Ms. Lesley Jones, P.E., Director of Public Works,  
 City of Augusta

**Inspected By:** Daniel J. Dwyer, Practicing Affiliate,  
 Appraisal Institute

**Property Rights Appraised:** Fee Simple Interest

**Value Appraised:** Market Value "As Is"

**Date of Inspection:** November 12, 2017

**Date of Report:** November 21, 2017

**Date of Valuation:** November 12, 2017

**Municipal Assessment Reference:** Map 11, Lot 40

Value Conclusion			
Appraisal Premise	Real Property Interest	Date of Value	Value Conclusion
Market Value "As Is"	Fee Simple Interest	November 12, 2017	\$36,000

**PARCEL DATA**

<b>Parcel Acreage:</b>	45.3+/- AC per sketch plan for W & S Wood Products, Inc. prepared by John W. Pickett, Public Land Surveyor as of June 9, 1993.
<b>Highway Frontage:</b>	1,160+/- FT Route 105/So. Belfast Avenue 1,557.48+/- FT Hatch Hill Road
<b>Wetlands:</b>	Per onsite inspection and review of the <i>US Fish and Wildlife Service National Wetland Inventory Plan</i> , Palustrine wetlands encompass 75% of the parcel, or 34+/- AC.
<b>Configuration:</b>	Nearly rectangular
<b>Topography:</b>	Level to lightly rolling
<b>Utilities Available:</b>	Public electricity and telephone available off South Belfast Avenue.
<b>Zoning:</b>	This parcel is zoned entirely within the Rural Residential District (RRES).
<b>Hazardous Waste Conditions:</b>	None identified. It is recognized that this property abuts on its easterly boundary the Hatch Hill Solid Waste Disposal Facility.
<b>Flood Zone:</b>	An estimated 90% of this property is within Zone A representing a 100-year flood prone area per FEMA flood hazard map Panel #23011C0529D effective June 16, 2011.
<b>Easements and Restrictions:</b>	Central Maine Power Company has a right-of-way crossing the southwest quadrant of the parcel to extend poles and wires for high-tension service. Please note, at the time of the inspection, no powerlines were observed, other than along South Belfast Avenue and running parallel to Hatch Hill Road.
<b>Highest and Best Use:</b>	Recognizing the physical characteristics of the parcel, specifically the location of wetlands and flood zone impacting the property, and further considering the acquisition of the same, the highest and best use of this property is for passive recreational purposes representing the highest and best use of a private property interest.

## STRUCTURAL IMPROVEMENTS

No structural improvements are located on the subject property.

**INTENT OF THE APPRAISAL**

The intended use of this appraisal has been to determine the "As Is" Market Value of the Fee Simple Interest considering the subject property on an "as is" basis.

The intent of this report has been to assist Ms. Lesley Jones, P.E., Director of Public Works with the City of Augusta with determining the market value of this property as it pertains to the potential acquisition of the same by the City of Augusta. There is no other intended use of this report.

**Definition of Market Value:**

"Market Value is considered a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

Implicit in this definition are the following conditions:

1. 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; and 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."<sup>2</sup>

**Definition of Fee Simple Interest:**

"Absolute ownership unencumbered by any other interest or estate subject only to the four powers of government."<sup>3</sup>

**Definition of Highest and Best Use:**

"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."<sup>4</sup>

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<sup>2</sup> USPAP 2014 Edition ©The Appraisal Foundation and The Appraisal of Real Estate 13th Edition the Appraisal Institute.

<sup>3</sup> Dictionary of Real Estate Appraisal, Second Edition, American Institute of Real Estate Appraisers, 1989.

<sup>4</sup> Dictionary of Real Estate Appraisal, Second Edition, American Institute of Real Estate Appraisers, 1989.



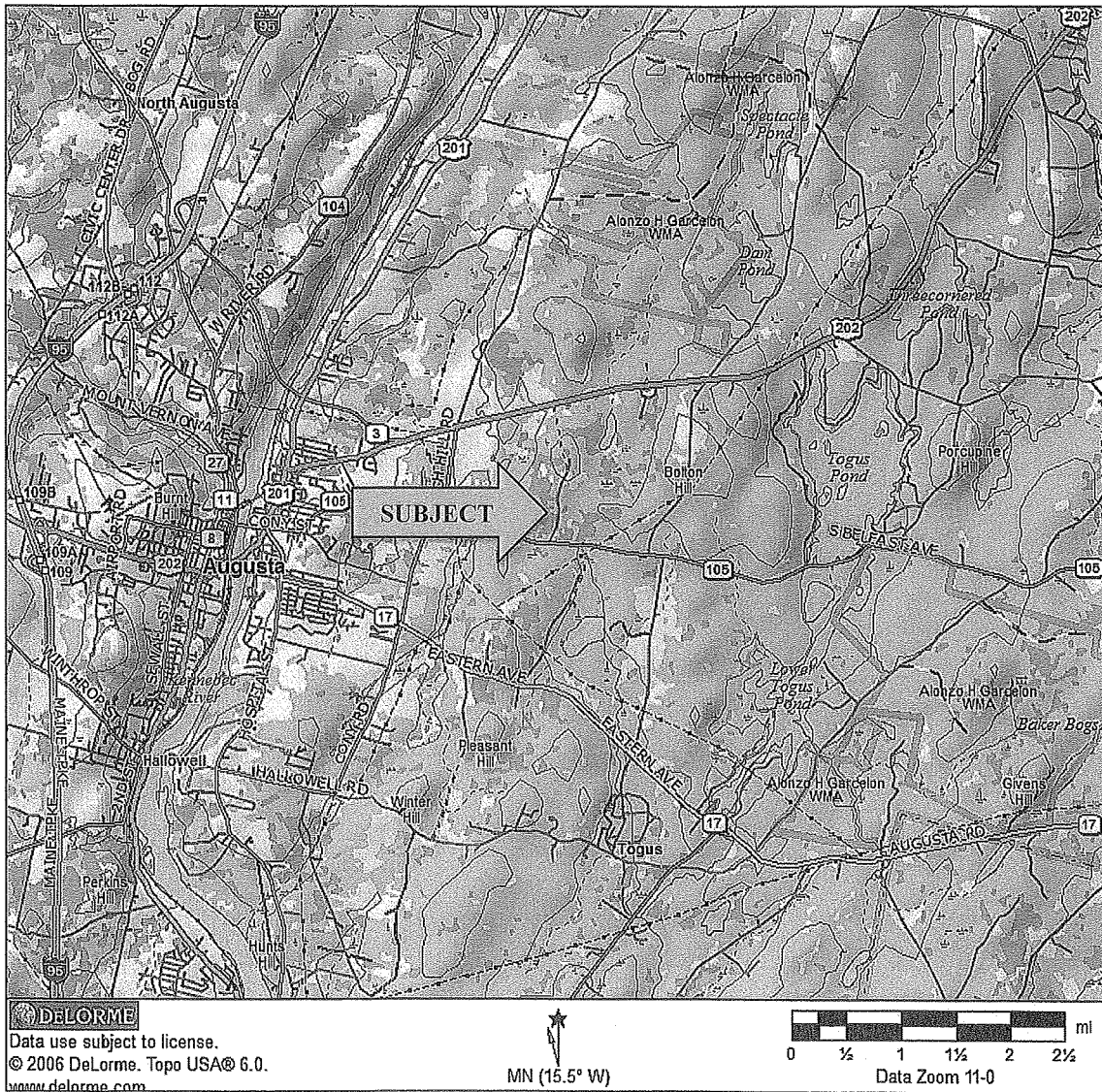
**PROPERTY IDENTIFICATION**

Physically, this property is located on the north side of Route 105/South Belfast Avenue approximately three miles from Augusta's central business district, and on the westerly side of the Hatch Hill Road in the City of Augusta.

Legally, this property is described within a Quitclaim Deed with Covenant in Book 6252, Page 99 as recorded at the Kennebec County Registry of Deeds in Augusta, Maine.

This property is also depicted on the City of Augusta Tax Map 11, Lot 40 as well as within a sketch plan for W & S Wood Products, Inc. completed by John W. Pickett as of June 9, 1993, a copy of which is within this report.

The following map identifies the location of this property within the City of Augusta.



**OWNERSHIP HISTORY**

The most recent transfer of this property was from W & S Wood Products, Inc. to Industrial Metal Recycling, Inc. as of July 8, 2000, being a Quitclaim Deed with Covenant as recorded in Book 6252, Page 99 at the Kennebec County Registry of Deeds. The purchase price at that time per municipal record was \$38,500, which appears to be within a range of market value.

This property had been acquired prior in a transfer from Tadius J. and Mildred Zientara to W & S Wood Products, Inc. as of June 15, 1993, as recorded in Book 4413, Page 335 at the Kennebec County Registry of Deeds. The purchase price at that time per municipal record was \$32,000.

Please note, this property currently is not offered for sale through local real estate brokerage nor under contract for purchase.

On the following page is the most current legal description conveying the property to Industrial Metal Recycling, Inc.

BK 6252PG099

TRANSFER  
TAX  
PAID

QUITCLAIM DEED WITH COVENANT  
017006

W & S WOOD PRODUCTS, INC., a Maine business corporation with its principal place of business in Augusta, Maine, for consideration paid, grants to INDUSTRIAL METAL RECYCLING, INC., a Maine corporation with its principal place of business in Oakland, Maine and a mailing address of P.O. Box 400, Oakland, Maine 04963-0400, WITH QUITCLAIM COVENANT, the following described premises:

A certain lot or parcel of land, with any improvements thereon situated on the northerly side of South Belfast Road in said Augusta, the same being a wood lot, and bounded and described as follows, to wit: Commencing at a stake in the northeasterly corner of land which was conveyed by George E. Pierce to Joseph Owcarz et al and continuing in an easterly direction in the northerly line of the land herein conveyed, being the southerly line of land of James McArthur, to the westerly side of the Hatch Hill Road, or the Ben Mason Road, so-called; thence continuing in a southerly direction along the westerly line of said Road to the northerly line of the South Belfast Road; thence in a westerly direction along the northerly line of said South Belfast Road to the southeasterly corner of land so conveyed by said George E. Pierce to said Joseph Owcarz et al; thence in a northerly direction along the easterly line of said Owcarz land to the point of beginning. This conveyance is made subject to rights of Central Maine Power Company to extend poles and wires for its high tension service through said premises as now existing, with the right to enter said premises for the purpose of repairing or replacing poles or wires.

Being the same premises conveyed to the grantor herein by Tadius J. Zientara et ux by deed dated June 15, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4413, Page 335.

IN WITNESS WHEREOF, the said W & S Wood Products has caused these presents to be executed in its name and behalf by Robert L. Sherwood, its President hereunto duly authorized this 8<sup>th</sup> day of July, 2000.

SIGNED, SEALED AND DELIVERED  
in the presence of

Hope Hilton

W & S Wood Products, Inc.

Robert L. Sherwood  
By Robert L. Sherwood, President

STATE OF MAINE  
Kennebec, ss.

July 8, 2000

Thence personally appeared the above named Robert L. Sherwood and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Hope Hilton

Notary Public/Attorney at Law  
HOPE HILTON

Printed Name  
My commission expires: N/A

RETURN TO: Industrial Metal Recycling, Inc., PO Box 400, Oakland, ME 04963-0400

RECEIVED KENNEBEC SS.

2000 JUL 19 AM 9:00

REGISTER OF DEEDS

Phil Mohlar

**REGIONAL AND MARKET ANALYSIS SUMMARY**

The following has been researched through the *ESRI Site To Do Business* representing both 2017 and forecasted 2022 demographic and income profile within a 5-mile radius of the subject property. Additional data has been taken from the *Maine Department of Labor* and the *Maine Realtors Association*.

**Population**

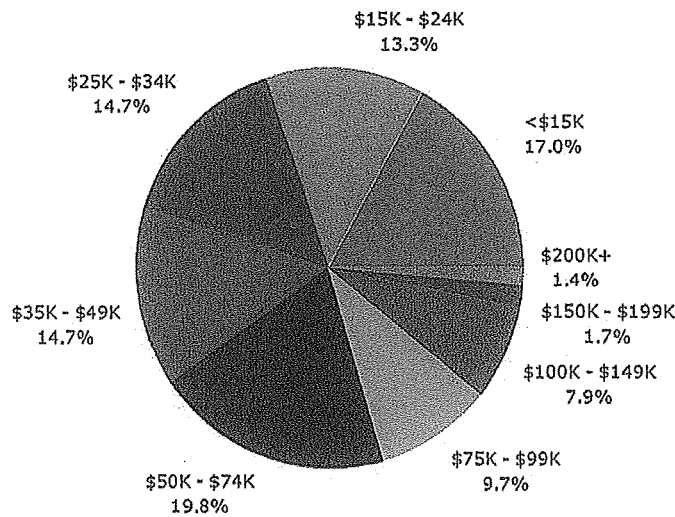
Within a 5-mile radius of the subject property, the population in 2017 is 21,503 persons and is forecasted to decline to 20,955 persons by 2022. Within this area, the average household size is 2.08 persons, which remains nearly static through 2022. Overall number of housing units owner-occupied within this target area is 5,212, with renter-occupied housing units at 4,643.

**Households By Income**

Within the target area, the largest segment of the population group, representing 19.8%, falls within the household income bracket of \$50,000 to \$74,999. The average household income in 2017 is \$52,440 and is forecasted to increase to \$58,906 by 2022.

Please see the following pie chart identifying household income by a percentage of the population for 2017.

**2017 Household Income**



**ECONOMIC PROFILE**

As reported through the *Maine Department of Labor Center for Workforce, Research and Information*, the unemployment rate as of July 2017 within the Augusta labor market area was reported as 3.2%.

Please see the following exhibit of historical unemployment rates as reported for the Augusta labor market area.

AUGUSTA LABOR MARKET AREA					
<i>Month</i>	<i>Year</i>	<i>Unemployment Rate</i>	<i>Month</i>	<i>Year</i>	<i>Unemployment Rate</i>
July	2017	3.2%	March	2016	3.7%
June	2017	3.4%	February	2016	3.9%
May	2017	3.1%	January	2016	3.9%
April	2017	3.0%	December	2015	3.4%
March	2017	3.2%	November	2015	3.4%
February	2017	3.5%	October	2015	3.2%
January	2017	3.6%	September	2015	3.3%
December	2016	3.1%	August	2015	3.2%
November	2016	3.5%	July	2015	3.6%
October	2016	3.2%	June	2015	3.9%
September	2016	3.1%	May	2015	4.0%
August	2016	3.0%	April	2015	4.3%
July	2016	3.3%	March	2015	4.9%
June	2016	3.3%	February	2015	5.2%
May	2016	3.1%	January	2015	5.2%
April	2016	3.3%			

The City of Augusta is the capital of Maine and the seat of State Government, having the largest location for government employment employing several thousand persons. Other types of employment include financial institutions, regional law firms and associated government consultants.

Other large employers within the region fall with trade transportation warehousing and utility sector, manufacturing as well as construction.

Total taxable retail sales in Augusta have been examined considering Q3 2015 through Q2 2016 compared to Q3 2016 through 2Q 2017. This quarterly examination concluded with a growth rate at 2.6%, with the largest sectors including personal retail sales followed by automobile sales and food store sales.

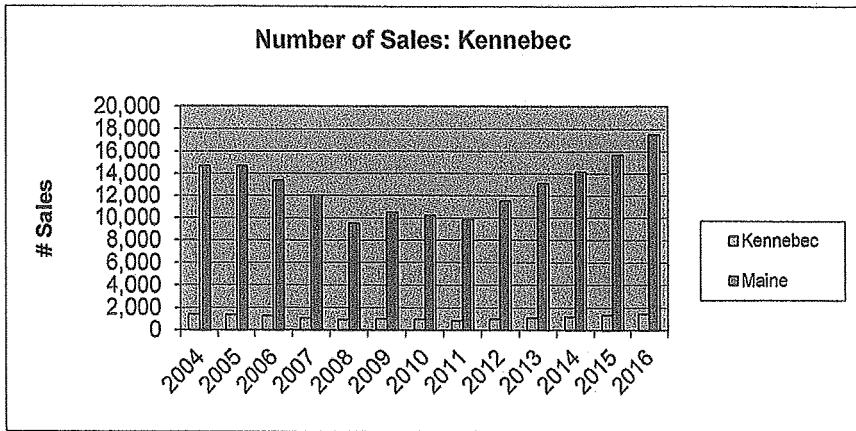
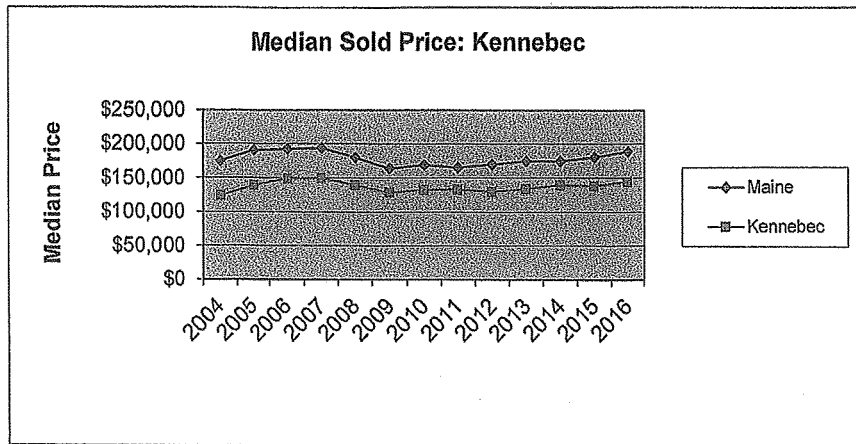
Please see the following graphics identifying total taxable retail sales for the City of Augusta.

<b>Taxable Retail Sales Quarterly (in thous. of \$) AUGUSTA</b>									
	2015-Q2	2015-Q3	2015-Q4	2016-Q1	2016-Q2	2016-Q3	2016-Q4	2017-Q1	2017-Q2
<b>Total</b>	203346.4	209614.7	213488.6	177652.4	209,210	216418.4	219159.8	179,026	216442.4
<b>Personal</b>	195457.1	200739.7	205809.8	169873.7	202132.2	208318.6	211783.9	171570.3	210391.8
<b>Business Op</b>	7889.3	8,875	7678.8	7778.7	7077.8	8099.8	7375.9	7455.7	6050.6
<b>Building</b>	23,276	22561.5	23409.9	15465.1	25302.5	24014.8	22893.1	15542.1	26571.1
<b>Food Store</b>	12720.6	13570.4	12,748	14650.5	16064.8	16884.5	15800.5	14,174	15,748
<b>General</b>	47460.3	50053.6	63456.2	44629.9	50346.6	53624.7	65544.3	44345.3	50737.5
<b>Other</b>	15495.3	15005.2	19767.9	13720.6	16380.9	15916.4	20467.9	13433.4	16852.4
<b>Auto Trans</b>	71919.1	72569.3	63054.4	58,250	67647.4	69396.8	62997.9	60979.4	73910.6
<b>Restaurant</b>	21,142	22259.7	20723.7	20793.1	22967.3	22874.1	20959.3	20473.9	22475.9
<b>Lodging</b>	3443.8	4,720	2649.7	2364.5	3422.7	5607.3	3120.9	2622.2	4096.3
<b>Rest and Lodg</b>	24585.8	26979.7	23373.4	23157.6	26,390	28481.4	24080.2	23096.1	26572.2

## REAL ESTATE MARKET ANALYSIS

The following data has been provided by the *Maine Association of Realtors Statistical Report for Kennebec County*. Within Kennebec County, real estate values experienced growth rates prior to 2007 at nearly 10% annually. In 2008 and 2009, property values declined by nearly 7% per year as a result of a national recession which began in late 2007. In 2010, the market stabilized reflecting a modest increase in property values at 3%, with 2011 remaining mostly static. The market continued to fluctuate in 2012 and 2013 indicating both positive and negative market conditions at 3% annually. In 2014, the market stabilized with a growth rate at 4% and remained static in 2015, and then continued to reflect a 4% growth rate in 2016. The year-to-date growth rate for 2017 is 2.5%.

Please see the following graphic identifying median sold prices in Kennebec County as well as number of sales historically.



Recognizing the physical characteristics of this property, limited number of buyers for this property type, and low demand, both supply and demand are considered to be in balance. Thus, market conditions are considered to be stable, as this property type is considered to be within a submarket not subject to the same market forces as most property types.

**NEIGHBORHOOD DESCRIPTION**

The subject's neighborhood extends from Cony Road/Church Hill Road intersection with South Belfast Avenue, being approximately one mile west of the subject property extending to the Bolton Hill Road, being nine-tenths of a mile east of the same.

This neighborhood is recognized as being a rural environment accessible South Belfast Avenue, a publicly maintained highway with average annual traffic flows of 2,990 AADT as recorded northeast of the Cony Road in 2014 by the Maine Department of Transportation.

Built up improvements within this area are less than 5% with the balance remaining as vacant land. Developed properties include several residential improvements in close proximity to the Cony Road as well as Bolton Hill Road.

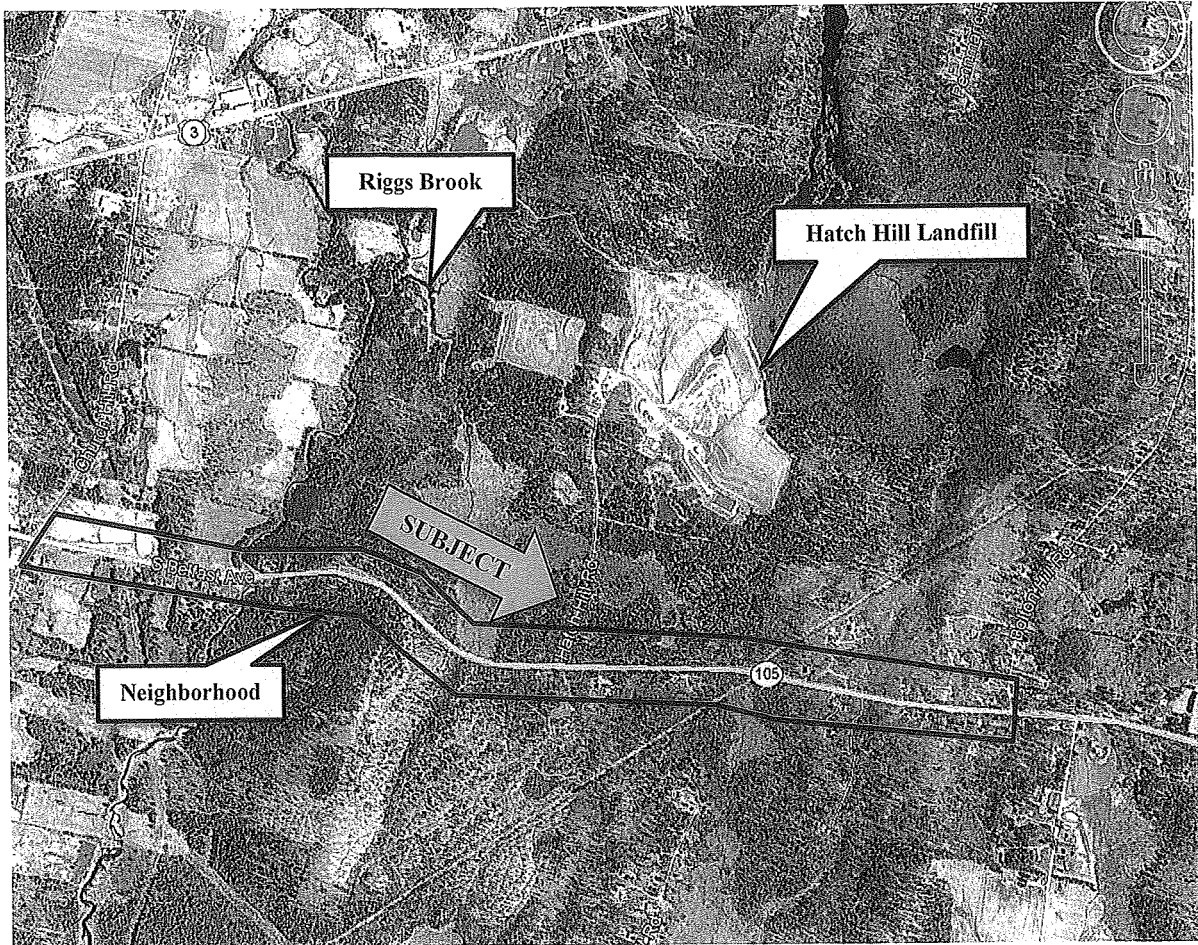
In close proximity to the subject property and abutting the same on its easterly boundary is the Hatch Hill Regional Solid Waste Disposal and Recycling Facility serving Augusta and seven neighborhood communities.

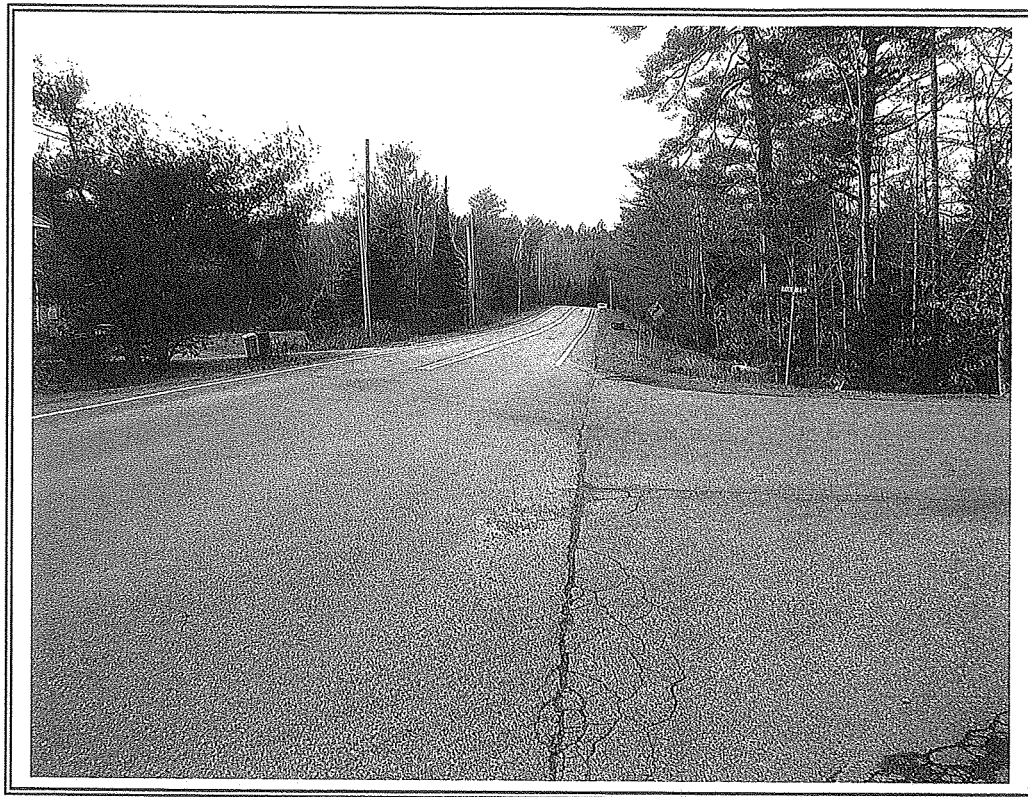
Utilities available to the neighborhood include public electricity and telephone, which run parallel to the highway. Public water and sewer are not available within this location, and any development would require installation of private systems.

Impacting this neighborhood are wetlands associated with swamps and bogs within the Riggs Brook Watershed. These wetlands are also recognized as being within a 100-year flood prone zone.

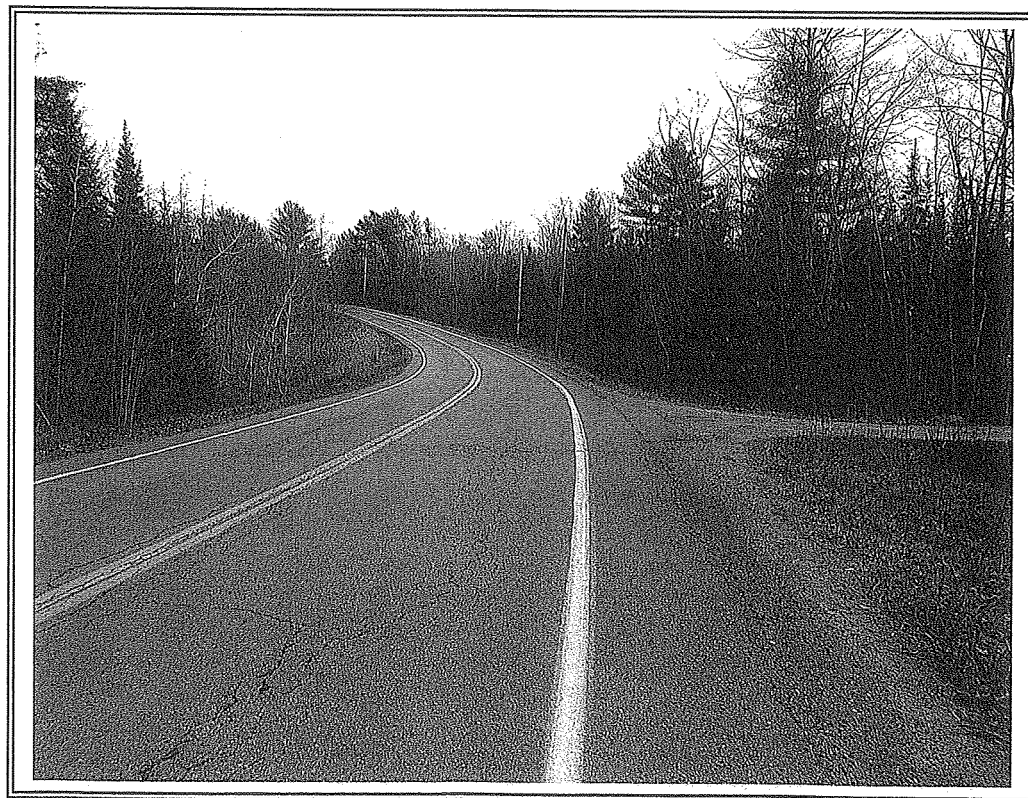
On the following page is an aerial photograph identifying the subject property as well as the Hatch Hill landfill, which is followed by photographs along South Belfast Avenue in close proximity to the subject property.







Route 105 (South Belfast Ave.)  
looking west near Hatch Hill Rd.



Route 105 (South Belfast Ave.)  
looking east near southwest corner  
of subject.

## ZONING

### INTRODUCTION

As reported by the City of Augusta Code Enforcement Office, the subject property is within the Rural Residential District (RRES).

As identified within Chapter 300, Part 3, Article 3 regarding zoning district requirements, most industrial type uses are prohibited as are many commercial type uses. Permitted uses include agricultural type uses and business and professional offices through special exception of the Augusta Planning Board.

Allowed uses also include parks, group boarding homes and single and two-family residential development, which could include manufactured housing.

Other types of development which could be allowed through special exception of the Planning Board are recreational areas and facilities.

Dimensional requirements include the following:

- Minimum Lot Size – 60,000 SF
- Minimum Road Frontage – 200 FT
- Minimum Lot Depth – 135 FT
- Minimum Building Setback Front – 20 FT
- Maximum Building Height – 30

Further impacting this property is a flood plain identified as Zone A, being a 100-year flood prone area encompassing nearly 90% of the property. Construction within this area would be prohibited.

Within Section IV of this report is a more complete description of the zoning district requirements for the Rural Residential District as well as a copy of the FEMA flood insurance rate map pertaining to the subject property.

**REAL ESTATE TAXES AND ASSESSMENT**

This property is assessed as a single economic unit within the City of Augusta, Maine

Assessment and taxes are presented below.

**CITY OF AUGUSTA****PROPERTY ASSESSMENT INFORMATION**

**Assessor's Panel Number:** Map 11, Lot 40  
**Assessing Authority:** City of Augusta  
**Current Tax Year :** 2017  
**Assessment Ratio:** 100%  
**Has there been an abatement request?** No

**ASSESSMENT INFORMATION**

**Land:** \$36,200  
**Improvements:** 0.00  
**Total Assessment:** \$36,200

**TAX LIABILITY**

**Augusta Tax Rate:** \$20.38 per thousand dollars  
**Total Property Taxes:** \$737.76

A copy of the current property record card and tax map can be found in Section IV of this report.

**HIGHEST AND BEST USE****INTRODUCTION**

Highest and best use is defined per The Appraisal of Real Estate Thirteenth Edition of the Appraisal Institute as *"the reasonably, probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value."*<sup>5</sup> The concept of highest and best use utilizes economic principles of supply and demand, substitution, balance and conformity. The determination of highest and best use is not through subjective analysis, rather is defined by competitive forces within the marketplace where the property is located. The criteria that highest and best use must meet are legal permissibility, physically possible, financially feasible, and maximum production. It is also recognized that current market behavior and conditions as reported within the market analysis are essential to the concept of highest and best use, as market forces create value. Thus, the interaction of these forces identifies the highest and best use for this property.

**HIGHEST AND BEST USE AS IF VACANT**

Highest and best use of the subject property as if vacant is defined as *"among all reasonable alternative uses, the use that yields the highest present land value after payments are made for labor, capital and coordination. The use of a property is based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements."*<sup>6</sup>

**Legally Permissible**

The subject property is currently zoned within the Rural Residential District which allows for single and two-family residential development as well as business related uses and recreational type uses with special exception permit.

A review of the legal description did not identify any adverse easements or restrictions which would prohibit full development of the property. Please note, a right-of-way given to Central Maine Power Company for the placement of poles for high tension wires was not observed on the property.

**Physically Possible**

Physically, the property represents a near rectangular shaped lot of 45.3+/- AC satisfying the dimensional requirements for permitted types of development.

As observed at the time of the inspection, and further verified through the *Fish and Wildlife Service National Wetland Inventory Plan*, and *USDA Natural Resources Conservation Service* soil survey, near 75% of the property is encumbered by Palustrine wetlands associated with swamps and bogs.

<sup>5</sup> Appraisal of Real Estate 13<sup>th</sup> Edition.

<sup>6</sup> Directory of Real Estate Appraisal, 2nd Edition.

Further impacting this property is the presence of a 100-year flood prone area identified through the *FEMA* flood hazard maps issued for this area, which appear to impact near 90% of the property.

### **Financially Feasible**

Uses which would be financially feasible first consider uses which are legally permissible as well as physically possible. When considering all available uses coupled with the encumbrance of wetlands and 100-year flood plain, development of the property seems unlikely.

Typically, and economic value for properties of this type can include both private property interests and public rights, i.e., preservation of wildlife habitat as well as purchase for mitigation offsetting development of other property types.

### **Maximum Productivity**

Recognizing the physical characteristics of the property coupled with the review of comparable sales found in the market, it would seem that this property is most suited for passive recreational use.

**PARCEL DESCRIPTION****INTRODUCTION**

The description of this property is based on physical inspection as of November 12 2017, along with a sketch plan for W & S Wood Products, Inc. completed by John W. Pickett, Public Land Surveyor June 9, 1993.

In addition, the description of this property has relied upon a national wetlands inventory plan of the *US Fish and Wildlife Service* as well as *USDA Natural Resources Conservation Service* soil survey regarding this property.

As best as can be determined, this parcel has 1,160+/- FT of highway frontage along South Belfast Avenue with a depth along the westerly boundary of 1,545.51 FT and 1,557.48 FT along the westerly side of the Hatch Hill Road forming the east side of the subject property. As indicated within this plan, this property consists of 45.3+/- AC.

As identified at the time of the inspection and further confirmed through reliable resources as reported, the southeast quadrant of the property is lightly wooded, primarily with hardwood species, and found to be level to lightly rolling topography.

Wooded land was also observed near the northeasterly corner of the parcel within an area of less than two acres.

The balance of the property consists of freshwater emergent and forested shrub wetlands encompassing 75% of the parcel, or 34+/- AC, as best as can be determined. These wetlands are identified as Palustrine wetlands associated with swamps and bogs originated through the Riggs Brook Watershed System.

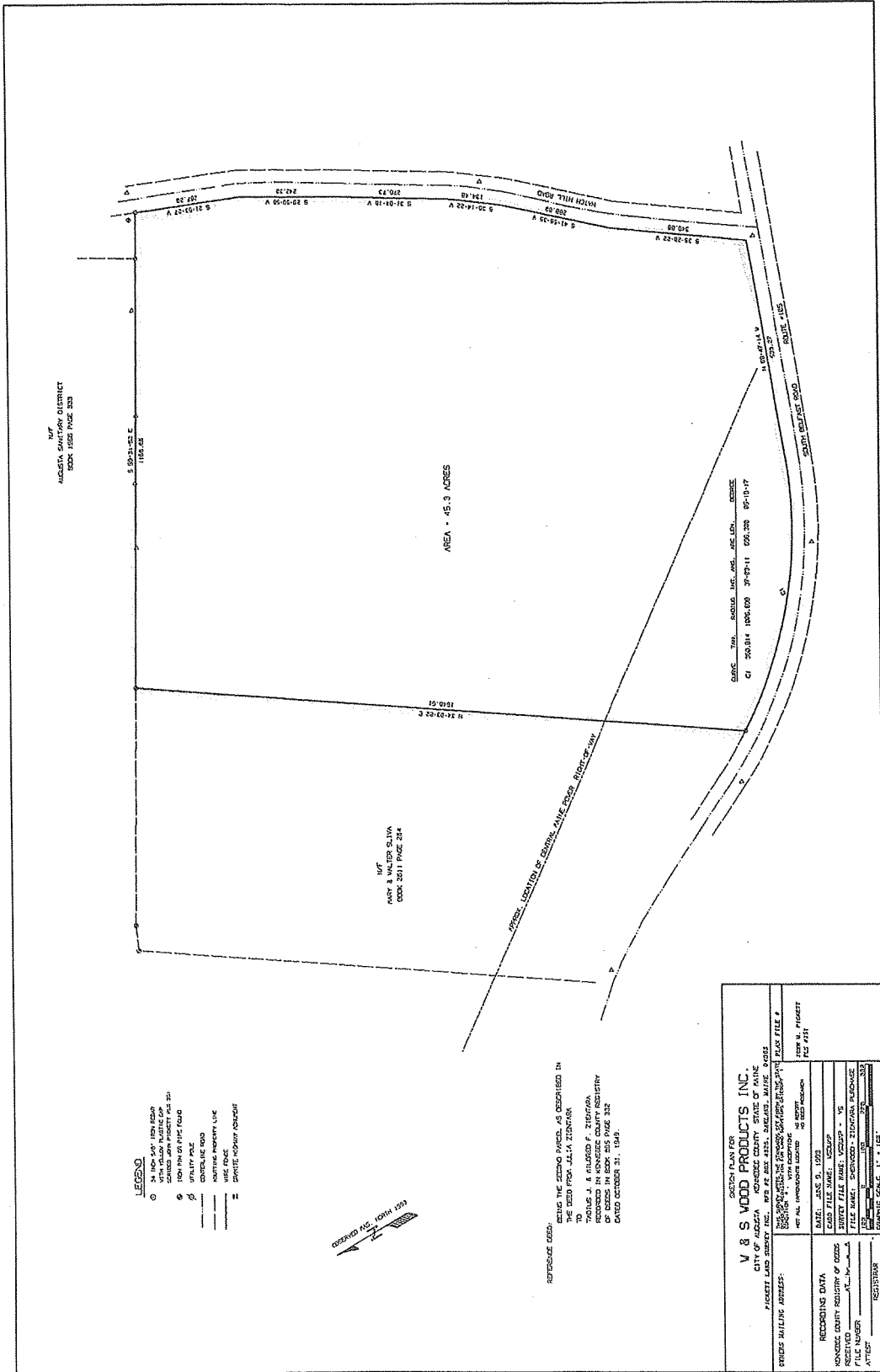
Also observed at the time of the inspection were large ledge outcroppings generally within the non-wetland areas.

Per the *USDA Natural Resources Conservation Service*, soil types include Biddeford Mucky Peat along the south quadrant, which is profiled as being very poorly drained with zero inches to water table and high frequency of ponding. The interior of the lot has been reported to be composed of Ridgebury Very Stony Fine Sandy Loam with zero to twelve inches to water table and within a poorly drained drainage class.

The non-wetland areas have soil types including Paxton-Charlton Very Stony Fine Sandy Loam, being identified as being well drained with eighteen to twenty-six inches to water table and no frequency of flooding or ponding.

Per examination of the FEMA flood hazard map issued for this area, nearly 90% of the parcel is found to be within a 100-year flood prone area.

The following is a copy of the sketch plan completed for W & S Wood Products, Inc. showing the configuration of the parcel as well as location of South Belfast Avenue and Hatch Hill Road. This exhibit is followed by photographs along Hatch Hill Road as well as frontage and interior of the parcel.



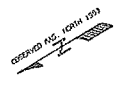
MAP AUGUSTA SURVEY DISTRICT BOOK 1556 PAGE 303

AREA = 45.3 ACRES

MAP AND WALKER S.W.A. BOOK 2011 PAGE 104

REFERENCE MADE TO THE DEED FROM J.A.M. ZIEGLER TO THOMAS J. & JOSEPH F. ZIEGLER RECORDED IN MEADOWS COUNTY REGISTRY OF DEEDS IN BOOK 205 PAGE 332 DATED OCTOBER 31, 1949.

- LEGEND**
- 3/4 INCH DIA. IRON PEG
  - 1/2 INCH DIA. IRON PEG
  - 1/4 INCH DIA. IRON PEG
  - IRON PIN OR NAIL ROAD
  - UTILITY POLE
  - CHANNELIC ROAD
  - ROUTING PROPERTY LINE
  - WHITE IRONBOUND OUTCROP

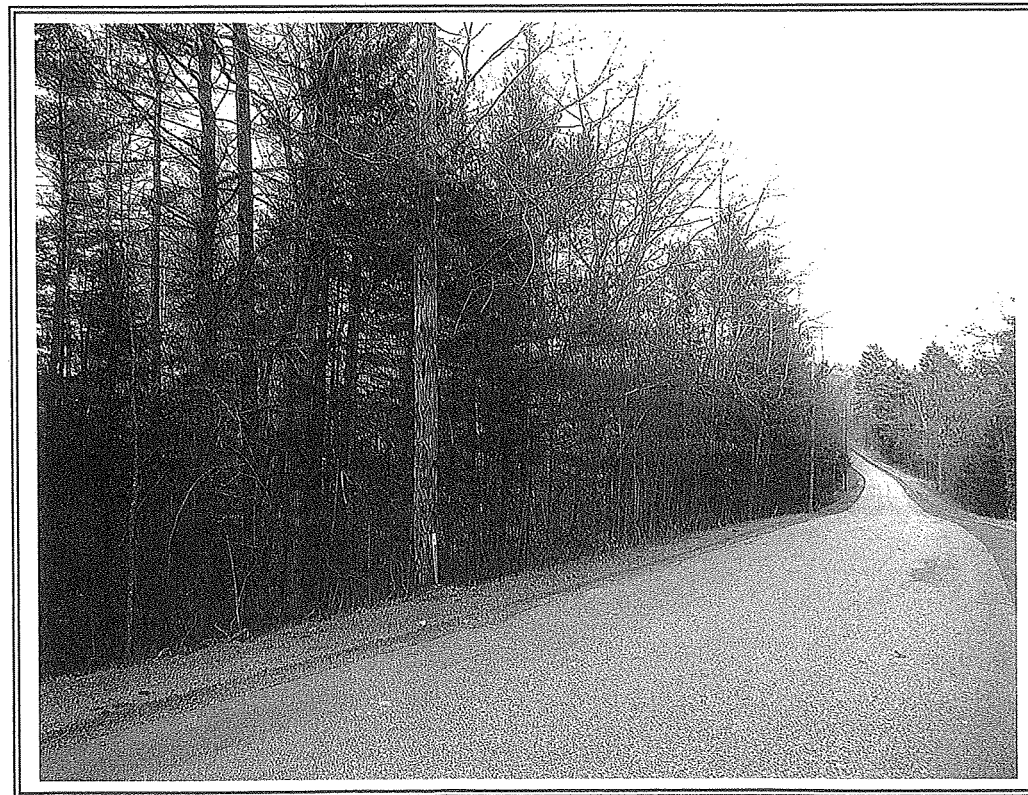


<p><b>V &amp; S WOOD PRODUCTS INC.</b>          CITY OF AUGUSTA MEADOWS COUNTY STATE OF MAINE          PROJECT LAND SURVEY INC. 875 22 2ND AVE. AUGUSTA, MAINE 04302          REGISTERED PROFESSIONAL LAND SURVEYORS LICENSE # 12345</p>	
<p>BRIDGE BUILDING ADDRESS:</p>	<p>DATE: JAN 9, 1999          CAD FILE NAME: VCS04P          SURVEY FILE NAME: VCS04P - V5          FILE NAME: SHOWNOOD_ZIEGLERVA_RLW0402          DRAWING SCALE: 1" = 100'</p>
<p>RECORDING DATA          MEADOWS COUNTY REGISTRY OF DEEDS          RECEIVED: 1-14-99          FILE NO: 205-332          ATTACH: 303</p>	<p>FOR: H. PICKETT          PLS FST</p>
<p>REGISTERAR</p>	





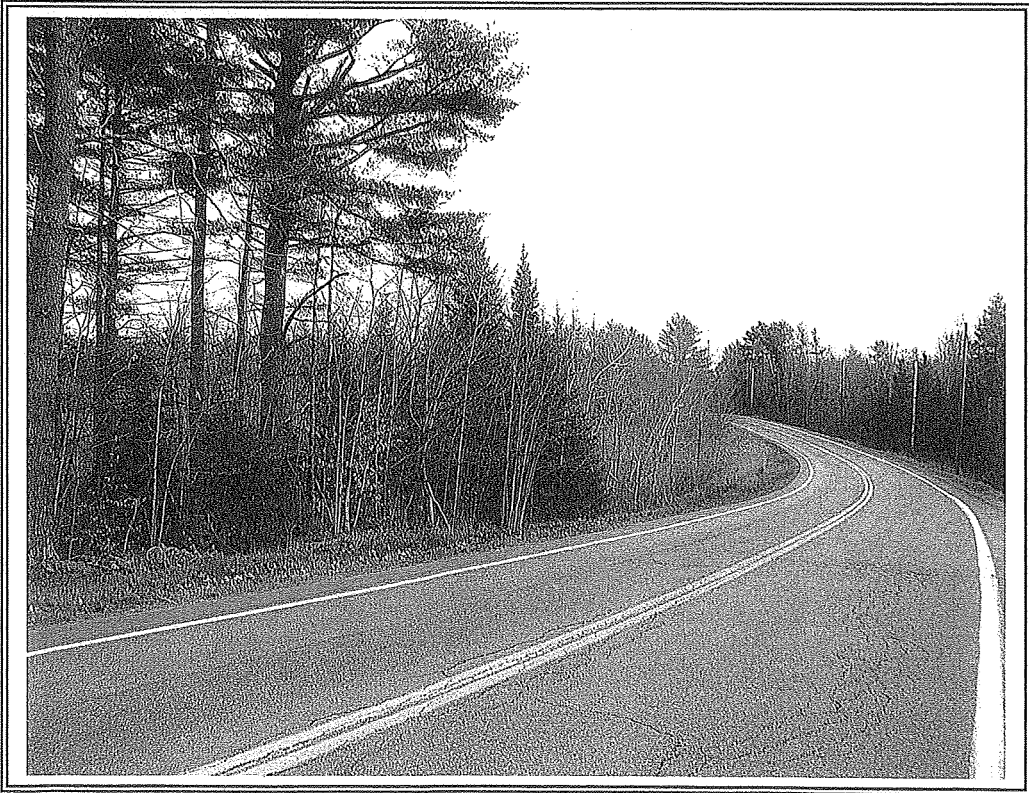
Frontage along Hatch Hill Rd. looking north.



Frontage along Hatch Hill Rd. toward northeast corner of property.



Frontage on Rt. 105 east of wetlands.



Frontage near SW corner west of wetlands.



Interior of parcel  
along west  
boundary.



Interior of parcel  
along north  
boundary.





Interior of parcel  
along east  
boundary.



Non-wetland area  
along east side of  
parcel.



Interior of parcel  
along west  
boundary.



View of wetlands  
from near west  
side of property.



View of wetlands  
abutting South  
Belfast Ave.  
(Rt. 105).

# Section III

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## *Valuation, Analysis, Opinions*

## VALUATION METHODS

### INTRODUCTION

All approaches to value have been given consideration including Cost, Income and Direct Sales Comparison Approaches. The selection or elimination of any appraisal method is based on physical and economic characteristics of the property, and as a result, entire weight has been given to the application of a Direct Sales Comparison Approach which is recognized as the primary method in determining the market value for this property type.

### DIRECT SALES COMPARISON APPROACH

With this approach, an opinion of market value is developed by comparing properties similar to the subject property which sold within the target area.

A major premise of the Direct Sales Comparison Approach is that an opinion of market value of the property can be supported by studying the market's reaction to comparable and competitive properties.

For this analysis, five comparable sales have been selected from the market including four closed transactions and one competitive offering covering the market from July 2013 through November 2017 for properties ranging in size from 30+/- AC to 53+/- AC.

These transactions, as well as competitive listing, represent properties transferred with varying levels of wetlands acquired primarily for recreational purposes.

All of these sales have been inspected with sale price confirmed through the buyer or the seller as well as municipal record and broker, with additional data provided through legal description.

### RECONCILIATION

Reconciliation is a process of weighing the strengths and weaknesses of the sale data as well as required quantitative and qualitative type adjustments. The end result is weight given to sales most comparable in terms of acreage and accessibility and which were found to be supported through the most current transaction. Following this process, a reasonable unit price per acre was applied to the acreage of the subject property concluding with the indicated value.



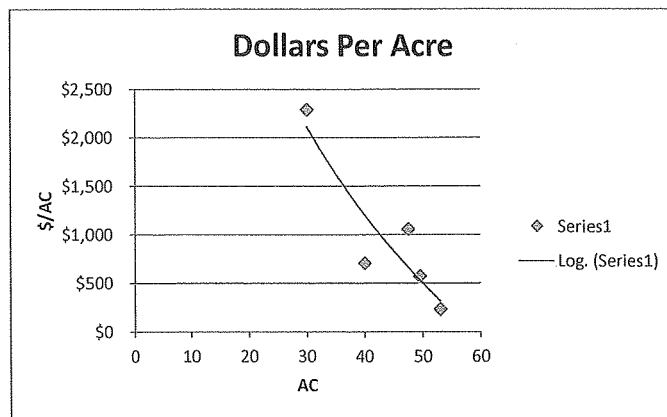
**DIRECT SALES COMPARISON APPROACH**

**INTRODUCTION**

The Direct Sales Comparison Approach is a process in which a comparative analysis is made concluding with a market value estimate derived by analyzing a unit price per acre with other similar properties.

Please see the following summary of these land sales with a more complete description of each including photograph and location map found in Section IV of this report.

LAND SALE SUMMARY								
No.	Location	Sale Price	Sale Date	Land Area (AC)	\$/AC	Util.	Zone	Comments
1	Rear Pond Rd. Monroe, ME	\$27,950	1/2016	49.50	\$ 565	None	Not Zoned	Has right-of-way over Pond Rd., a discontinued way. Cutover land, 25% wetlands, abuts CMP transmission line
2	Rear Cross Hill Rd. Augusta, ME	\$68,478	12/2013	30+/-	\$2,283	None	Rural Resid.	Rear land, 60% wetlands, abuts Garcelon Wildlife Management area
3	N/S Route 150 Harmony, ME	\$28,000	11/2013	40+/-	\$ 700	ET	Not Zoned	Lightly wooded, 20% wetlands, rural area, 70% poorly drained
4	E/S Route 220 Palmyra, ME	\$12,000	7/2013	53+/-	\$ 226	None	Not Zoned	Generally level, 30% wetlands, abuts Palmyra Rec. Trail Right-of-way access
5	S/S Hodgkins Hill Rd. Jefferson, ME	\$49,900 List Price	11/2017	47.5	\$1,050	ET	Not Zoned	Access via old road, mostly level, estimated 70% wetlands, on market 70 days, had price reduction of \$10,100 in Nov.
Subj.	N/S So. Belfast Ave Augusta, ME		11/2017	45.3+/-	-	ET	Rural Resid.	Abuts Hatch Hill Solid Waste Disposal Facility, rolling topography, 75% wetlands



## ELEMENTS OF COMPARISON

Elements of comparison reflecting transactional data as well as location and physical variances have been made utilizing match pair analysis, logarithmic graph and qualitative adjustments.

Please see the following description of adjustments applied for this analysis:

### Property Rights

All sales transferred the fee simple interest, and no adjustment is required under this category.

### Condition of Sale

For Comparable #5, the concession applied from list price to sale price is based on a list price to sale price ratio of comparable data found in the market and used within this report for analysis. This analysis found most sales with a concession averaging 10%, which has been applied to the list price of Comparable #5.

### Market Conditions

Recognizing that this property type is within a submarket with both supply and demand being in balance, market conditions are considered to be static. Thus, no adjustment has been applied for varying market conditions.

### Location / Accessibility

Through matched pair analysis, parcels which were fully accessible via public highway as compared to rear land or seasonal access had a variance of 30% to 60%. This adjustment has been applied directly to those sales based on conditions of access.

### Utilities

Typically, passive recreational properties are not sensitive to the availability of utilities, as the properties are not acquired for any type of development. For analysis purposes, those parcels which did not have access to public electricity and telephone have been adjusted positively by 10% on a qualitative basis.

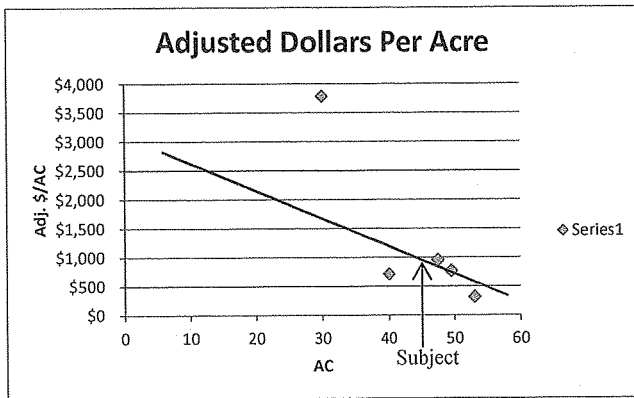
### Wetlands

A ratio of wetlands to overall acreage has been considered in the final reconciliation process.

**Acreage**

Variations in acreage were adjusted through a logarithmic graph by initially adjusting each comparable for variations in condition of sale, accessibility and utilities resulting in an adjusted unit price per acre, which has then been placed within a logarithmic graph in order to visually interpret a reasonable adjustment to be applied. Please see the following exhibits.

Sale	\$/AC	Condit./ Sale	Loc./ Access	Utilities	Adj. \$/AC	AC
1	\$ 565	-	+170	+20	\$ 755	49.50
2	\$2,283	-	+1,370	+137	\$3,790	30
3	\$ 700	-	-	-	\$ 700	40
4	\$ 226	-	+70	+10	\$ 306	53
5	\$1,050	-10%	-	-	\$ 945	47.50



**RECONCILIATION**

Following all adjustments, a spread was found from \$366/AC to \$3,690/AC. Comparables #3 and #5 were considered to be most similar in overall acreage and accessibility indicating a narrowed range of \$680/AC to \$945/AC.

It is also recognized that Comparable #1 is the most recent transaction indicating \$800/AC.

Considering wetlands, Comparable #5 is the most similar, which indicated \$945/AC, yet, remains as a competitive listing.

With weight given to all data as described above, the best indicator of value is selected at \$800/AC. Thus, \$800/AC x 45.3+/- AC = \$36,240, or \$36,000, rounded.

Please see the following adjustment grid detailing all adjustments as described.

SALES COMPARISON APPROACH – ADJUSTMENT GRID						
	SUBJECT	SALE #1	SALE #2	SALE #3	SALE #4	SALE #5
TRANSACTION DATA:						
Sale Price	-	\$27,950	\$68,478	\$28,000	\$12,000	\$49,900
Date of Sale	11/12/2017	1/2016	12/2013	11/2013	7/2013	11/2017
Acres	45.3+/-	49.50	30	40	53	47.50
Price/AC	-	\$565	\$2,283	\$700	\$226	\$1,050
ADJUSTMENTS:						
Property Rights Conveyed	Fee simple	Equal	Equal	Equal	Equal	Equal
<i>Adjusted Price</i>						
Financing	N/A	Cash	Cash	Takeback	Cash	N/A
<i>Adjusted Price</i>						
Condition of Sale	N/A	None	None	None	None	-10%
<i>Adjusted Price</i>						\$945
Expenditures Immediately After Purchase	None	Equal	Equal	Equal	Equal	Equal
<i>Adjusted Price</i>						
Market Conditions	Stable	Equal	Equal	Equal	Equal	Equal
<i>Final Adjusted Price</i>		\$565	\$2,283	\$700	\$226	\$945
LOCATION & PHYSICAL ADJUSTMENTS:						
Location/Acres	Highway	+170	+1,370	-	+70	-
Land Area (Acres)	45.3	+45	-100	-20	+60	-
Zoning	Rural Residential					
Utilities	ET	+20	+137	-	+10	-
Wetlands	Yes					
FINAL ADJUSTED PRICE						
		\$800	\$3,690	\$680	\$366	\$945
NET ADJUSTMENT						
		+235	+1,407	-20	+140	-

Selected Unit Price    \$800/AC  
 Indicated Value       \$36,000 (R)

**RECONCILIATION AND FINAL VALUE ESTIMATE**

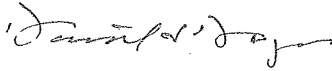
Through the application of a Direct Sales Comparison Approach, a unit price per acre has been taken at \$800/AC. This unit price was developed through reasonable appraisal techniques for properties which offered a similar highest and best use and is recognized as a primary method which would be considered by a potential buyer.

Recognizing that only one approach to value has been applied, the indicated value from the Direct Sales Comparison Approach is the resulting market value.

**FINAL MARKET VALUE ESTIMATE** **\$36,000 (R)**

**VALUE PER ACRE** **\$800**

Respectfully submitted,



Daniel J. Dwyer, CMA  
Practicing Affiliate, Appraisal Institute  
Dwyer Associates  
Maine Certified General Appraiser CG #276  
Phone/Fax: (207) 623-2258  
Email: [dwyerassociates@midmaine.com](mailto:dwyerassociates@midmaine.com)

# Section IV

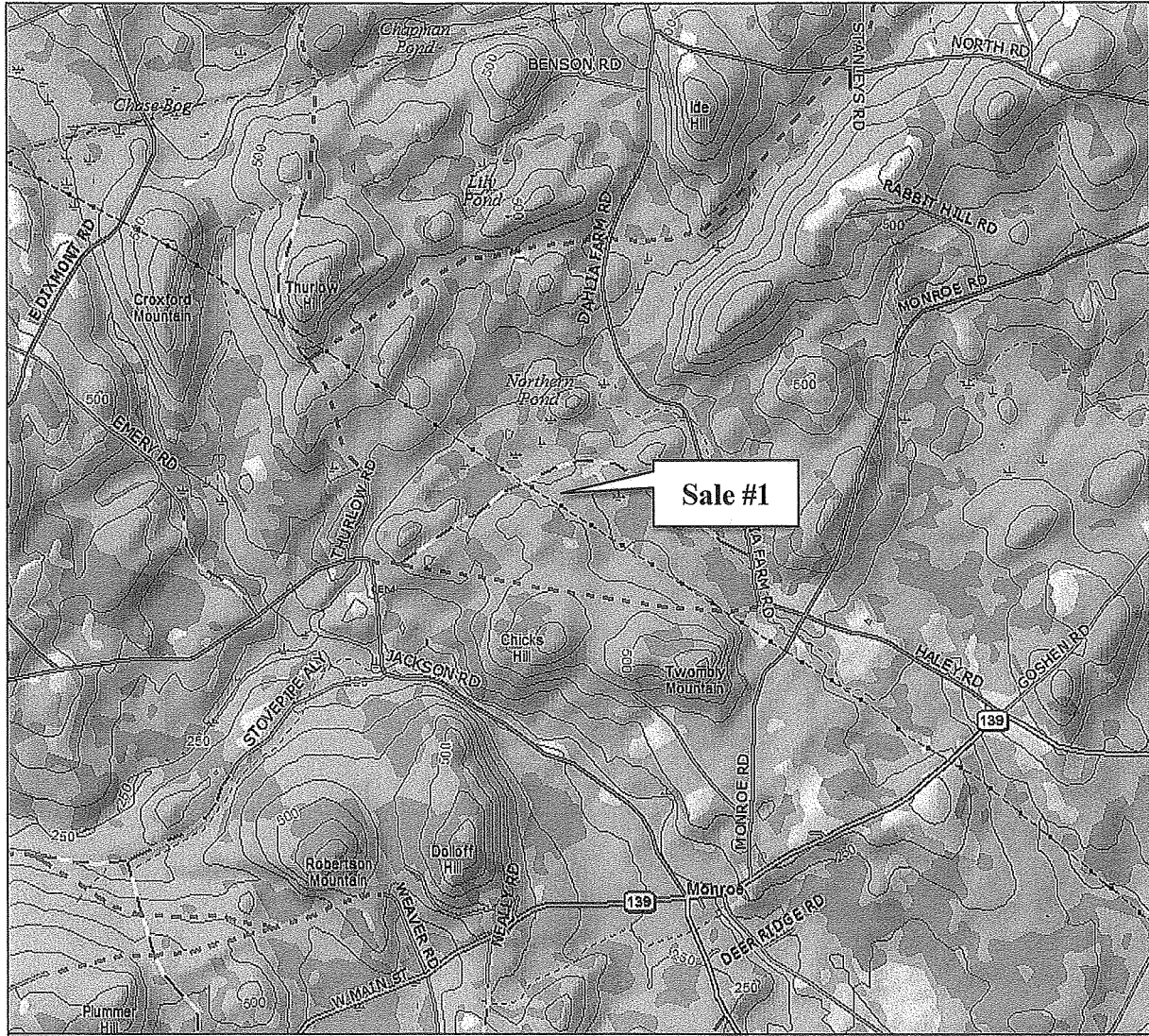
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## *Exhibits*



**LAND SALE #1**

General Information	
<b>Address:</b> Rear Pond Road <b>City:</b> Monroe <b>County:</b> Waldo <b>Map:</b> 3 <b>Lot:</b> 14 <b>Highest and Best Use:</b> Passive recreation <b>Zoning:</b> Not zoned	<b>Total Site Area:</b> 49.50 AC (deed) <b>Frontage:</b> 1,427+/- FT <b>Depth:</b> Varies <b>Shape:</b> Irregular <b>Topography:</b> Mostly level <b>Improvements:</b> None <b>Utilities:</b> None
Sale Information	Deed Information
<b>Date of Sale:</b> January 27, 2016 <b>Confirmed Sale Price:</b> \$27,950 <b>Indicated Value:</b> \$565 Per Acre (\$27,950 ÷ 49.50 AC) <b>Grantor:</b> Bernard Ginn and Sons, Inc. <b>Grantee:</b> Kenneth E. Spaulding, Jr. and Louella Spaulding	<b>Volume:</b> 4035 <b>Page:</b> 250 <b>Confirmed With:</b> Public record  <b>Confirmed By:</b> Daniel J. Dwyer, November 2017 <b>Encroachments/Restr.:</b> Central Maine Power Company transmission line easement, Right-of-way over Pond Rd.  <b>Financing:</b> Cash sale
Improvements	Comments
None	25% Wetlands. Right-of-way over Pond Rd., discontinued gravel way. Cutover land

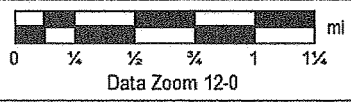


Sale #1

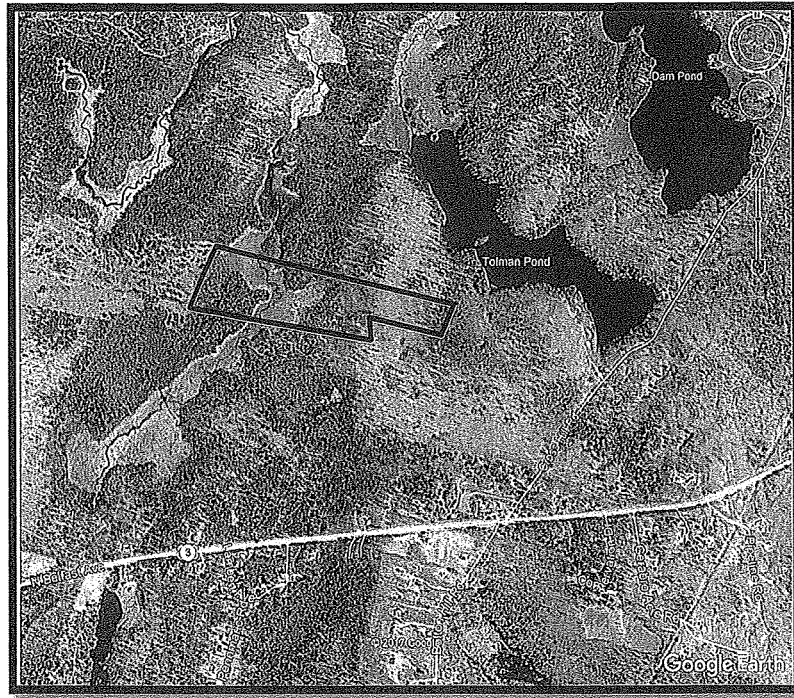


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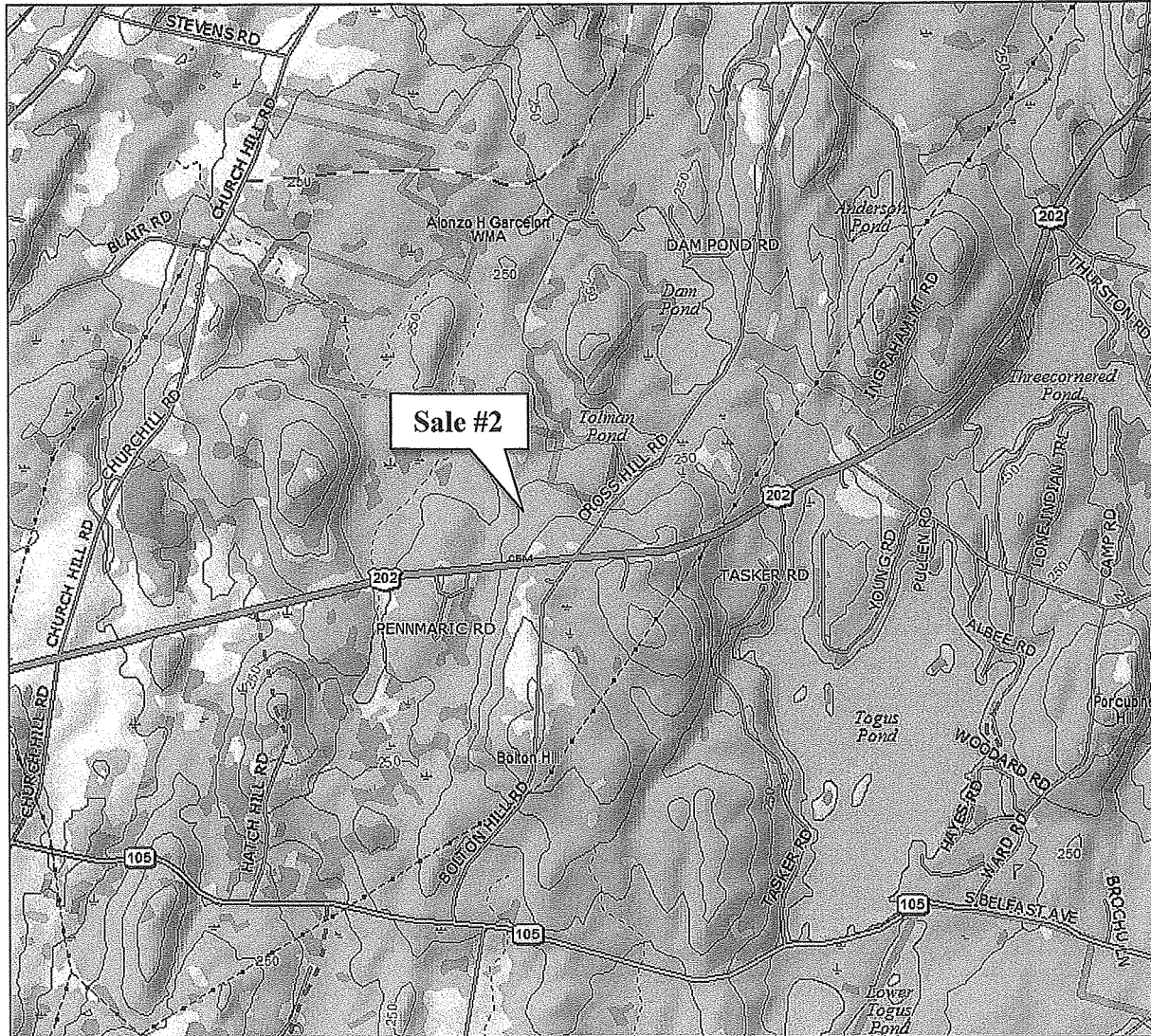






**LAND SALE #2**

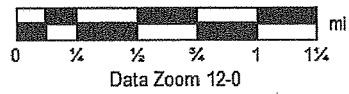
General Information	
<b>Address:</b> Rear Cross Hill Rd. <b>City:</b> Augusta <b>County:</b> Kennebec <b>Map:</b> 7  <b>Lot:</b> 27 <b>Highest and Best Use:</b> Mitigation land <b>Zoning:</b> Rural Residential Dist.	<b>Total Site Area:</b> 30+/- AC (rear land) <b>Frontage:</b> None <b>Depth:</b> 2,450+/- FT <b>Shape:</b> Somewhat irregular to rectangular <b>Topography:</b> Rolling <b>Improvements:</b> None <b>Utilities:</b> None
Sale Information	Deed Information
<b>Date of Sale:</b> December 11, 2013 <b>Confirmed Sale Price:</b> \$68,478 <b>Indicated Value:</b> \$2,283 Per Acre (\$68,478 ÷ 30 AC) <b>Grantor:</b> Timothy J. Coitrono and Darlene E. Simmons <b>Grantee:</b> Department of Inland Fisheries and Wildlife	<b>Volume:</b> 11585 <b>Page:</b> 315 <b>Confirmed With:</b> State of Maine  <b>Confirmed By:</b> Daniel J. Dwyer, November 2017  <b>Encroachments/Restr.:</b> Reported as 60% wetlands  <b>Financing:</b> Cash sale
Improvements	Comments
None	This parcel was acquired for mitigation purposes and abuts the Garcelon Wildlife management Area. Has limited access.



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**LAND SALE #3**

General Information	
<b>Address:</b> North side Route 150 <b>City:</b> Harmony <b>County:</b> Somerset <b>Map:</b> 8 <b>Lot:</b> 42	<b>Total Site Area:</b> 40+/- AC <b>Frontage:</b> 2,500+/- FT <b>Depth:</b> Varies <b>Shape:</b> Triangular <b>Topography:</b> At highway grade with negative slope northerly <b>Improvements:</b> None <b>Utilities:</b> Electricity, telephone at street
<b>Highest and Best Use:</b> Passive recreation <b>Zoning:</b> Not zoned	
Sale Information	Deed Information
<b>Date of Sale:</b> November 1, 2013 <b>Confirmed Sale Price:</b> \$28,000 <b>Indicated Value:</b> \$700 Per Acre (\$28,000 ÷ 40 AC) <b>Grantor:</b> Scott J. Stevens and Vicky Terpoorten <b>Grantee:</b> James E. Gray and Emile Chagnon	<b>Volume:</b> 4728 <b>Page:</b> 183 <b>Confirmed With:</b> Public record <b>Confirmed By:</b> Daniel J. Dwyer, November 2017 <b>Encroachments/Restr.:</b> None recorded <b>Financing:</b> Takeback of \$13,000 with balloon in three years.
Improvements	Comments
None	Lightly wooded parcel, 20% wetlands

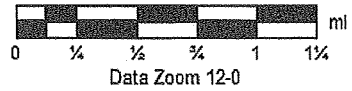




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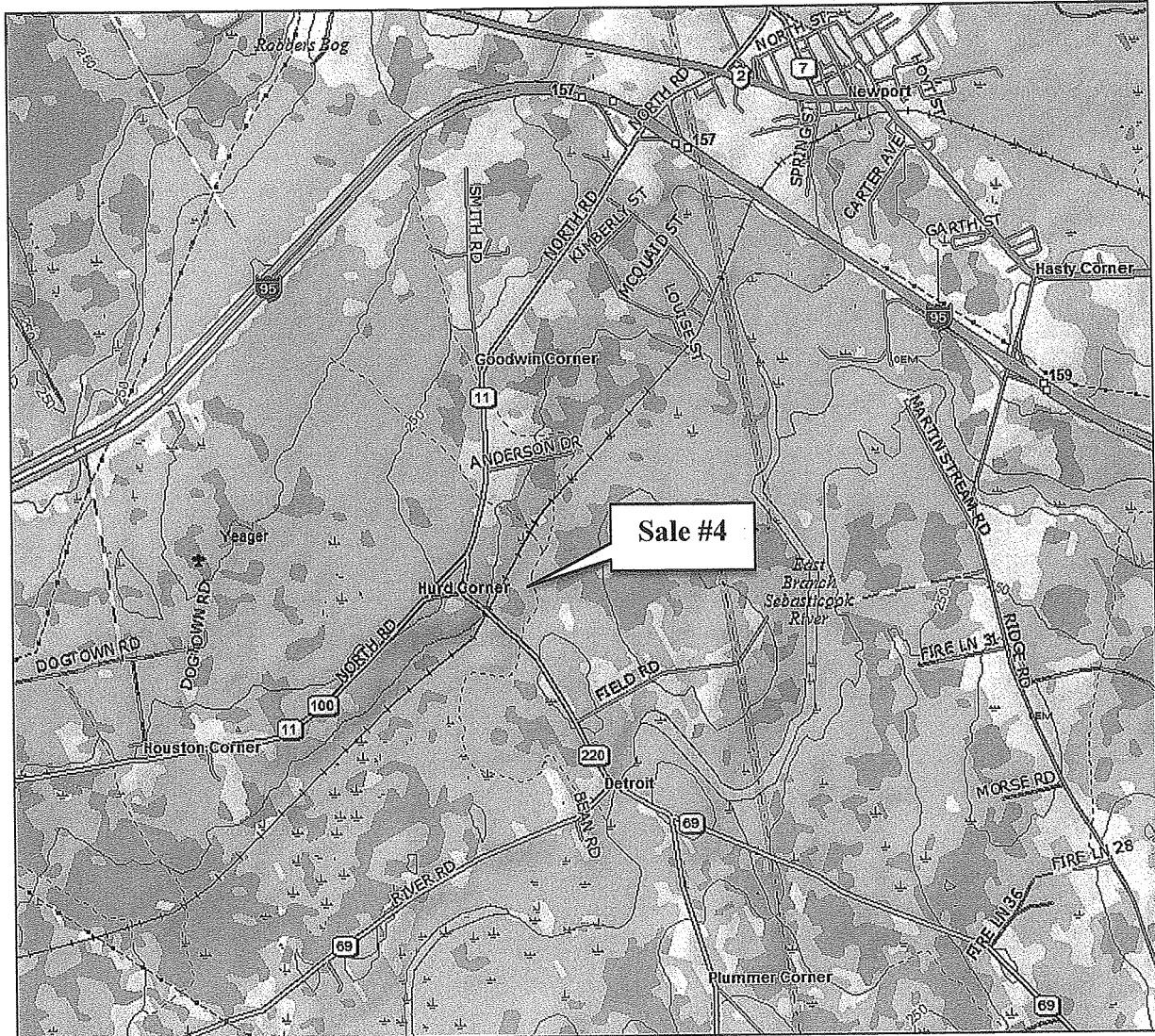


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**LAND SALE #4**

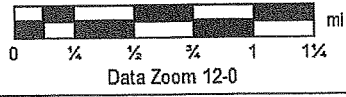
General Information	
<b>Address:</b> East side Route 220 <b>City:</b> Palmyra <b>County:</b> Somerset <b>Map:</b> 3 <b>Lot:</b> 37 <b>Highest and Best Use:</b> Passive recreation <b>Zoning:</b> Not zoned	<b>Total Site Area:</b> 53+/- AC <b>Frontage:</b> 1,275+/- FT recreational trail <b>Depth:</b> 2,524+/- FT Average <b>Shape:</b> Nearly rectangular <b>Topography:</b> Generally level <b>Improvements:</b> None <b>Utilities:</b> None
Sale Information	Deed Information
<b>Date of Sale:</b> July 10, 2013 <b>Confirmed Sale Price:</b> \$12,000 <b>Indicated Value:</b> \$226 Per Acre (\$12,000 ÷ 53 AC) <b>Grantor:</b> Michael Oberlander <b>Grantee:</b> Terry H. Farren	<b>Volume:</b> 4686 <b>Page:</b> 357 <b>Confirmed With:</b> Public record  <b>Confirmed By:</b> Daniel J. Dwyer, November 2017 <b>Encroachments/Restr.:</b> 50FT right-of-way for access <b>Financing:</b> Cash sale
Improvements	Comments
None	Abuts Palmyra Recreation Trail, 30% wetlands, right-of-way access only.



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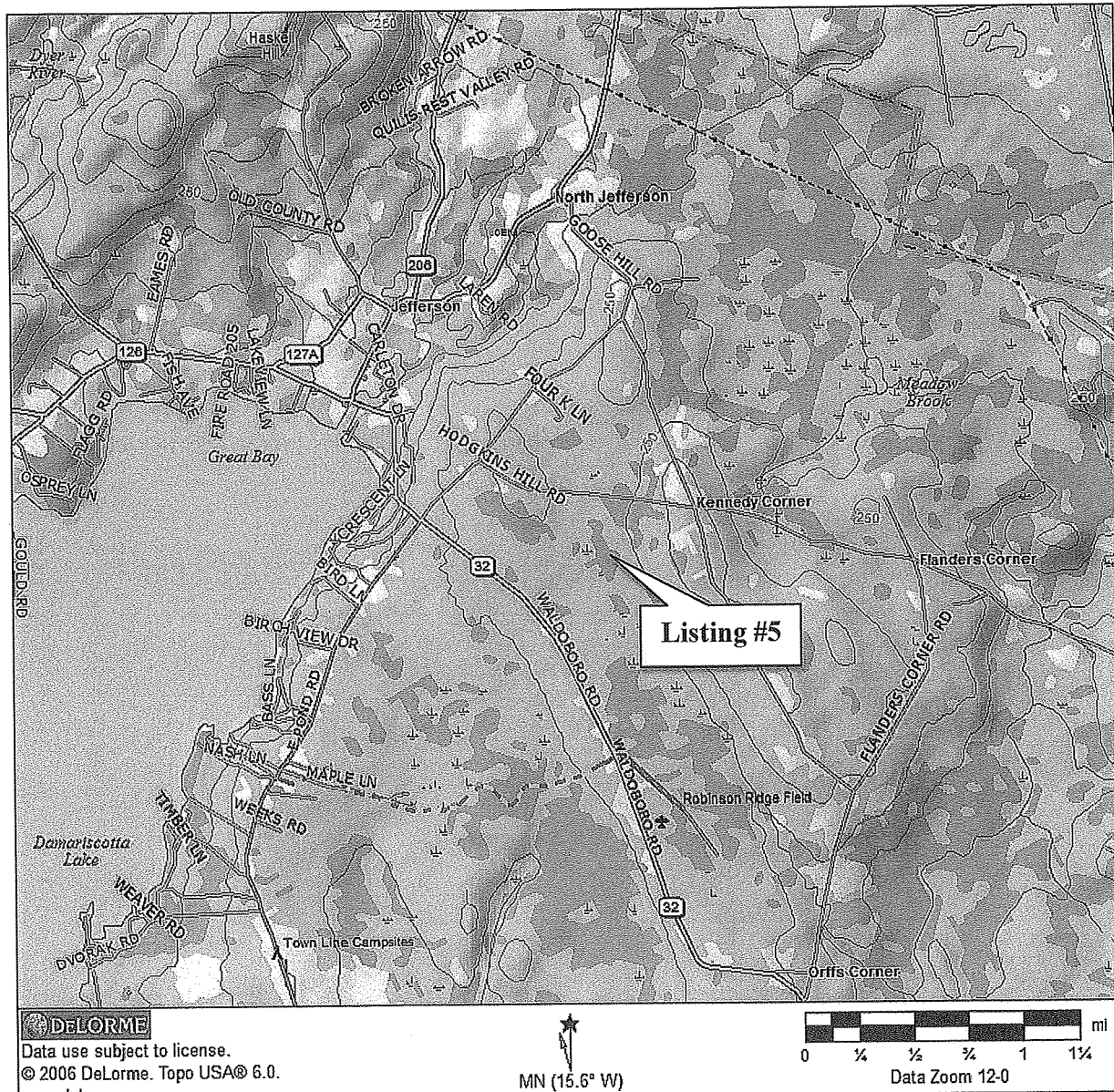




**LAND LISTING #5**

General Information	
<b>Address:</b> South side Hodgkins Hill Rd. <b>City:</b> Jefferson <b>County:</b> Lincoln <b>Map:</b> 14 <b>Lot:</b> 20-1 and 23 <b>Highest and Best Use:</b> Passive recreation <b>Zoning:</b> Not zoned	<b>Total Site Area:</b> 47.5 AC <b>Frontage:</b> Hodgkins Hill Rd. <b>Depth:</b> Varies <b>Shape:</b> Very irregular <b>Topography:</b> Mostly level <b>Improvements:</b> Old road access off highway <b>Utilities:</b> Electricity, telephone at street
Sale Information	Deed Information
<b>Date of Listing:</b> November 2017 <b>Confirmed List Price:</b> \$49,900 <b>Indicated Value:</b> \$1,050 Per Acre (\$49,900 ÷ 47.5 AC) <b>Grantor:</b> Estate of Mary L. Staab and George A. Staab <b>Grantee:</b> Competitive listing with RE/MAX Riverside	<b>Volume:</b> 861 and 2037 <b>Page:</b> 232 and 12 <b>Confirmed With:</b> Public record  <b>Confirmed By:</b> Daniel J. Dwyer, November 2017  <b>Encroachments/Restr.:</b> None reported  <b>Financing:</b> N/A
Improvements	Comments
None	Estimated 70% wetlands. On market 70 days, price reduction of \$10,100 November.





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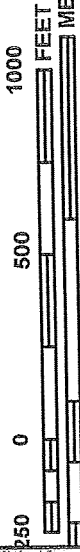
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MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0529D

**FIRM**  
FLOOD INSURANCE RATE MAP  
KENNEBEC COUNTY,  
MAINE  
(ALL JURISDICTIONS)

PANEL 529 OF 775  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:  
COMMUNITY NUMBER PANEL SUBJECT  
AUGUSTA, CITY OF 230007 0529 D

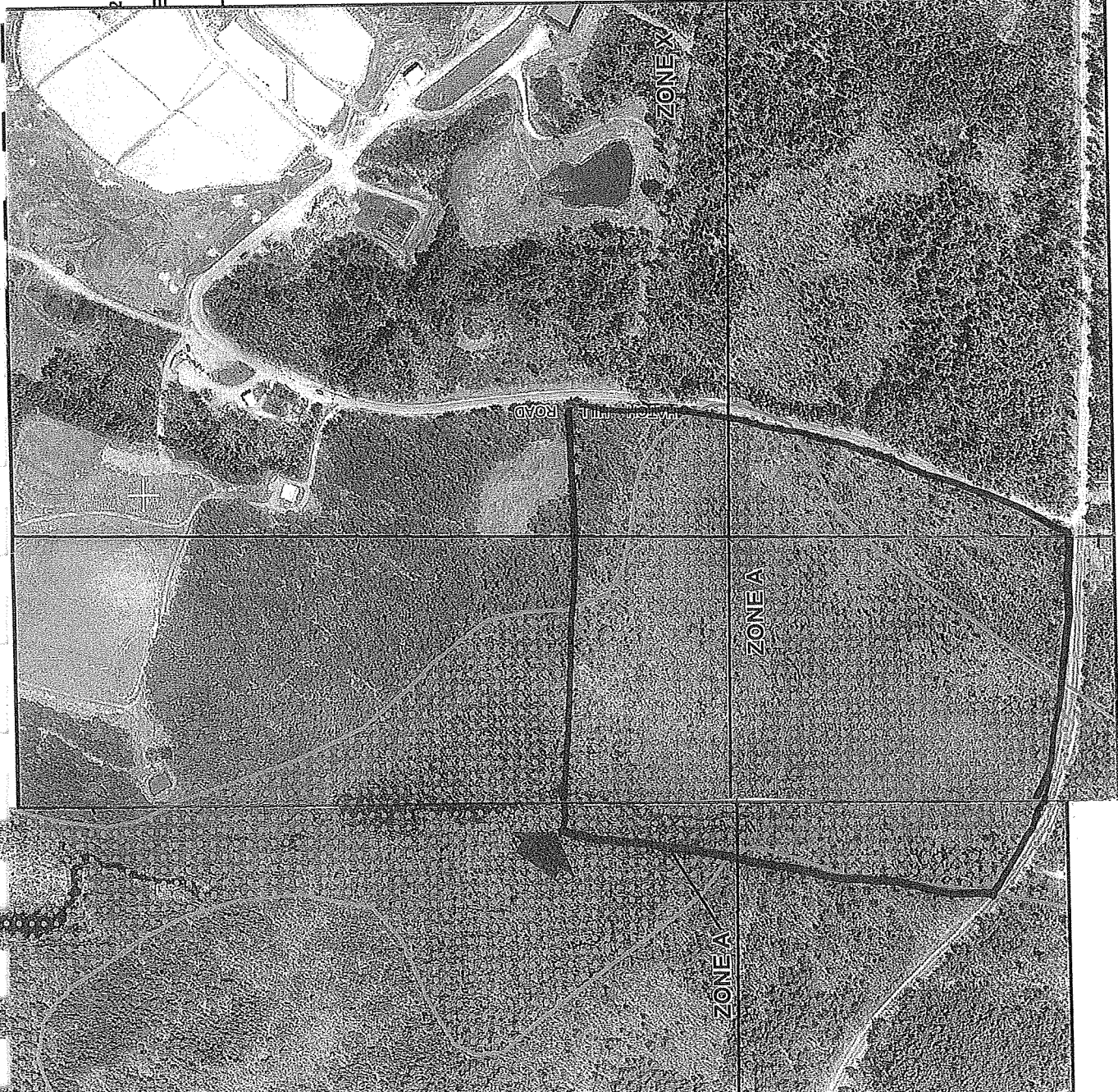
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
23011C0529D  
EFFECTIVE DATE  
JUNE 16, 2011

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)





U.S. Fish and Wildlife Service









# National Wetlands Inventory

## Wetlands



November 22, 2017

### Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



City of Augusta, ME  
Tuesday, November 7, 2017

## Chapter 300. Land Use

### Part 3. ZONING

#### Article III. Zoning District Requirements

##### § 300-315.2. Rural Residential District (RRES).

[Amended 9-17-2007 by Ord. No. 176]

- A. Purpose. The district contains sensitive natural resources and residential neighborhoods and, for the most part, is not geographically well suited for extension of water and sewer. It is the district's intent to conserve the rural character of the City. Residential development and its support services (such as small-scale shops, convenience retail, laundry, and other satellite services) will be permitted. Clustered developments are encouraged to conserve open space and natural values and minimize the cost of services. Maximum permitted densities will be in keeping with natural resource values and groundwater protection considerations.
- B. Requirements for location of parking, servicing, and loading areas. With the exception of all the allowable permitted uses, all off-street parking lots/areas/stalls, vehicle servicing areas and delivery and garage bay doors shall be located (to the greatest extent practicable) to the side or rear of buildings and away from the road frontage of the property. Buffer yard standards for Urban, Industrial, and Planned Development Districts identified in § 300-502 of this chapter are applicable to all parking lots with six or more spaces.
- C. Dimensional requirements.
- (1) Single developments and minor subdivisions.
    - (a) Minimum lot size: 60,000 square feet.
    - (b) Minimum road frontage: 200 feet.
    - (c) Minimum lot depth: 135 feet.
    - (d) Minimum land area required per dwelling unit: 30,000 square feet.
    - (e) Minimum building setbacks:
      - [1] Front: 20 feet/35 feet.\*
      - [2] Side/Rear.\*\*
    - (f) Maximum building height: 30 feet.
    - (g) Notes:

- [1] \*Front setback: 35 feet from the street line of arterial and collector streets; 20 feet from the street line of all other streets.
- [2] \*\*Side/rear setbacks are flexible; see § 300-502, Buffer yards.
- [3] See the arterial/collector street list in § 300-515C.

(2) Major subdivisions.

- (a) Minimum lot size: 60,000 square feet.
- (b) Minimum lot size per dwelling unit: 30,000 square feet.
- (c) Minimum open space per dwelling unit: 12,000 square feet.\*
- (d) Minimum lot size for nonresidential uses: 60,000 square feet.
- (e) Minimum lot frontage:

- [1] Residential: 150 feet.
- [2] Nonresidential: 200 feet.

(f) Minimum lot depth:

- [1] Residential: 135 feet.
- [2] Nonresidential: 150 feet.

(g) Minimum building setbacks:

- [1] Front: 20 feet/35 feet.\*\*
- [2] Side/Rear:\*\*\*

(h) Maximum building height: 30 feet.

(i) Notes:

- [1] \*All open space shall be made contiguous along an outside boundary (or boundaries) of the subdivision to the greatest practicable extent and shall be dedicated to an association of parcel owners initially created by the developer and which at a specified time period revert to said parcel owners. This open space shall include land appropriate to passive and active recreational uses, but may include nonbuildable land such as wetlands and steep slopes.
- [2] \*\*Front setback: 35 feet from the street line of arterial and collector streets; 20 feet from the street line of all other streets.
- [3] \*\*\*Side/Rear setbacks are flexible; see § 300-502, Buffer yards.
- [4] See the arterial/collector street list in § 300-515C.

LAND USE

300 Attachment 4

City of Augusta

Table of Land Uses in the Base Zoning Districts  
 [Amended through Ord. No. 14-191, adopted 11-20-2014; subsequently amended 5-7-2015 by Ord. No. 15-070; 8-20-2015 by Ord. No. 15-133]

KEY:  
 X=Permitted Use (requires a permit from the Code Enforcement Officer)  
 CU=Conditional Use (requires Planning Board review and a public hearing)  
 CS=City Staff  
 PB=Planning Board (a public hearing is not mandatory)  
 SE=Special Exception Use (requires Planning Board review and public hearing)  
 (pz)=performance zoning

Land Uses	District																							
	RA	RE1	RE2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	PD2	GS	RR	RRES	RPDS	RV	RR2	MED	RBV	KL	
<b>ASSEMBLIES</b>																								
Civic, social, and fraternal associations						CU						CU	CU (pz)			CU (pz)	CU		CU (pz)				X	X
Funeral homes	CU	CU		CU	CU	CU						CU	CU (pz)							CU (pz)				X
Religious activities and associated uses	X	X	X	CU	X	CU						X	X	CU		X	X		X	X	X	X		X
<b>BUSINESS</b>																								
Agriculture													CU (pz)			CU (pz)	CU	X	CU (pz)					
Business/professional associations						X						X	CU (pz)	X										X
Business and professional offices and services				X <sup>3</sup>	CU <sup>15</sup>	X	X	X	X	X	X	X	CU (pz)	X		CU (pz)	SE		X	SE	X	X	X	X
Veterinary					CU	X	X	X	X	X	X	X	CU			CU (pz)	SE <sup>3</sup>		CU (pz)	SE	X	CU	CU	X
Temporary, habitable trailers built on a permanent chassis to be used as portable classrooms and/or offices and/or medical diagnostic units for a specified (limited) time and as a public facility only	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU <sup>14</sup>	CU (pz) <sup>14</sup>	CU <sup>14</sup>										X
Research, experimental, and testing laboratories												X	CU (pz)										CU	X
Museum						CU	CU	CU	CU	CU		X	X	CU					CU					X
Small distilleries, breweries and bakeries						CU	X	X	X	X		X	X	CU					CU					X
Services (all establishments primarily providing assistance rather than merchandise, except as otherwise listed below):													X										CU	X
Auto repair/service (no auto sales)								CU	CU	X	X		CU (pz)	X										CU
Bed-and-breakfast/tourist home	CU	CU <sup>1</sup>	CU <sup>1</sup>	CU	X		X	X	X	X	X	X	X	X									X	CU
Cemeteries	CU	CU	CU	CU	CU	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X		
Conference center						CU	CU	CU	CU	CU	CU													CU

AUGUSTA CODE

Land Uses	District																							
	RA	RBI	RE2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	PD2	GS	RR	RRES	RPS	RV	RR2	MED	RBV	KL	
Construction services							X	X	X	X	X	X	CU (pz)						CU (pz)					
Convention facility										CU	CU													
Finance, insurance, and real estate services						X	X	X	X	X	X	X	X	X			SE				SE			X
Hotels						X	X	X	X	X	X	X	X										X	X
Personal services (all establishments providing individual services related to personal goods or needs, except as otherwise listed below):						X	X	X	X	X	X	CU	CU (pz)	X					X				X	X
Barber/beauty shops						X	X	X	X	X	X	CU	X	X			SE <sup>2</sup>		X				X	CU
Laundry services						X	X	X	X	X	X	CU	CU (pz)						X					CU
Self-service laundromats				CU	CU	X	X	X	X	X	X	CU	CU (pz)						X					CU
Shoe repair shops				CU	CU	X	X	X	X	X	X	CU	CU (pz)	X					X					CU
Restaurants						X	X	X	X	X	X	X	X	X		CU (pz) <sup>2</sup>			X					CU
Restaurants, without drive-through service					CU																			CU
Specialty print shop					CU		X	X	X	X	X	X	CU (pz)											X
Social services (excluding offender rehabilitation and offender self-help and parole and probation offices, clinical uses and food and goods distribution facilities)					CU	CU	X	X	X	X	X		CU (pz)	CU									X	X
Taxi and local/commuter bus line service					CU		X	X	X	X	X		CU (pz)											CU
<b>EDUCATIONAL</b>																								
Educational services	X	X	X <sup>2</sup>	X	X	X					X	CU	X		X	CU (pz)	CU		CU (pz)	CU			X	X
<b>FACTORY/INDUSTRIAL</b>																								
Heavy equipment repair												CU	CU (pz)											
Manufacturing, heavy (including possessing, packaging, storage, and distribution of goods)												CU	CU (pz)											
Manufacturing, light												X	CU (pz)										CU	CU
Mineral extraction activities												CU	CU (pz)								CU			
Truck terminals												CU	CU (pz)											
Recycling centers					CU							CU	CU (pz)											
Waste facilities, Class 1										CU		CU	CU (pz)											
Waste facilities, Class 2												CU	CU (pz)											
<b>GOVERNMENT/MUNICIPAL</b>												CU	CU (pz)											

LAND USE

Land Uses	District																							
	RA	RB1	RB2	RC	RD	RP	KBDD1	KBDD2	CB	CC	CD	IA	PD	PD2	GS	RR	RRES	RPDS	RV	RR2	MED	REV	KL	
Correctional institutions						CU							CU (pz)		X									
Courts						CU							CU (pz)		X							CU	CU	X
Government offices				X <sup>1</sup>	CU <sup>15</sup>		X	X	X	X			CU (pz)	CU	X							CU	CU	CU
Government services						X <sup>19</sup>							CU (pz)	CU	X								CU	CU
Municipal or public utilities and communications facilities:	CU	CU		CU	CU							CU	CU (pz)		X	CU (pz)								CU
Major municipal or public utilities and communications facilities	CU	CU		CU	CU	CU	CU	CU	CU	CU	CU	CU	CU (pz)		X	CU (pz)								CU
Minor municipal or public utilities and communications facilities	CU	CU	CU	CU	CU	X	X	X	X	X	X	X	PB	CU	X	PB (pz)	CU	PB (pz)	PB (pz)	CU			CU	X
Wireless municipal or public utilities and communications facilities	X	X		X	X	X	X	X	X	X	X	X	X	CU	X	X		X					CU	
Parks, public													CU (pz)	CU	X	CU (pz)	CU	CU (pz)	CU (pz)	CU			X	CU
Public safety services	CU	CU	CU	CU	CU	CU							CU (pz)	CU	X	CU (pz)							X	CU
Recreational areas and facilities, public					CU								CU (pz)	CU	X	CU (pz)	CU	CU (pz)	CU (pz)	CU				X
<b>INSTITUTIONAL</b>																								
Day-care centers	X	X		X	X	CU	CU		X	X	X	CU	X	X		CU (pz)	SE <sup>3</sup>	CU (pz)	CU (pz)	SE	X	X		X
Group and boarding home	X	X	X	X	X	X	X	X	X	X	X	CU	X	X		X	CU	X	X	CU	X	X		X
Hospitals						X						X	X								CU			X
Medical clinics						CU						CU	CU (pz)				SE			SE	CU			X
Specialized medical clinic																								
Medical marijuana grow-only facility											X													
Nursing homes	X	X		X	X	X					X	X	X	X		X				CU (pz)	SE	CU	X	CU
Medical guesthouse	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	X					
<b>MERCANTILE/RETAIL</b>																								
Retail (all establishments primarily selling or eating products, except as otherwise listed below):					CU		X	X	X	X	X	X	CU (pz)							X			CU <sup>22</sup>	CU
Retail, convenience					X		X	X	X	X	X	X	X			CU (pz)			X				CU <sup>22</sup>	CU
Neighborhood groceries/variety stores				X	X		X	X	X	X	X	X	X				SE <sup>3</sup>		X				CU	CU
Retail, medical sales						CU	X	X	X	X	X	X	CU (pz)	X					X				CU <sup>22</sup>	X
Retail, specialty				X <sup>11</sup>			X	X	X	X	X	X	X	X			SE <sup>3,12</sup>		X				CU <sup>22</sup>	X
Farm stands							X	X	X	X	X	X	X	X			SE <sup>3</sup>		X					X
Flooring showroom					X		X	X	X	X	X	X	X	X					X					X
Garden center						X	X	X	X	X	X	X	CU (pz)	CU		CU (pz)	SE		CU (pz)	SE			X	X

AUGUSTA CODE

Land Uses	District																							
	RA	RB1	RE2	RC	RD	BP	KBD1	KBD2	CB	CC	CD	IA	PD	PD2	GS	RR	RRES	RPDS	RV	RR2	MED	RBV	KL	
Pharmacies				X	X	CU <sup>11</sup>	X	X	X	X	X	X	X									CU	CU <sup>18</sup>	X
Specialty food markets				X	X		X	X	X	X	X	X	X	X			SE <sup>3</sup>		X					CU
Automobile business, as defined										X		X	CU (pz)						CU (pz)					
Filling stations									CU		CU	CU (pz)												
<b>RESIDENTIAL</b>																								
Manufactured housing, Type 1	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X <sup>6</sup>	X	X <sup>17</sup>	X <sup>17</sup>	X <sup>16</sup>	X	X <sup>16</sup>	X	X	X	X <sup>16</sup>			
Manufactured housing, Type 2	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	X		X
Manufactured housing park/and lease community		CU										CU	PB			PB (pz)		PB (pz)						
Multiple-family dwellings	X	X	X	X	X	X	X	X	X	X	X	CU		X									X	X
One- and two-family dwellings	X	X	X	X	X	X	X	X	X	X	X	CU	X	X		X	X	X	X	X	X	X	X	X
Rooming houses	X	X		X	X	X					CU			X										
<b>STORAGE/WAREHOUSING</b>																								
Self-service storage units													CU (pz)									CU (pz) <sup>7</sup>		
Warehousing										CU		X	X											
Wholesaling										CU		X	CU (pz)											
<b>OTHER</b>																								
Recreational areas and facilities, private													CU (pz)	CU		CU (pz)	SE	CU (pz)	CU (pz)	CU (pz)	SE			CU
Sexually oriented businesses												CU												

NOTES:

- Up to 5,000 square feet total floor area on Route 27/Civic Center Drive only.
- On Route 27/Civic Center Drive only.
- Uses limited to maximum gross building size of 5,000 square feet.
- Four lots or less.
- Map 30, Lot 1, Unit 1 only, business/professional/government offices only.
- Excepting conventional residential subdivisions.
- Limited to no more than 75 units or 10,000 square feet of building area.
- Limited to maximum of eight rooms.
- Limited to elementary and middle schools.
- Excepting protective functions/correctional institutions.
- Excepting convenience retail.
- Limited to florists, art gallery, pottery/craft/gift shops.
- Limited to small specialized stores that are located within buildings having existing storefronts built prior to April 1, 2001, and that predominantly serve the needs of a walking clientele.
- This restriction is not intended to restrict the temporary placement of construction-related trailers on project sites, provided that such trailers are removed immediately upon the completion of project work at that site. Planning Board approval is not required prior to the placement of such trailers.
- Excepting financial institutions.
- See § 300-527B for additional regulations.
- See § 300-527C for additional regulations.
- 30,000-square-foot floor area per structure maximum.



**SOUTH BELFAST AVENUE**

**Location** SOUTH BELFAST AVENUE

**Mblu** 11/ 40/ / /

**Acct#** 112960

**Owner** INDUSTRIAL METAL RECYCLING INC

**Assessment** \$36,200

**PID** 3053

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2006	\$0	\$36,200	\$36,200

**Owner of Record**

**Owner** INDUSTRIAL METAL RECYCLING INC  
**Co-Owner**  
**Address** C/O PETER MCAVOY  
 355 SADDLEWORTH RACE  
 LAKE MARY, FL 32746

**Sale Price** \$0  
**Certificate**  
**Book & Page** 6252/ 99  
**Sale Date** 08/16/2010  
**Instrument** 1S

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
INDUSTRIAL METAL RECYCLING INC	\$0		6252/ 99	1S	08/16/2010
ONESTEEL RECYCLING INC	\$0		6252/ 99	1S	05/27/2008
INDUSTRIAL METAL RECYCLING INC	\$38,500		6252/ 99	00	07/08/2000
W & S WOOD PRODUCTS	\$32,000		4413/ 335	00	06/15/1993
ZIENTARA TADIUS J. & MILDRED	\$0		885/ 332		10/31/1949

**Building Information**

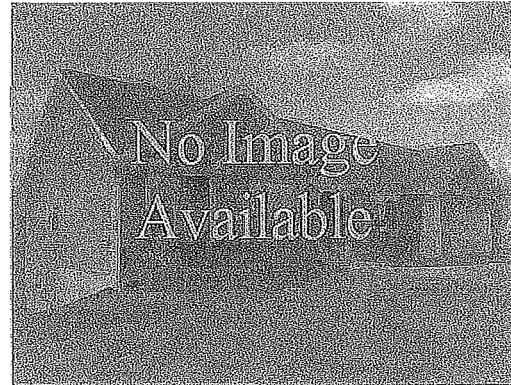
**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0

**Building Photo**

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	

Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	



(<http://images.vgsi.com/photos/AugustaMEPhotos//default.jpg>)

**Building Layout**

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

Land Use		Land Line Valuation	
Use Code	1300	Size (Acres)	45
Description	RES ACLNDV MDL-00	Frontage	1200
Zone	RRES	Depth	0
Neighborhood		Assessed Value	\$36,200
Alt Land Appr	No		
Category			

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

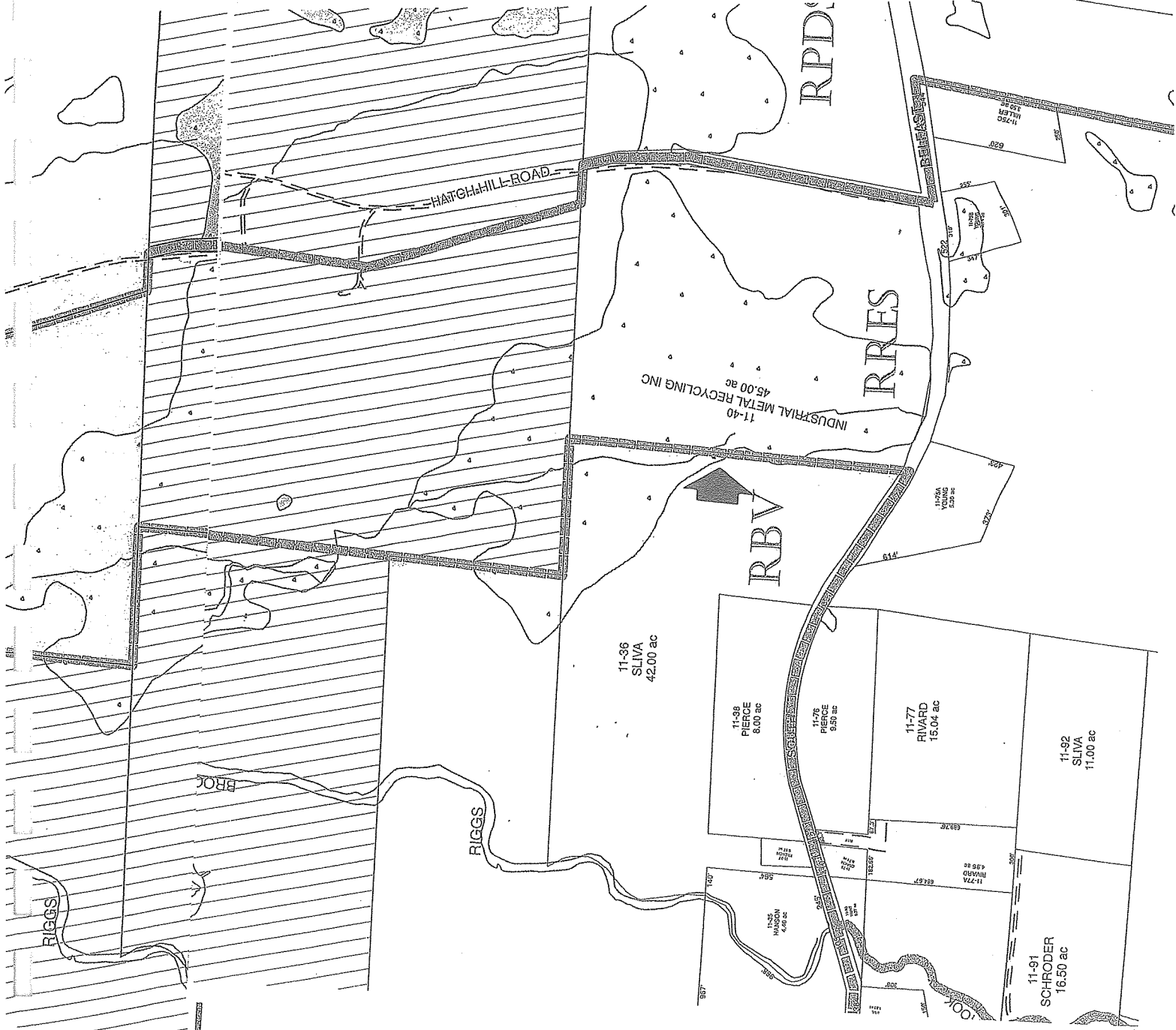
Assessment			
Valuation Year	Improvements	Land	Total

2018		\$0	\$36,200	\$36,200
2017		\$0	\$36,200	\$36,200
2016		\$0	\$36,200	\$36,200

**Valuation History**

Exemptions			
Exemption Year	Code	Description	Amount
2003	2	NON-RESIDENTS	\$0

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## STATEMENT OF LIMITING CONDITIONS

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a site plan and building sketch indicating appropriate dimensions of improvements and the site in order to assist the reader in visualizing the property and understanding the appraiser's determination of the gross building area.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she consider to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided in the Uniform Standards of Professional Appraisal Practice.
8. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identify and professional appraisal organization or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

## APPRAISER'S CERTIFICATION

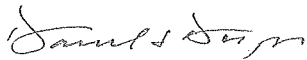
I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. 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.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the 3-year period immediately preceding the acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or 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 this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of a Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and further prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. I have made a personal inspection of the property that is the subject of this report.
11. No one provided significant real property appraisal assistance to the person signing this certification.
12. As of the date of this report, I, Daniel J. Dwyer, have completed the continuing education program of the Appraisal Institute.
13. As of the date of this report, I, Daniel J. Dwyer, have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

### ADDRESS OF PROPERTY APPRAISED:

45.3+/- AC  
North side South Belfast Avenue  
Kennebec County  
Augusta, Maine

### APPRAISER:

Signature:  Date: Nov. 22 2017

Name: Daniel J. Dwyer  
State Certification: #CG276  
State License: #CG276  
State: Maine  
Expiration Date: December 31, 2017

# DANIEL J. DWYER, CMA

Principal, Dwyer Associates  
Augusta, Maine

[dwyerassociates@midmaine.com](mailto:dwyerassociates@midmaine.com)

T 1.207.623.2258

F 1.207.623.2258

## CLIENTS REPRESENTED

American Lung Association  
Central Maine Power Company  
Associated Grocers of Maine  
State of Maine Dept. of Transportation  
MaineGeneral Hospital  
Mid-Coast Hospital  
Camden National Bank  
TD Banknorth  
Bank of Maine  
Kennebec Savings Bank  
Northeast Bank  
Pierce, Atwood, Attorneys at Law  
Lipman Katz & McKee  
Bernstein Shur  
Preti, Flaherty, Beliveau & Pachios  
Maine Dept. of Conservation  
Wadleigh's Oil Company  
Maine Farmland Trust  
City of Augusta, ME  
Burns and McDonnell Engineering Co.  
Maine Turnpike Authority  
Girl Scouts of Maine  
Maine Coast Heritage Trust

## PROFESSIONAL EXPERIENCE

Dwyer Associates formed 1984.  
Appraisal and consulting for all property types.

## SIGNIFICANT ASSIGNMENTS

The following is a partial summary of assignments completed.

### Office:

Multi-tenant low to high rise  
Medical

### Industrial:

Warehouse and light industrial, including high cube  
Reuse development  
Statewide

### Retail:

Standalone and multi-tenant shopping centers;  
Rite Aid real estate development.  
Maine and New Hampshire

### Hospitality:

Coastal inns  
Bed & breakfast  
Flag hotel/motel  
Central and Southern Maine

### Special Purpose:

Golf courses	Market studies
Assisted living facilities	UASFLA (Yellow Book)
Auto dealerships	Self-storage
Corridors	Car wash
Subdivisions	Islands
Conservation easements	Bulk oil storage
Contaminated site	Schools
Mobile home parks	
Condemnation	
Sporting camps	
Campgrounds	
Youth camps	

## PROFESSIONAL DESIGNATIONS

Certified General Appraiser #CG276  
Certified Maine Assessor  
Practicing Affiliate, Appraisal Institute  
VP Maine Chapter Appraisal Institute 2002



## FORMAL EDUCATION

University of Maine, Farmington, ME  
B.A. Degree (1975)

## APPRAISAL EDUCATION

- (A) Certified Maine Assessors Courses: Five courses toward certification as assessor  
Bowdoin College, 1977, Brunswick, Maine
- (B) Maine Real Estate Law, University of Maine, 1979
- (C) Society of Real Estate Appraisers: Course 101 "Appraising Real Property"  
Bowdoin College, June 1982, Brunswick, Maine
- (D) Society of Real Estate Appraisers: Course 102 "Applied Residential Property Valuation"  
May 1985, University of Southern Maine
- (E) Society of Real Estate Appraisers: Course 201 "Principles of Income Property Appraising" April 1987, California
- (F) Society of Real Estate Appraisers: Course 202 "Applied Income Property Valuation"  
May 1988, Boston, Massachusetts
- (G) Society of Real Estate Appraisers: Course 302A "Market Analysis" February 1990, Arlington, Texas
- (H) Society of Real Estate Appraisers: "Professional Practice" November 1990, Portland, Maine
- (I) Appraisal Institute: Course 510 "Advanced Income Capitalization" May 1, 1993, Springfield, Massachusetts
- (J) Appraisal Institute: Course E4 "Litigation Valuation" April 1992, Cherryhill, New Jersey
- (K) Appraisal Institute: Course 550 "Advanced Applications" November 1996, Holyoke, Massachusetts
- (L) Appraisal Institute: Course 530 "Advanced Sales Comparison and Cost Approach" November 1998, Amherst, MA

## SEMINARS

- (A) Appraisal Institute: "Analyzing Commercial Lease Clauses" April 9, 2002, Sturbridge, Massachusetts
- (B) Appraisal Institute: Course 430 "Standards of Professional Practice" December 2001, Portland, Maine
- (C) Appraisal Institute: "Appraising Trouble Properties" May 1, 1992, Bath, Maine
- (D) Narrative Appraisal Report Workshop, Bowdoin College, 1979, Brunswick, Maine
- (E) Introduction to the Cost Approach to Value, University of Maine, 1982, Orono, Maine
- (F) American Institute of Real Estate Appraisers: "Rates, Ratio & Reasonableness" May 1989, Boston, Massachusetts
- (G) Appraisal Institute: "Uniform Appraisal Standards for Federal Land Acquisitions:  
Practical Application for Fee Appraisers" May 7-8, 2004, Portland, Maine
- (H) Appraising From Blue Prints and Specifications, October, 2004, Portland, Maine
- (I) Appraising Convenience Stores, March 2005, Portland, Maine
- (J) Subdivision Valuation, December 2005, Appraisal Institute, Portland, Maine
- (K) Office Building Valuation, March 2008, Appraisal Institute, Portland, Maine

# DWYER ASSOCIATES

## PRIVACY & CONFIDENTIALITY AND SECURITY POLICY

### Privacy Policy

**What information we collect:** We collect and use information we believe is necessary to provide you with our appraisal services. We may collect and maintain several types of personal information needed for this purpose, such as:

- Information we receive from you on applications, letters of engagement, forms found on our website, correspondence, or conversations, including, but not limited to, your name, address, phone number, social security number, date of birth, bank records, salary information, the income and expenses associated with the subject property, the sale price of the subject property, and the details of any financing on the subject property;
- Information about your transactions with us, our affiliates or others, including, but not limited to, payments history, parties to transactions and other financial information;
- Information we receive from a consumer-reporting agency such as a credit history.

**What information we disclose:** Except as described below, we do not share nonpublic personal information. We will not rent, sell, trade, or otherwise release or disclose any personal information about you. We will not disclose consumer information to any third party for use in telemarketing, direct mail or other marketing purposes.

- We limit the sharing of nonpublic personal information about you with financial or non-financial companies, including companies affiliated with us, and other third parties to the following:
  - (i) We may share information when it is necessary or required to process a loan or other financial transaction;
  - (ii) We may share information when it is required or permitted by law, such as to protect you against fraud or in response to a subpoena;
  - (iii) We may disclose some or all of the information described above with:
    - (a) Companies that perform marketing services on our behalf; or
    - (b) Other financial institutions for the limited purpose of jointly offering, endorsing or sponsoring a financial product or service.

## **Confidentiality and Security Policy**

- We consider privacy to be fundamental to our relationship with clients. We are committed to maintaining the confidentiality, integrity and security of clients' personal information. Internal policies have been developed to protect this confidentiality, while allowing client needs to be served.
- We restrict access to personal information to authorized individuals who need to know this information to provide service and products for you. We maintain physical, electronic, and procedural safeguards that comply with federal standards to protect your nonpublic personal information. We do not disclose this information about you or any former consumers or customers to anyone, except as permitted by law. The law permits us to share this information with our affiliates. The law also permits us to share this information with companies that perform marketing services for us, or other financial institutions that have joint marketing agreements with us.
- When we share nonpublic information referred to above, the information is made available for limited purposes and under controlled circumstances. We require third parties to comply with our standards for security and confidentiality. We do not permit use of consumer/customer information for any other purpose nor do we permit third parties to rent, sell, trade or otherwise release or disclose information to any other party.