

Report on the Selectboard Meeting of July 8, 2025

Prepared by Alison Freeman

Note: These are not official minutes -- -- just notes taken by me. Official minutes will be available from the Town Office and will be posted on the Town web site following Board approval at the next meeting.

Please email me at news@singingbridge.net with any questions, comments, or requests to subscribe to the list. To unsubscribe, simply follow the instructions at the bottom of this email.

These notes, and the full agenda for the meeting, are available at SingingBridge.net as a PDF.

Recordings of Selectboard meetings are available on the Town's YouTube channel:

<https://www.youtube.com/@GeorgetownME>

The Meeting: The meeting was conducted as a Zoom hybrid. Selectboard Members Aria Eee and Katie Goodwin, and Town Administrator Tyler Washburn were together in the Town Office. Selectboard Member Bronwen Tudor was on Zoom. There were 14, members of the public in attendance in person or on Zoom.

The minutes of the meeting of June 24, 2025 were approved. They will be posted on the Town website.

Most Important/Interesting Items: In my judgment, the following items were the most important things covered during the meeting.

- A new Liquor License for The Mooring was approved after the Public Hearing
- The Working Waterfront Work Group presented their report to the Selectboard. The report will be posted on the Town website as soon as is practical. No decisions were made
- Office Closure for Week of July 14th was approved. *See below for additional information*
- Discussion on the next steps regarding the West Georgetown ATV Access Route (no votes or decisions). *Anyone who wants to comment on how this experiment is going should contact the Town Office or attend the next Selectboard meeting*

Correspondence:

The Town Administrator reported on correspondence received. For a complete listing of this correspondence, see the Meeting Agenda on the Town website. Members of the public may come to the Town Office to read the correspondence items listed here.

The most interesting items were:

- Sagadahoc County Sheriff's Department – June Incident Report
- Sagadahoc County Sheriff's Department – Full Year Incidents Report
- Town of Georgetown – Revised Volunteer Application
- Patten Free Library – July Events
- Maine Municipal Association – Risk Management Express, June Edition
- Maine Municipal Association – FOAA Training*
- Central Maine Power – Rates for the New Year (emailed Spreadsheet)
- Southern & MidCoast Resilience Coordinator Collaborative – July Newsletter

Upcoming Events/Dates:

Solid Waste Management	Wednesday, July 9th	7:00pm ZOOM
Water Study Grant Kickoff (GCS)	Thursday, July 10th	7:00pm ZOOM
Conservation Commission	Monday, July 14th	6:00pm ZOOM
Town Owned Property Mgt	Tuesday, July 15th	4:00pm HYBRID
Planning Board	Wednesday, July 16th	7:00pm HYBRID
Select Board	Tuesday, July 22nd	6:00pm HYBRID

The next meeting of the Selectboard will be at 6 PM on Tuesday, July 22nd. The public is welcome to attend in person or on ZOOM. E-mail gtwnme@hotmail.com for the ZOOM code to join the meeting no later than 2pm that day. The agenda and meeting packet are available, usually the Monday before a meeting, at: https://www.georgetownme.com/?page_id=6611

Prepared and distributed by Alison Freeman



Groundwater Resiliency Project of the Arrowsic Resilience Committee and the Georgetown Conservation Commission.

GRANT KICK OFF MEETING

**THURSDAY JULY 10TH 7:00 PM
GEORGETOWN HISTORICAL SOCIETY
HYBRID MEETING**

Arrowsic and Georgetown received a \$170,000 joint Community Resilience Partnership grant to examine drinking water quality and quantity over the next two years.

Join us on July 10th at 7pm to learn more about the grant, ask questions and meet with the experts who will be helping us with this important study. The meeting will be hybrid and recorded. The recording will be sent out to those who register. Please register at this link: **bit.ly/gtkickoffwaterwise**

What can WaterWise do for you?

- FREE water testing available to homeowners who fill out the survey (first come first serve). The more people who participate, the better the data for this study.
- Surveys are available online and in paper form **(due 7/31)**



**FOR MORE INFORMATION:
WWW.GTOWNCONSERVATION.COM
CONSERVE04548@GMAIL.COM**





OFFICE CLOSURE NOTICE

JULY 14, 15, 16, & 17

THE TOWN OFFICE WILL BE CLOSED FOR THE WEEK OF JULY 14 DUE TO STAFF VACATIONS AND FIELD WORK. COMMITTEE MEETINGS WILL CONTINUE AS PLANNED.

THERE ARE MANY SERVICES AVAILABLE ONLINE. PLEASE CHECK THE LINKS IN THE COMMENTS BELOW FOR MORE INFORMATION.

WE WILL REOPEN ON MONDAY, JULY 21, AT 9AM. THE CLERK'S DESK WILL REOPEN FOLLOWING STATE-MANDATED TRAINING. WHEN IN DOUBT? CALL AHEAD.

Join us at the Georgetown Central School!



BOOK SALE

Support the Laura E. Richards Library in coastal Georgetown, ME

July 19th
9:00am-3:00pm

We have something for everyone!

On your way to Reid State Park
52 Bay Point Rd, Georgetown, ME

For more information contact
207-371-9995 (leave message)

Donation based, except for
Special Collection books.
Check and cash only.



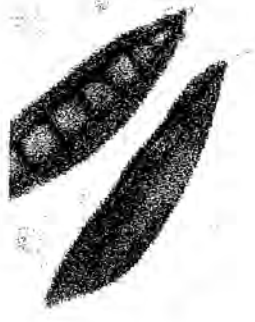
BYObag



@lauraerichardslibrary



@ler863

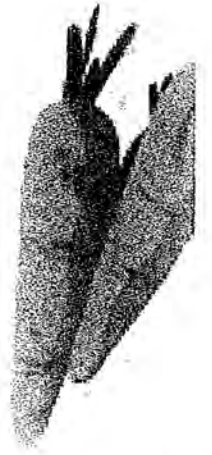


GLEANNING

at the Town Office



Fresh fruits & vegetables
from local farms &
Georgetown gardens



Wednesdays
2:30-3:00
June 11-October



ALL ARE WELCOME
Bring your own bag



GEORGETOWN WORKING LEAGUE

SUMMER

FUNdraising

Thrifs and Gifts Shop

Open Friday-Sunday 10-4

Memorial Day Thru Labor Day
833 Five Islands Road Georgetown

Handmade crafts-thrifts-local artisans-
collectibles-kids corner and much more!



2025 Quilt Raffle

\$5 For a Book of 7 Tickets

Buy a chance to win our 2025 GWL quilt!
Tickets can be purchased at the Thrifts and
Gifts shop or through our website.

BID\$ and BITE\$

Saturday, August 9th from 10-1pm

Georgetown Community Center

Silent Auction-Baked Goods-Live Music-
Coffee-Kids Activities-Quilt Raffle Drawing



JOIN THE GWL!

Create-Volunteer-Raise Money for the
Community-Meet New People-
Have fun!

Email for more information:
gwl.events.04548@gmail.com

Help us raise money for the Community
WWW.GEORGETOWNWORKINGLEAGUE.ORG





Georgetown Historical Society

20 Bay Point Road, Georgetown, Maine 04548
207-371-9200 georgetownhistorical@gmail.com

GHS hours: Wednesdays 10 – 5 and Saturdays 10 – 1

Celebrate! 50 Years, 50 Treasures: Selections from the GHS Collections

An exhibit which takes visitors back through our island's history –
from the current day to pre-colonial Indigenous habitation.



May 24 through November 1, 2025



Join us as we celebrate the 50th anniversary of
GHS and The Georgetown Tide.



July 19th
at Patten Free Library



August 16th
at Bath Habitat for
Humanity ReStore



September 20th
at the
Curtis Memorial Library

Why Replace when you can repair?

A Repair Cafe brings together a community
of fixers willing to educate
people so that they can repair their
everyday items rather than throw them out

All events held on Saturday Mornings
10 A.M. till 12:30 P.M.

Our Repair Cafe will have experts able to repair:

- Electronics
- Computers
- Mending
- Small appliances
- Wooden Furniture
- Book Repair
- Leather Repairs
- Knife Sharpening

**We are always looking for
additional volunteers, if you
are interested call Curtis
Library!**

Questions? Please call the Curtis library at 725-5242 ext 4

SELECT BOARD, TOWN OF GEORGETOWN

Agenda for Tuesday, July 8, 2025 at 6:00 pm

Hybrid meeting held via ZOOM for public and at the Town Office for SB Members who wish.

Please email gtwnme@hotmail.com for the ZOOM login info.

*indicates copy provided to Select Board

***INDICATES THE NEED FOR A MOTION TO APPROVE**

Call to order:

Public comment:

Items to be added to the agenda (if approved by chair and board):

Scheduled appointments:

- 6:15pm – Public Hearing on a *new* Liquor License for The Mooring
- 6:30pm – Meeting with the Working Waterfront Work Group

Minutes:

- Minutes of June 24th Meeting for review and approval *

Review:

Assessing items:

- Headrick Abatement Memorandum (11U-008)*
 - o Recommendation? To Assessor
- Covino Abatement Memorandum (11U-011)*
 - o Recommendation? To Assessor
- Tsao Abatement Memorandum (14U-039)*
 - o Recommendation? Denial
- Seidman Hearing Update

Correspondence:

- Sagadahoc County Sheriff's Department – June Incident Report*
- Sagadahoc County Sheriff's Department – Full Year Incidents Report*
- Town of Georgetown – *Revised* Volunteer Application*
- Patten Free Library – July Events*
- Maine Municipal Association – Risk Management Express, June Edition*
- Maine Municipal Association – FOAA Training*
- Central Maine Power – Rates for the New Year (emailed Spreadsheet)*
- Southern & MidCoast Resilience Coordinator Collaborative – July Newsletter*

Continuing Items:

- Receipts for pumping:
- Maine Waste Discharge License **renewal** / transfer applications:
- Maine Waste Discharge License **approvals**:
- PBR / NRPA :

Board Member / Committee Updates:

- Ms. Tudor:
- Ms. Eee:
- Ms. Goodwin:

Town Administrator Update

Old Business:

- Discussion on the next steps regarding the West Georgetown ATV Access Route (no vote expected)

New Business:

- Settlement of 2024-25 and Recommitting Taxes 
 - o Note: This is only to change Tax Collectors.
- Office Closure for Week of July 14th 
- Approval for Administrator to attend MTCMA Conference at Sunday River 

Items For Signature:

- Recommitment of Taxes Certificate
- *If Approved*, Liquor License for The Mooring

Public comment:

Executive Session:

Adjournment:

UPCOMING MEETINGS/ EVENTS:

Select Board	Tuesday, July 8 th	6:00pm HYBRID
Solid Waste Management	Wednesday, July 9 th	7:00pm ZOOM
Water Study Grant Kickoff	Thursday, July 10 th (GCS)	7:00pm ZOOM
Conservation Commission	Monday, July 14 th	6:00pm ZOOM
Town Owned Property Mana	Tuesday, July 15 th	4:00pm HYBRID
Planning Board	Wednesday, July 16 th	7:00pm HYBRID
Select Board	Tuesday, July 22 nd	6:00pm HYBRID

ABATEMENT REQUEST

HEADRICK, DIANA

10 HARBOR WAY (11U-008)

LAND: 1,041,000 BLDG: 169,000

REQUESTED ABATEMENTS – LAND: 341,000 to 391,000 BLDG: 44,000

Summary: *See Attached Application.*

Initial Findings:

- The Headrick's property is assessed in the Harmon's Harbor neighborhood.
- Small topography reductions.

Further, here is a breakdown in assessment for 11U-002:

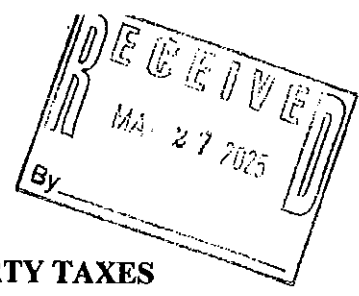
- 0.78 Acre Homesite (600,000 per acre, Harmons Harbor)
- 0.24 Acre – Rear Land 1 (8,800 per acre)
- Site Improvement (20,000)
- **Reductions to note:**
 - The home site is receiving a 10% reduction for topography.
 - The site improvement was factored 50%, too.

Comparisons: The Town Administrator compared this property to like properties. They are:

- 10 Harbor Way (11U-008) **LAND: 1,041,000 BLDG: 169,100**
 - 0.78 Acres Homesite (660,000 per Acre, Harmons Harbor Road neighborhood)
 - 0.24 Acres Rear Land 1 (8,800 per acre)
 - Site Improvement (22,000)
 - No Heat & Basement Reductions
- NO STREET ADDRESS (11U-012) **LAND: 504,000 BLDG: 0**
 - 2.0 acres Homesite (660,000 per Acre, Harmons Harbor Road neighborhood)
 - No Site Improvement
 - 30% Factor for Topography
- 31 Oak Road (11U-015) **LAND: 335,400 BDLGS: 427,100**
 - 1.5 Acres homesite (660,000 per Acre, Harmons Harbor Road neighborhood)
 - 0.3 Acres Rear Land 1 (8,800 per acre)
 - Site Improvement (22,500)
 - Basement Reduction
- 44 Oak Road (11U-020) **LAND: 170,800 BDLG: 211,400**

- 0.26 Acres (112,500 acre, Oak Road Neighborhood)
- Site Improvement (22,500)
- View Factor – 1 (15,000)
- Basement Reduction

Recommendation: While reviewing this property and comparing to others, I can see consistency. However, and similar to the Covino abatement request, I also find several lots in this region with large topography reductions, something alluded to in the application. Further, the analysis of the valuation of water depth (which does play a factor) is beyond my capability to determine. Therefore, I recommend this abatement be forwarded on to our Assessing Agent for a Site Visit and further review.



TOWN OF GEORGETOWN

APPLICATION FOR ABATEMENT OF PROPERTY TAXES

(under 36 MRSA § 841)

Please read the instructions on the back of this form before filling out this application

1. Your name: Diana Headrick
2. Your mailing address: 4 Eagles Nest Ln, Boxford, MA
3. Your phone numbers: Local: 978-873-0165 Away: 978-873-0165
4. Tax year for abatement: 2024
5. Tax map and lot of property: Map: 11U Lot: 008
6. Assessed valuation of real estate: Land: 1,041,000 Bldg: 169,100
7. Requested abatement in value: Land: 341,000 - 391,000 Bldg: 44,000
8. Specific reasons for abatement:

The land is overvalued. I determined this by several reasons:

1. The sellers, Cy and Janice Stevens, had a professional assessment completed when we purchased the property in 2021. The value was estimated to be \$350,000 to 375,000, which was significantly lower than the assessed value at the time. Because of the fact this property is in a tidal zone (and not deep water) and there was a large proliferation of Japanese Knotweed covering a major portion of the property, we agreed on \$325,000 as a purchase price. Based on analysis provided by Tyler Washburn, the assessments of shoreline properties increased by 89.5% from 48.77% to 92.43% of sales value. Increasing our purchase price, or the appraisal value at purchase time, by 89.5% results in a value ranging from \$615,875 to \$710,000, which is more in line with the price of waterfront land on the market today, and in sales over the past two years.
2. When we compared the land values to similar properties in Harmon Harbor, we found that the value per acre for our property is not in line with other properties, resulting in values ranging from \$186,333.33/acre to our price of \$1,020,588.24/acre.
please see the attached table to compare:

Owner	Parcel	Land Value	Acr	Value/Acre	Building Value	Total	Tax
Headrick	11U-008	\$ 1,041,000	1.02	\$ 1,020,588.24	\$ 169,100	\$ 1,210,100	\$ 7,285
Covino	11U-011	\$ 915,800	1.7	\$ 538,705.88	\$ 191,200	\$ 1,107,000	\$ 6,664
Chafe	11U-003	\$ 1,222,100	6	\$ 203,683.33	\$ 174,200	\$ 1,396,300	\$ 8,406
Preble	11U-016	\$ 759,700	1.46	\$ 520,342.47	\$ 158,200	\$ 917,900	\$ 4,374
Landry	11U-001	\$ 641,500	1.5	\$ 427,666.67	\$ 221,100	\$ 862,000	\$ 5,193
Goodrich	11U-012	\$ 504,000	2	\$ 252,000.00	\$ -	\$ 504,000	\$ 3,034
LaBreque	11U-015	\$ 335,400	1.8	\$ 186,333.33	\$ 368,700	\$ 704,100	\$ 4,088

We noted that the Chafe property is similarly valued to our property, but has 6 acres compared to our one acre, which values each acre of their acres at \$203,683.33/acre vs our value of \$1,020,588.24 per acre, and has multiple residences on the property as well (compared to our one house under construction), as well as a dock and access to water during low tides.

3. Our property is tidal, meaning that we cannot access water during low tide, which happens twice a day. That also should lower the value of the property in comparison to land that is deep water.
4. When comparing the value of our property to recent sales in Georgetown, we also find the assessed value is too high. Additionally, assessed values are all over the map for Shoreland properties. For example, the property at 44 Indian Point Rd recently sold for \$1,100,000. This 4BR, 2BA, 2900 sq ft, house on 8.39 acres has 520' of water frontage, a dock, and is updated and fully heated. The assessed land value is \$296,800 (\$35,375.45/acre!) and the building is \$292,400. Please review the analysis of assessed values of waterfront properties in Georgetown over the past two years.

Sold	Sale price	Parcel	Land Value	Acre	Value/Acre	Building Value	Total Value
44 Indian Pt Rd	\$ 1,100,000	4U-17 + 19	\$ 296,800	8.39	\$ 35,375.45	\$ 292,400	\$ 589,200
6 Pilot House Ln	\$ 1,050,000	10U-012	\$ 1,248,800	1.09	\$ 1,145,688.07	\$ 216,800	\$ 1,465,600
20 & 31 Mica Ln	\$ 2,200,000			4.48	\$ -		\$ -
- 20 Mica Ln		R06-042	\$ 719,700	3.1	\$ 232,161.29	\$ 240,200	\$ 959,900
- 31 Mica Ln		R06-043	\$ 637,500	1.38	\$ 461,956.52	\$ 146,100	\$ 783,600
43 Birch Island Ln	\$ 604,000	R03-001-2A/1-2A	\$ 171,700	1.96	\$ 87,602.04	\$ 288,800	\$ 460,500
23 Hagan Cove Rd	\$ 995,000	R11-032	\$ 582,400	0.57	\$ 1,021,754.39	\$ 180,800	\$ 763,200
57 Cove Rd	\$ 1,175,000	R11-043	\$ 1,085,300	3.38	\$ 321,094.67	\$ 248,900	\$ 1,334,200

5. I also noted the sale of 6 Pilot House Ln, located on Harmon Harbor (10U-012). This property sold on November 15, 2024 for \$1,050,000, but has an assessed value of \$1,465,600. The assessed value is 40% higher than the sale value, which puts it well outside Maine's Assessed Value to Sales ratio (should be within 10%+/- of sale value). The land was valued at \$1,248,800 and the building at \$216,800. This property includes a 1452 sq ft home with 2BR, 1 BA, a 36' x 32' two story barn with a finished room, and a separate cottage, which is quite a lot of building space for \$216,800. At the same time, the assessed value of the land is higher than the sale prices of the property. This indicates that land in Harmon Harbor is overvalued, especially when compared to other locations in Georgetown.
6. Finally, there are two waterfront properties in Georgetown for sale today.
 - a. 0 Cove Rd, is a waterfront 2-acre property with 200' of deep water frontage in the North End for sale for \$689,900 (\$344,950/acre). It has been on the market for quite a while and has not sold, which indicated the price for the waterfront lot is too high.
 - b. 0 Webber Rd, a waterfront 10.5-acre property has 450' of waterfront and is on the market for \$1,300,000 (\$123,810/acre). Again, that property has been on the market for quite a while and has not sold.

Similarly, the assessed value of our building is also overvalued.

At 50% complete, a 100% assessed value would provide a final assessment of \$338,200 for the building, which is too high and out of line with other assessed values of buildings. This property has less than 1,500 sq ft, 3 BR and two ¾ baths (no tubs). We are using second-hand cabinets, doors and other materials to save costs. The house is rustic; there are no finished floors in the bedrooms or hallway on the second floor, as well as exposed joists. We believe the final assessed value should be approximately, \$250,000, which would make the 50% assessed value \$125,000.

To the Board of Assessors of the Town of Georgetown:

In accordance with the provisions of 36 MRSA § 841, I hereby make written application for abatement of property taxes as shown. The statements made are correct to the best of my knowledge and belief.

Date: 23 May 2025

Signed: Dana Hendrick

You must file this form in duplicate and must file an application for each separately assessed parcel you claim has been overvalued. Unsigned forms will not be accepted.

INSTRUCTIONS:

You must file this application with the Town within 185 days from the date of commitment of taxes.

You must file a separate application for each separately assessed parcel of real estate.

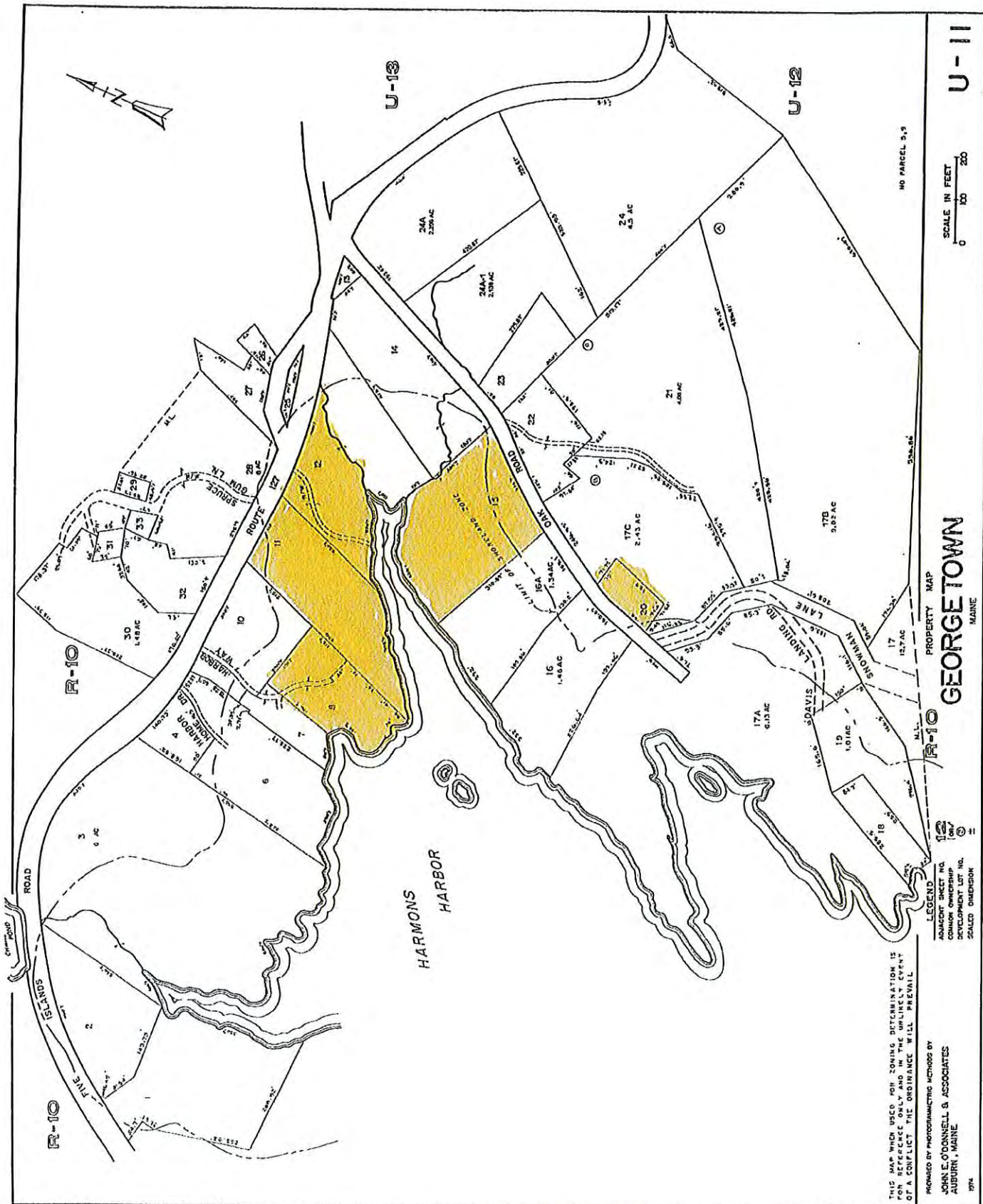
You must file this application in duplicate.

To be eligible to request an abatement, you must have filed a complete list of your taxable property with the assessors in accordance with 36 MRSA § 706. If you have not filed such a list, you must file it with this application, together with a statement as to why you did not file it at the proper time.

The assessors will provide written notice of their decision within ten days of taking final action on this application. They may ask you to agree to further delay. If they do not provide such notice within sixty days, you may assume that they have denied the application and proceed to an appeal.

In line 7, show the amount by which you believe the valuation should be reduced, not the number to which you want it reduced. For example, if the valuation listed in line 6 is \$150,000 and you believe it should be \$100,000, you should enter \$50,000 in line 7, not \$100,000.

In the space below line 8, be as specific as possible in providing reasons why the assessors should grant your request. State the reasons for your claim, such as the sales prices of this or comparable properties.



THIS MAP WHEN USED FOR ZONING DETERMINATION IS
 SUBJECT TO THE ZONING ORDINANCE OF THE TOWN OF
 GEORGETOWN, MAINE. IF A CONFLICT BETWEEN THE ZONING
 ORDINANCE AND THIS MAP OCCURS, THE ORDINANCE WILL PREVAIL.

PREPARED BY PHOTOGRAPHIC METHODS BY
 JOHN E. O'DONNELL & ASSOCIATES
 AUBURN, MAINE
 1974

LEGEND
 1. ADJACENT SHEET NO.
 2. COMMON OWNERSHIP
 3. DEVELOPMENT LOT NO.
 4. SCALED DIMENSION

R-10
 GEORGETOWN
 MAINE
 PROPERTY MAP

SCALE IN FEET
 0 100 200

U-11

Georgetown

Valuation Report

05/27/2025

Name: COVINO, ROBERT J & JANET M, TRUSTEES

Page 1

11U-011

Account: 517 Card: 1 of 1

Map/Lot:

Location:

1319 FIVE ISLANDS ROAD

Neighborhood 7 Harmons Harbor

Zoning/Use SL
 Topography Rolling
 Utilities Site Improve
 Street Paved

Reference 1 B0353P0083

Reference 2

SV SALE YEAR 0 UNUSED 0
 Exemption(s) Land Schedule 23

Land Description		Price/Unit	Total Fctr	Influence	Value
Units	Method - Description				
1.50	Acres-Homesite (Fract)	660,000	1,454,997 60%	Topography	872,998
0.20	Acres-Rear Land 1	8,800.00	3,168 100%		3,168
1.00	# -SITE IMPROVEMENT	22,000.00	39,600 100%		39,600
Total Acres 1.70		538,685.88 Per Acre	Land Total		915,766

Dwelling Description				Replacement Cost New	
Conventional	Two Story	525 Sqft	Grade C 100	Base	199,188
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-11,954
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-8,316
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,584
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	23,760
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition		Layout			Total
Built 1984	Renovated 2022	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Typical
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	149,111

Outbuildings/Additions/Improvements				Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phv	Func
Wood Deck	2002	360	C 100	4.277	Ava.	73%	100%
ONE STORY FRAME	1984	250	C 100	23.018	Ava.	73%	100%
ONE STORY FRAME	2002	120	C 100	11.048	Ava.	73%	100%
Wood Deck	2002	120	C 100	1.426	Ava.	73%	100%
RAMP	2012	108	C 100	9.306	Ava.	90%	100%
FLOAT.....	2012	160	C 100	5.148	Ava.	90%	100%
1,420 SFLA	122.52 = \$/SFLA (4)			Outbuilding Total			42,039

Acpt Land 915,800 Accepted Bldg 191,200 Total 1,107,000

Georgetown
Name: HEADRICK, RONALD & DIANA

Valuation Report

05/27/2025

Page 1

11U-008

Account: 1235 Card: 1 of 1

Map/Lot:

Location:

10 HARBOR WAY

Neighborhood 7 Harmons Harbor

Sale Data

Zoning/Use SL
Topography Rolling
Utilities Site Improve
Street Paved

Sale Date 08/20/2021
Sale Price 325,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

SPRING WORK 2025
Reference 1
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	660,000	1,130,408	90%	Topography	1,017,368
0.24	Acres-Rear Land 1	8,800.00	3,802	100%		3,802
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	50%	Fract. Sha	19,800
Total Acres 1.02		1,020,558.82 Per Acre			Land Total	1,040,970

Dwelling Description

Replacement Cost New

Conventional	Two Story	624 Sqft	Grade B 100	Base	277,040
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	3,163
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	15,206
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2024	0	TYPICAL	TYPICAL	Average	Typical	295,409
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		97%	50% 100%	143,273

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2022	160	C 100	3.168	Ava.	96%	100%	100%	3.041
1 Storv/BASEMENT	2024	288	B 100	40.144	Ava.	97%	50%	100%	19.470
Open Frame Porch	2024	128	B 100	6.742	Ava.	97%	50%	100%	3.270
1,536 SFLA		105.95 = \$/SFLA (4)							25,781

Accept Land	1,041,000	Accepted Bldg	169,100	Total	1,210,100
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Georgetown
Name: GOODRICH, ALLEN

Valuation Report

05/27/2025

Page 1

11U-012

Account: 679 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 7 Harmons Harbor

Zoning/Use SL
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B1182P0025
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Homesite (Fract)	660,000	1,680,086	30%	Topography	504,026	
Total Acres 2.00		252,013.00 Per Acre			Land Total	504,026	
Accpt Land		504,000	Accepted Bldg	0	Total	504,000	

Georgetown
Name: LABRECQUE, DEBBY J
LABRECQUE, JOHN P

Valuation Report

05/27/2025
Page 1

Account: 179 Card: 1 of 2

Map/Lot:
Location:

11U-015
31 OAK ROAD

Neighborhood 7 Harmons Harbor

Zoning/Use SL
Topography Rolling
Utilities Site ImproveSite Improve
Street Paved

Reference 1 B1375P0062
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	660,000	1,454,997	20%	Topography	290,999
0.30	Acres-Rear Land 1	8,800.00	4,752	100%		4,752
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%		39,600
Total Acres 1.80		186,306.11 Per Acre	Land Total			335,351

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	900 Sqft	Grade C 100	Base	247,995
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-1,782
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW	Cooling	0% None	Heat	9,356
Rooms	9	HEARTH	ONE HEARTH	HEARTH	1,584
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	23,760
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2013	TYPICAL	TYPICAL	Good	Typical	280,913
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. %	Econ. %
None	None	None	None	78%	100%	100%
Value(Rcnld)						219,112

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1890	789	C 100	108.575	Good	78%	100%	100%	84.688
ONE STORY FRAME	1890	201	C 100	18.505	Good	78%	100%	100%	14.434
Wood Deck	1890	64	C 100	760	Good	78%	100%	100%	593
ONE STORY FRAME	1890	80	C 100	7.366	Good	78%	100%	100%	5.745
Open Frame Porch	1890	70	C 100	2.970	Good	78%	100%	100%	2.317
Encl Frame Porch	1890	18	C 100	1.802	Good	78%	100%	100%	1.406
Wood Deck	1890	323	C 100	3.837	Good	78%	100%	100%	2.993
Frame Shed	1890	120	D 100	1.901	Fair	55%	100%	100%	1.046
Open Frame Porch	1890	80	C 100	3.366	Good	78%	100%	100%	2.625
Frame Garage	1997	1040	C 100	41.184	Avo.	82%	100%	100%	33.771
3,040 SFLA		106.57 = \$/SFLA (4)				Outbuilding Total			149,618

Accept Land 335,400 Accepted Bldg 368,700 Total 704,100

Georgetown
Name: LABRECQUE, DEBBY J
LABRECQUE, JOHN P

Valuation Report

05/27/2025

Page 2

11U-015

Account: 179 Card: 2 of 2

Map/Lot:
Location:

31 OAK ROAD

Neighborhood 7 Harmons Harbor

Zoning/Use SL
Topography Rolling
Utilities Site ImproveSite Improve
Street Paved

Reference 1 B1375P0062
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phv	Func	Econ	Rcnld	
1 STORY GARAGE..	2021	1120	B 100	56.771	Ava.	95%	100%	100%	53.932	
Wood Deck	2021	399	C 100	4.740	Ava.	95%	100%	100%	4.503	
3,040 SFLA		106.57 = \$/SFLA (4)							58,435	
							Outbuilding Total			
Acpt Land		0		Accepted Bldg		58,400		Total	58,400	

Georgetown
Name: LABRECQUE, DEBBY J
LABRECQUE, JOHN P
Account: 179

Valuation Report

05/27/2025
Page 3
11U-015
31 OAK ROAD

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	335,400	368,700	704,100	335,400	368,700	704,100
2	0	58,400	58,400	0	58,400	58,400
TOTAL	335,400	427,100	762,500	335,400	427,100	762,500

ABATEMENT REQUEST

DIANA HEADRICK on behalf of JANET COVINO

1319 Five Islands Road (11U-011)

LAND: 915,800 BUILDING: 191,200

REQUESTED ABATEMENT – LAND: 300,000

Summary: Diana Headrick is filing an abatement on behalf of her mother, Janet Covino. Ms. Covino owns property at 1319 Five Islands Road (11U-011). Ms. Headrick believes that the property is overvalued for a multitude of reasons, including perceived valuation discrepancies between the this property and neighboring properties (11U-012, 11U-015, 11U-016). Further, it is noted in the application that another nearby property (11U-003) is assessed at a lower rate even though they have navigable water at low tide while it is contended that the Covino property does not. Location is also a factor in the request, noting that this property is on the busy Five Islands Road and not a quieter, less busy road (i.e. Oak Road). Further, this lot is “wet” which could impact buildability.

Initial Findings:

- This property is assessed in the Harmons Harbor neighborhood.
- This property receives a reduction for topography on 1.5 of 1.7 acres. Set at 60%.

Further, **here is a breakdown in assessment for 11U-011:**

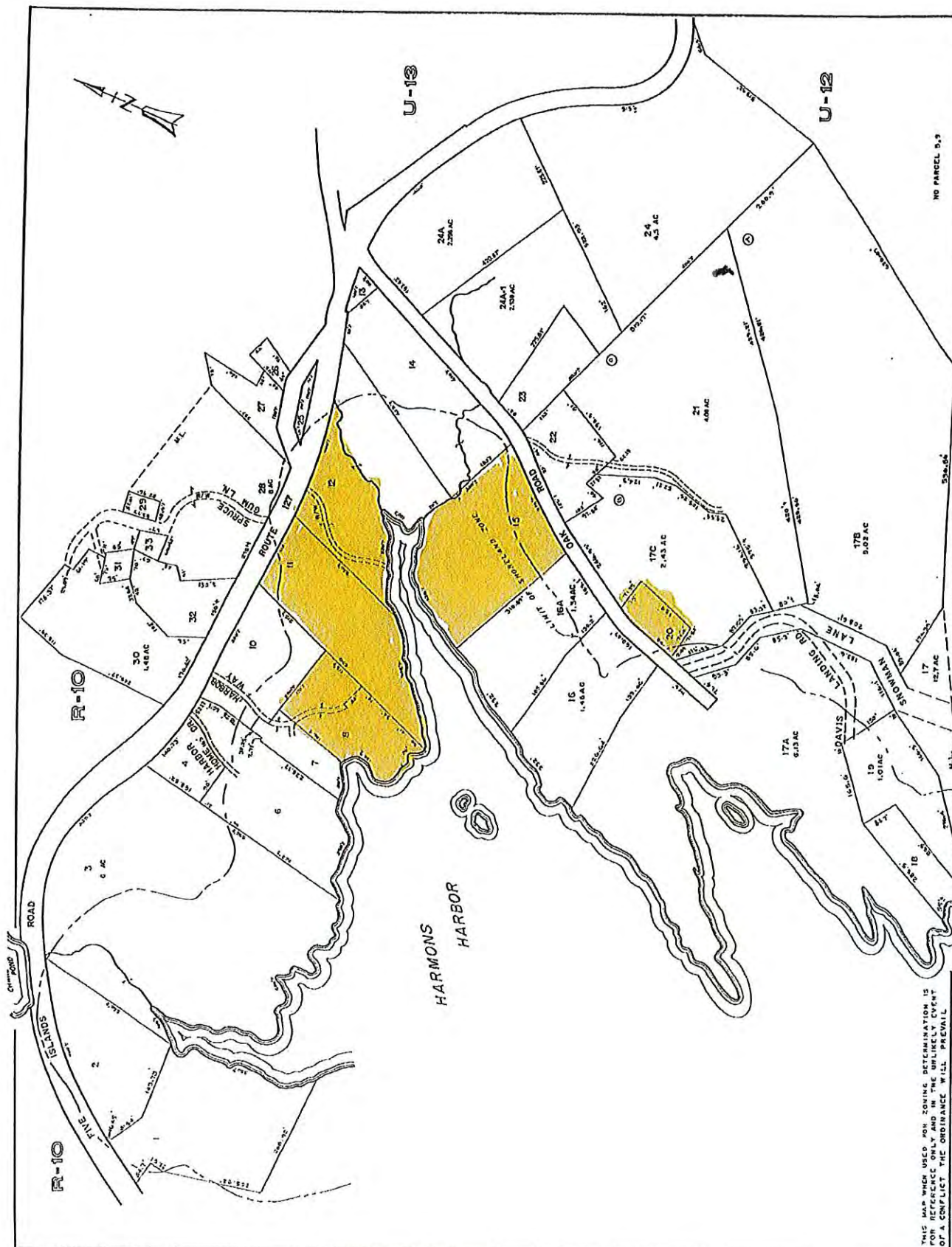
- 1.5 Acre Homesite (660,000 per Acre, Harmons Harbor Road neighborhood)
- 0.2 Acres Rear Land 1 (8,800 per acre)
- Site Improvement (22,000)
- No view factor
- **Reductions to note:**
 - Heating system reduces property by 8,316.
 - There is a further 11,954 reduction for her lack of a basement.

Comparisons: The Town Administrator compared this property to like properties. They are:

- 10 Harbor Way (11U-008) **LAND: 1,041,000 BLDG: 169,100**
 - 0.78 Acres Homesite (660,000 per Acre, Harmons Harbor Road neighborhood)
 - 0.24 Acres Rear Land 1 (8,800 per acre)
 - Site Improvement (22,000)
 - No Heat & Basement Reductions
- **NO STREET ADDRESS (11U-012) LAND: 504,000 BLDG: 0**
 - 2.0 acres Homesite (660,000 per Acre, Harmons Harbor Road neighborhood)

- No Site Improvement
- 30% Factor for Topography
- 31 Oak Road (11U-015) **LAND: 335,400 BDLGS: 427,100**
 - 1.5 Acres homesite (660,000 per Acre, Harmons Harbor Road neighborhood)
 - 0.3 Acres Rear Land 1 (8,800 per acre)
 - Site Improvement (22,500)
 - Basement Reduction
- 44 Oak Road (11U-020) **LAND: 170,800 BDLG: 211,400**
 - 0.26 Acres (112,500 acre, Oak Road Neighborhood)
 - Site Improvement (22,500)
 - View Factor – 1 (15,000)
 - Basement Reduction

Recommendation: While reviewing this property and comparing to others, I can see consistency. However, I also find several lots in this region with large topography reductions, something alluded to in the application. Further, the analysis of the valuation of water depth (which does play a factor) is beyond my capability to determine. Therefore, I recommend this abatement be forwarded on to our Assessing Agent for a Site Visit and further review.



R-10
 U-12
 U-13
 HARMONS HARBOR
 FIVE ISLANDS ROAD
 HARBOR ROAD
 SNOWMAN LANE
 SCALE IN FEET
 0 50 100 200
 U-11
 GEORGETOWN
 MAINE
 PROPERTY MAP
 R-10
 12
 LEGEND
 ADJACENT SHEET NO.
 COMMON OWNERSHIP
 DEVELOPMENT LOT NO.
 SCALED DIMENSION
 THIS MAP WHICH USED FOR ZONING DETERMINATION IS
 THE PROPERTY OF THE TOWN OF GEORGETOWN, MAINE
 OF A CONFLICT THE ORDINANCE WILL PREVAIL
 PROMISED BY PHOTOGRAPHIC METHODS BY
 JOHN E. O'DONNELL & ASSOCIATES
 AUBURN, MAINE
 1974

Georgetown
Name: COVINO, ROBERT J & JANET M, TRUSTEES

Valuation Report

05/27/2025

Page 1

11U-011

Account: 517 Card: 1 of 1

Map/Lot:

Location:

1319 FIVE ISLANDS ROAD

Neighborhood 7 Harmons Harbor

Zoning/Use SL
Topography Rolling
Utilities Site ImproveSite Improve
Street Paved

Reference 1 B0353P0083
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	660,000	1,454,997	60%	Topography	872,998
0.20	Acres-Rear Land 1	8,800.00	3,168	100%		3,168
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%		39,600
Total Acres 1.70		538,685.88 Per Acre	Land Total			915,766

Dwelling Description				Replacement Cost New	
Conventional	Two Story	525 Sqft	Grade C 100	Base	199,188
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-11,954
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-8,316
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,584
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	23,760
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built 1984	Renovated 2022	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical		204,262
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None			73%	100%	100%	149,111

Outbuildings/Additions/Improvements				Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	2002	360	C 100	4.277	Ava.	73%	100%	100%
ONE STORY FRAME	1984	250	C 100	23.018	Ava.	73%	100%	100%
ONE STORY FRAME	2002	120	C 100	11.048	Ava.	73%	100%	100%
Wood Deck	2002	120	C 100	1.426	Ava.	73%	100%	100%
RAMP	2012	108	C 100	9.306	Ava.	90%	100%	100%
FLOAT.....	2012	160	C 100	5.148	Ava.	90%	100%	100%
1,420 SFLA	122.52 = \$/SFLA (4)			Outbuilding Total				42,039

Acpt Land 915,800 Accepted Bldg 191,200 Total 1,107,000

Georgetown
Name: HEADRICK, RONALD & DIANA

Valuation Report

05/27/2025

Page 1

11U-008

Account: 1235 Card: 1 of 1

Map/Lot:

Location:

10 HARBOR WAY

Neighborhood 7 Harmons Harbor

Sale Data

Zoning/Use SL
Topography Rolling
Utilities Site Improve
Street Paved

Sale Date 08/20/2021
Sale Price 325,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

SPRING WORK 2025
Reference 1
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	660,000	1,130,408	90%	Topography	1,017,368
0.24	Acres-Rear Land 1	8,800.00	3,802	100%		3,802
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	50%	Fract. Sha	19,800
Total Acres 1.02		1,020,558.82 Per Acre			Land Total	1,040,970

Dwelling Description

Replacement Cost New

Conventional	Two Story	624 Sqft	Grade B 100	Base	277,040
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	3,163
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	15,206
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2024	0	TYPICAL	TYPICAL	Average	Typical	295,409
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		97%	50%	100%
						Value(Rcnld)
						143,273

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phv	Func	Econ	Value Rcnld
Frame Shed	2022	160	C 100	3.168	Ava.	96%	100%	100%	3.041
1 Storv/BASEMENT	2024	288	B 100	40.144	Ava.	97%	50%	100%	19.470
Open Frame Porch	2024	128	B 100	6.742	Ava.	97%	50%	100%	3.270
1,536 SFLA		105.95 = \$/SFLA (4)							
									Outbuilding Total
									25,781

Acpt Land	1,041,000	Accepted Bldg	169,100	Total	1,210,100
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Georgetown
Name: GOODRICH, ALLEN

Valuation Report

05/27/2025
Page 1
11U-012

Account: 679 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 7 Harmons Harbor

Zoning/Use SL
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B1182P0025
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-Homesite (Fract)	660,000	1,680,086	30%	Topography	504,026	
Total Acres 2.00		252,013.00 Per Acre			Land Total	504,026	
Accpt Land		504,000	Accepted Bldg	0	Total	504,000	

Georgetown
Name: LABRECQUE, DEBBY J
LABRECQUE, JOHN P

Valuation Report

05/27/2025

Page 1

Account: 179 Card: 1 of 2

Map/Lot:
Location:

11U-015
31 OAK ROAD

Neighborhood 7 Harmons Harbor

Zoning/Use SL
Topography Rolling
Utilities Site ImproveSite Improve
Street Paved

Reference 1 B1375P0062
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	660,000	1,454,997	20%	Topography	290,999
0.30	Acres-Rear Land 1	8,800.00	4,752	100%		4,752
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%		39,600
Total Acres 1.80		186,306.11 Per Acre	Land Total			335,351

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	900 Sqft	Grade C 100	Base	247,995
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-1,782
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW	Cooling	0% None	Heat	9,356
Rooms	9	HEARTH	ONE HEARTH	HEARTH	1,584
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	23,760
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout		Total
Built 1890	Renovated 2013	Kitchens TYPICAL	Baths TYPICAL	Condition Good	Typical	280,913
Functional Obsolescence None	Economic Obsolescence None	Phys. % 78%	Func. % 100%	Econ. % 100%	Value(Rcnld)	219,112

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 & 1/2 STORY FR	1890	789	C 100	108.575	Good	78%	100%	100%	84.688
ONE STORY FRAME	1890	201	C 100	18.505	Good	78%	100%	100%	14.434
Wood Deck	1890	64	C 100	760	Good	78%	100%	100%	593
ONE STORY FRAME	1890	80	C 100	7.366	Good	78%	100%	100%	5.745
Open Frame Porch	1890	70	C 100	2.970	Good	78%	100%	100%	2.317
Encl Frame Porch	1890	18	C 100	1.802	Good	78%	100%	100%	1.406
Wood Deck	1890	323	C 100	3.837	Good	78%	100%	100%	2.993
Frame Shed	1890	120	D 100	1.901	Fair	55%	100%	100%	1.046
Open Frame Porch	1890	80	C 100	3.366	Good	78%	100%	100%	2.625
Frame Garage	1997	1040	C 100	41.184	Ava.	82%	100%	100%	33.771
3,040 SFLA	106.57 = \$/SFLA (4)				Outbuilding Total				149.618

Acpt Land 335,400 Accepted Bldg 368,700 Total 704,100

Georgetown

Valuation Report

05/27/2025

Name: LABRECQUE, DEBBY J

Page 2

LABRECQUE, JOHN P

Map/Lot:

11U-015

Account: 179 Card: 2 of 2

Location:

31 OAK ROAD

Neighborhood 7 Harmons Harbor

Zoning/Use SL
 Topography Rolling
 Utilities Site ImproveSite Improve
 Street Paved

Reference 1 B1375P0062

Reference 2

SV SALE YEAR 0 UNUSED 0
 Exemption(s) Land Schedule 23

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 STORY GARAGE..	2021	1120	B 100	56.771	Ava.	95%	100%	100%	53.932
Wood Deck	2021	399	C 100	4.740	Ava.	95%	100%	100%	4.503
3,040 SFLA		106.57 = \$/SFLA (4)							
						Outbuilding Total			58,435
Accpt Land			0	Accepted Bldg			58,400	Total	58,400

Georgetown
Name: LABRECQUE, DEBBY J
LABRECQUE, JOHN P
Account: 179

Valuation Report

05/27/2025
Page 3
11U-015
31 OAK ROAD

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	335,400	368,700	704,100	335,400	368,700	704,100
2	0	58,400	58,400	0	58,400	58,400
TOTAL	335,400	427,100	762,500	335,400	427,100	762,500

Georgetown
Name: COLGIN, JOHN M

Valuation Report

07/02/2025

Page 1

Account: 558 Card: 1 of 1

Map/Lot:
Location:

11U-020
44 OAK ROAD

Neighborhood 50 Oak Road

Sale Data

Zoning/Use RURAL
Topography Rolling
Utilities Site Improve Site Improve
Street Paved

Sale Date 10/26/2020
Sale Price 300,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2836P206
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 2

Land Description		Price/Unit	Total	Fctr	Influence	Value
Units	Method - Description					
0.26	Fr. A-Homesite (Fract)	75,000.00	38,243	100%		103,255
1.00	Acre-SITE IMPROVEMENT	15,000.00	15,000	100%		40,500
1.00	Acre-VIEW	10,000.00	10,000	100%		27,000
Total Acres 0.26		656,750.00 Per Acre	Land Total			170,755

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	506 Sqft	Grade B 100	Base	235,053
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0

Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW	Cooling	0% None	Heat	6,736
Rooms	5	HEARTH	ONE HEARTH	HEARTH	
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition		Layout		Total
Built 1880	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	239,970
Functional Obsolescence None	Economic Obsolescence None	Condition Above Average	Phys. % 73%	Value(Rcnld) 175,178
		Func. % 100%	Econ. % 100%	

Outbuildings/Additions/Improvements				Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Value Rcnld
1 & 1/2 STORY FR	1880	208	B 100	36.638	Ava.	67%	20.865
Wood Deck	1880	144	B 100	2.190	Ava+	73%	1.599
1.25 ST GARAGE..	1880	432	C 100	20.529	Ava.	67%	13.754
1,198 SFLA		166.72 = \$/SFLA (4)					
				Outbuilding Total			36,218

Accept Land 170,700 Accepted Bldg 211,300 Total 382,000

ABATEMENT REQUEST

DIANA HEADRICK on behalf of JANET COVINO

1319 Five Islands Road (11U-011)

LAND: 915,800 BUILDING: 191,200

Summary: Diana Headrick is filing an abatement on behalf of her mother, Janet Covino. Ms. Covino owns property at 1319 Five Islands Road (11U-011). Ms. Headrick believes that the property is overvalued for a multitude of reasons, including perceived valuation discrepancies between the this property and neighboring properties (11U-012, 11U-015, 11U-016). Further, it is noted in the application that another nearby property (11U-003) is assessed at a lower rate even though they have navigable water at low tide while it is contended that the Covino property does not. Location is also a factor in the request, noting that this property is on the busy Five Islands Road and not a quieter, less busy road (i.e. Oak Road). Further, this lot is "wet" which could impact buildability.

Initial Findings:

- This property is assessed in the Harmons Harbor neighborhood.
- This property receives a reduction for topography on 1.5 of 1.7 acres. Set at 60%.

Further, **here is a breakdown in assessment for 11U-011:**

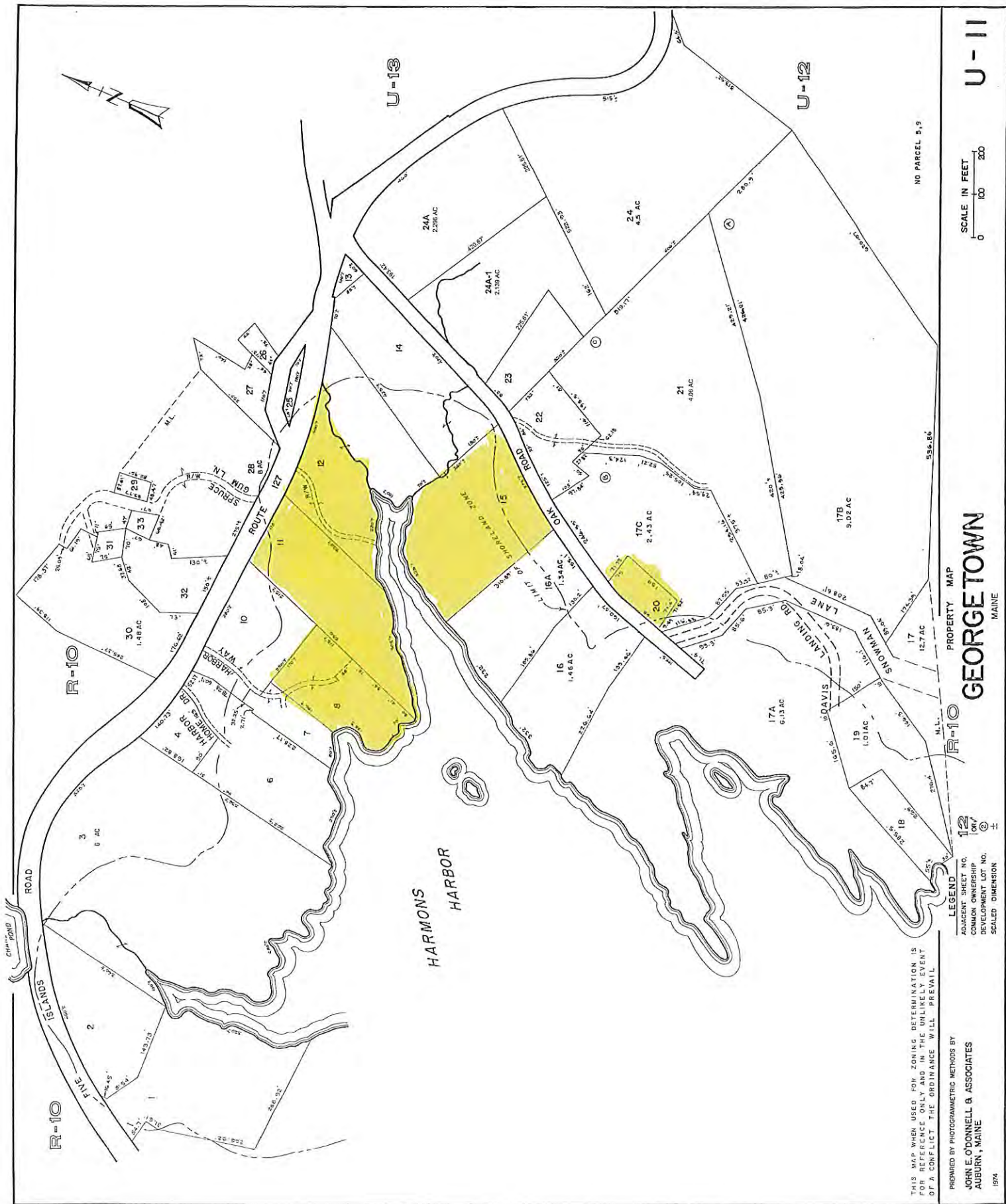
- 1.5 Acre Homesite (660,000 per Acre, Harmons Harbor Road neighborhood)
- 0.2 Acres Rear Land 1 (8,800 per acre)
- Site Improvement (22,000)
- No view factor
- **Reductions to note:**
 - Heating system reduces property by 8,316.
 - There is a further 11,954 reduction for her lack of a basement.

Comparisons: The Town Administrator compared this property to like properties. Factors included being within the shoreland zone but not direct water frontage, neighborhoods, and view factors. They are:

- 10 Harbor Way (11U-008) **LAND: 1,041,000 BLDG: 169,100**
 - 0.78 Acres Homesite (660,000 per Acre, Harmons Harbor Road neighborhood)
 - 0.24 Acres Rear Land 1 (8,800 per acre)
 - Site Improvement (22,000)
 - No Heat & Basement Reductions
- NO STREET ADDRESS (11U-012) **LAND: 504,000 BLDG: 0**

- 2.0 acres Homesite (660,000 per Acre, Harmons Harbor Road neighborhood)
- No Site Improvement
- 30% Factor for Topography
- 31 Oak Road (11U-015) **LAND: 335,400 BDLGS: 427,100**
 - 1.5 Acres homesite (660,000 per Acre, Harmons Harbor Road neighborhood)
 - 0.3 Acres Rear Land 1 (8,800 per acre)
 - Site Improvement (22,500)
 - Basement Reduction
- 44 Oak Road (11U-020) **LAND: 170,800 BDLG: 211,400**
 - 0.26 Acres (112,500 acre, Oak Road Neighborhood)
 - Site Improvement (22,500)
 - View Factor – 1 (15,000)
 - Basement Reduction

Recommendation: While reviewing this property and comparing to others, I can see consistency. However, I also find several lots in this region with large topography reductions, something alluded to in the application. Further, the analysis of the valuation of water depth (which does play a factor) is beyond my capability to determine. Therefore, I recommend this abatement be forwarded on to our Assessing Agent for a Site Visit and further review.



THIS MAP WHEN USED FOR ZONING DETERMINATION IS
 THE PROPERTY OF THE TOWN OF GEORGETOWN, MAINE
 OF A CONFLICT THE ORDINANCE WILL PREVAIL

PREPARED BY PHOTOGRAMMETRIC METHODS BY
 JOHN E. O'DONNELL & ASSOCIATES
 AUBURN, MAINE
 1974

LEGEND
 12
 ADJACENT SHEET NO.
 COMMON OWNERSHIP
 DEVELOPMENT LOT NO.
 SCALED DIMENSION

PROPERTY MAP
 GEORGETOWN
 MAINE

SCALE IN FEET
 0 100 200

U-11

Account: 517 Card: 1 of 1 Map/Lot: 11U-011
Location: 1319 FIVE ISLANDS ROAD

Neighborhood 7 Harmons Harbor

Zoning/Use SL
Topography Rolling
Utilities Site ImproveSite Improve
Street Paved

Reference 1 B0353P0083
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	660,000	1,454,997	60%	Topography	872,998
0.20	Acres-Rear Land 1	8,800.00	3,168	100%		3,168
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%		39,600
Total Acres 1.70		538,685.88 Per Acre		Land Total		915,766
Dwelling Description		Replacement Cost New				
Conventional	Two Story	525 Sqft	Grade C 100		Base	199,188
Exterior	WOOD SHINGLE	Masonry Trim	None		Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles		Roof	0
						0
Foundation	Piers	Basement	None		Basement	-11,954
Fin. Basement Area	None	Basement Gar	None		Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None		Heat	-8,316
Rooms	5	HEARTHS	ONE HEARTH		HEARTHS	1,584
Bedrooms	4	Add Fixtures	0			
Baths	3	Half Baths	0		Plumbing	23,760
Attic	None				Attic	0
FirePlaces	0				Fireplace	0
Insulation	Full				Insulation	0
Unfin. Living Area	NONE				Unfinished	0
		Dwelling Condition				
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	2022	TYPICAL	TYPICAL	Average	Typical	204,262
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		73%	100%	100%
						149,111
Outbuildings/Additions/Improvements				Percent Good		
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	2002	360	C 100	4.277	Ava.	73%
ONE STORY FRAME	1984	250	C 100	23.018	Ava.	73%
ONE STORY FRAME	2002	120	C 100	11.048	Ava.	73%
Wood Deck	2002	120	C 100	1.426	Ava.	73%
RAMP	2012	108	C 100	9.306	Ava.	90%
FLOAT.....	2012	160	C 100	5.148	Ava.	90%
1,420 SFLA	122.52 = \$/SFLA (4)				Outbuilding Total	
						42,039
Acpt Land		915,800	Accepted Bldg		191,200	Total
						1,107,000

Georgetown
Name: HEADRICK, RONALD & DIANA

Valuation Report

05/27/2025

Page 1

Map/Lot:

11U-008

Location:

10 HARBOR WAY

Account: 1235 Card: 1 of 1

Neighborhood 7 Harmons Harbor

Sale Data

Zoning/Use SL
Topography Rolling
Utilities Site Improve
Street Paved

Sale Date 08/20/2021
Sale Price 325,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

SPRING WORK 2025
Reference 1
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	660,000	1,130,408	90%	Topography	1,017,368
0.24	Acres-Rear Land 1	8,800.00	3,802	100%		3,802
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	50%	Fract. Sha	19,800
Total Acres 1.02		1,020,558.82 Per Acre			Land Total	1,040,970

Dwelling Description

Replacement Cost New

Conventional	Two Story	624 Sqft	Grade B 100	Base	277,040
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	3,163
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	15,206
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2024	0	TYPICAL	TYPICAL	Average	Typical	295,409
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		97%	50%	100%
						Value(Rcnld)
						143,273

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2022	160	C 100	3.168	Ava.	96%	100%	100%	3.041
1 Storv/BASEMENT	2024	288	B 100	40.144	Ava.	97%	50%	100%	19.470
Open Frame Porch	2024	128	B 100	6.742	Ava.	97%	50%	100%	3.270
1,536 SFLA		105.95 = \$/SFLA (4)							Outbuilding Total
									25,781

Acpt Land

1,041,000

Accepted Bldg

169,100

Total

1,210,100

Georgetown
Name: GOODRICH, ALLEN

Valuation Report

05/27/2025
Page 1
11U-012

Account: 679 Card: 1 of 1 Map/Lot: Location:

Neighborhood 7 Harmons Harbor

Zoning/Use SL
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B1182P0025
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	660,000	1,680,086	30%	Topography	504,026
Total Acres 2.00		252,013.00 Per Acre	Land Total			504,026
Accpt Land		504,000	Accepted Bldg	0	Total	504,000

Georgetown
Name: LABRECQUE, DEBBY J
LABRECQUE, JOHN P

Valuation Report

05/27/2025

Page 1

Account: 179 Card: 1 of 2

Map/Lot:
Location:

11U-015
31 OAK ROAD

Neighborhood 7 Harmons Harbor

Zoning/Use SL
Topography Rolling
Utilities Site ImproveSite Improve
Street Paved

Reference 1 B1375P0062
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	660,000	1,454,997	20%	Topography	290,999
0.30	Acres-Rear Land 1	8,800.00	4,752	100%		4,752
1.00	# -SITE IMPROVEMENT	22,000.00	39,600	100%		39,600
Total Acres 1.80		186,306.11 Per Acre	Land Total			335,351

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	900 Sqft	Grade C 100	Base	247,995
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-1,782
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW	Cooling	0% None	Heat	9,356
Rooms	9	HEARTH	ONE HEARTH	HEARTH	1,584
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	23,760
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1890	2013	TYPICAL	TYPICAL	Good	Typical		280,913
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	219,112

Outbuildings/Additions/Improvements					Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Rcnld
1 & 1/2 STORY FR	1890	789	C 100	108.575	Good	78%	100%	84.688
ONE STORY FRAME	1890	201	C 100	18.505	Good	78%	100%	14.434
Wood Deck	1890	64	C 100	760	Good	78%	100%	593
ONE STORY FRAME	1890	80	C 100	7.366	Good	78%	100%	5.745
Open Frame Porch	1890	70	C 100	2.970	Good	78%	100%	2.317
Encl Frame Porch	1890	18	C 100	1.802	Good	78%	100%	1.406
Wood Deck	1890	323	C 100	3.837	Good	78%	100%	2.993
Frame Shed	1890	120	D 100	1.901	Fair	55%	100%	1.046
Open Frame Porch	1890	80	C 100	3.366	Good	78%	100%	2.625
Frame Garage	1997	1040	C 100	41.184	Avg.	82%	100%	33.771
3,040 SFLA		106.57 = \$/SFLA (4)				Outbuilding Total		149,618

Acpt Land 335,400 Accepted Bldg 368,700 Total 704,100

Georgetown

Valuation Report

05/27/2025

Name: LABRECQUE, DEBBY J

Page 2

LABRECQUE, JOHN P

Map/Lot:

11U-015

Account: 179 Card: 2 of 2

Location:

31 OAK ROAD

Neighborhood 7 Harmons Harbor

Zoning/Use SL
 Topography Rolling
 Utilities Site ImproveSite Improve
 Street Paved

Reference 1 B1375P0062

Reference 2

SV SALE YEAR 0 UNUSED 0
 Exemption(s) Land Schedule 23

Outbuildings/Additions/Improvements					Percent Good			Value
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	Rcnld
1 STORY GARAGE..	2021	1120	B 100	56.771 Ava.	95%	100%	100%	53.932
Wood Deck	2021	399	C 100	4.740 Ava.	95%	100%	100%	4.503
3,040 SFLA		106.57 = \$/SFLA (4)						58,435
Outbuilding Total								58,435
Accpt Land			0	Accepted Bldg		58,400	Total	58,400

Georgetown
Name: LABRECQUE, DEBBY J
LABRECQUE, JOHN P
Account: 179

Valuation Report

05/27/2025
Page 3
11U-015
31 OAK ROAD

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	335,400	368,700	704,100	335,400	368,700	704,100
2	0	58,400	58,400	0	58,400	58,400
TOTAL	335,400	427,100	762,500	335,400	427,100	762,500

Georgetown
Name: COLGIN, JOHN M

Valuation Report

07/02/2025

Page 1

11U-020

Account: 558 Card: 1 of 1

Map/Lot:

Location:

44 OAK ROAD

Neighborhood 50 Oak Road

Sale Data

Zoning/Use RURAL
Topography Rolling
Utilities Site Improve Site Improve
Street Paved

Sale Date 10/26/2020
Sale Price 300,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2836P206
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Fr. A-Homesite (Fract)	75,000.00	38,243	100%		103,255
1.00	Acre-SITE IMPROVEMENT	15,000.00	15,000	100%		40,500
1.00	Acre-VIEW	10,000.00	10,000	100%		27,000
Total Acres 0.26		656,750.00 Per Acre	Land Total			170,755

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	506 Sqft	Grade B 100	Base	235,053
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0

Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW	Cooling	0% None	Heat	6,736
Rooms	5	HEARTH	ONE HEARTH	HEARTH	
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1880	0	TYPICAL	TYPICAL	Above Average	Typical	239,970	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		73%	100%	100%	175,178

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1880	208	B 100	36.638	Ava.	67%	85%	100%	20.865
Wood Deck	1880	144	B 100	2.190	Ava+	73%	100%	100%	1.599
1.25 ST GARAGE..	1880	432	C 100	20.529	Ava.	67%	100%	100%	13.754
1,198 SFLA		166.72 = \$/SFLA (4)							36,218

Acpt Land

170,700

Accepted Bldg

211,300

Total

382,000

ABATEMENT REQUEST

.....
LINDA TASO, TRUSTEE (MARSHALL THARP & HELEN THARP REVOCABLE TRUST)

36 LEWIS ROAD (14U-039)

LAND: 1,227,600 BLDG: 220,400

REQUESTED ABATEMENTS - LAND: 217,600 BLDG: 30,500
.....

Summary: Linda Tsao is filing for this abatement. She is a trustee of the Marshall Tharp and Helen Tharp Revocable Trust. In her abatement application, Ms. Tsao notes that at the time of her father's passing in 2024 a comparative market analysis was done by Coldwell Banker where the combined value of the house and land were found to be \$1,100,000 -- approximately 31.6% less than the current valuation. Ms. Tsao requests that our valuation, if not matched, be brought more in line with the Coldwell Banker amount.

Initial Findings:

- This is a one acre parcel.
- Property built in 1993.
- 3 Bedrooms, 2 Bathrooms.
- Wet basement.

Further, **here is a breakdown in assessment for 14U-039:**

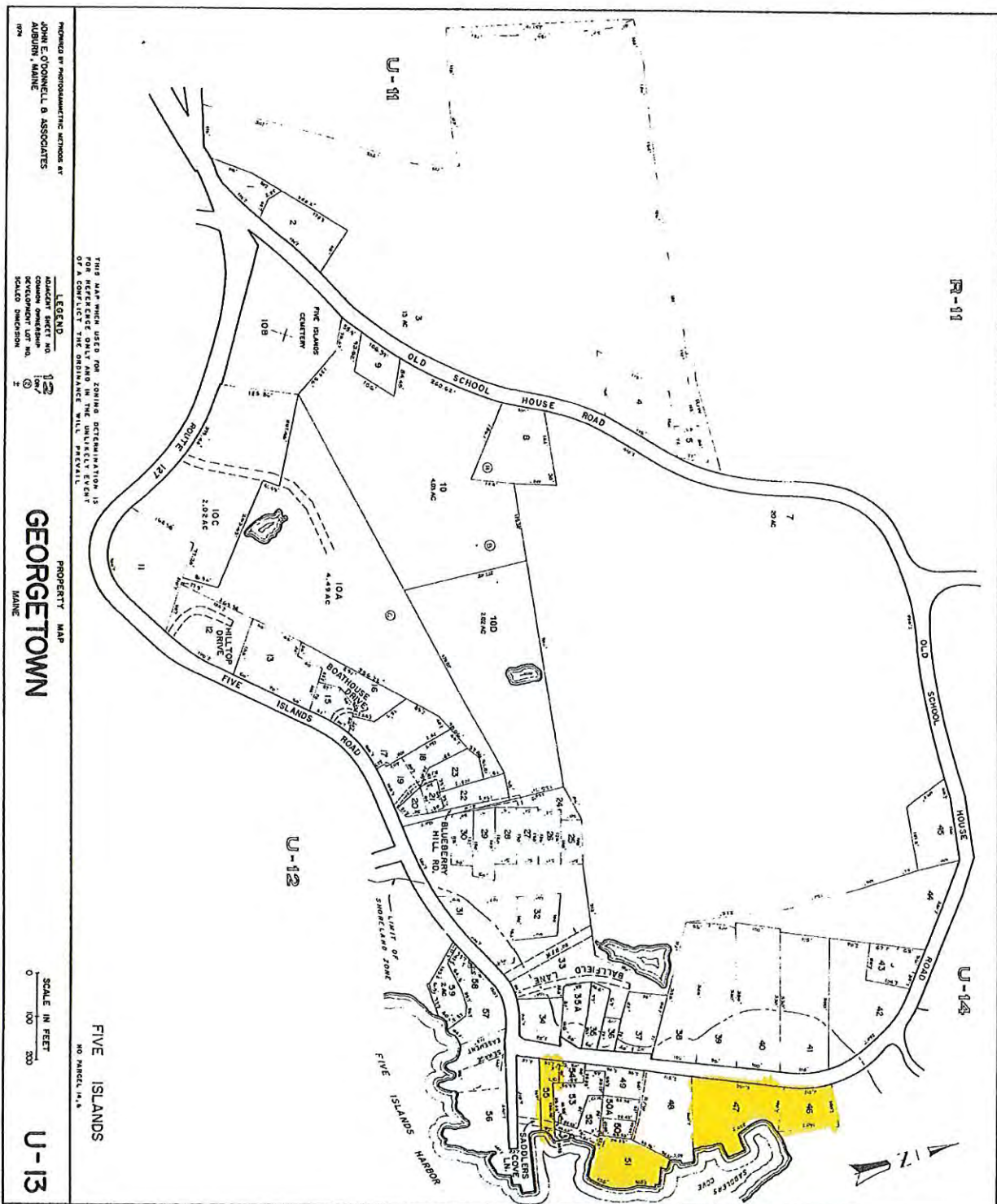
- 1 Acre Homesite (600,000 per acre, 5 ls. Harbor neighborhood)
- Site Improvement (20,000)
- **Reductions to note:**
 - There is a 6,456 reduction for the basement.

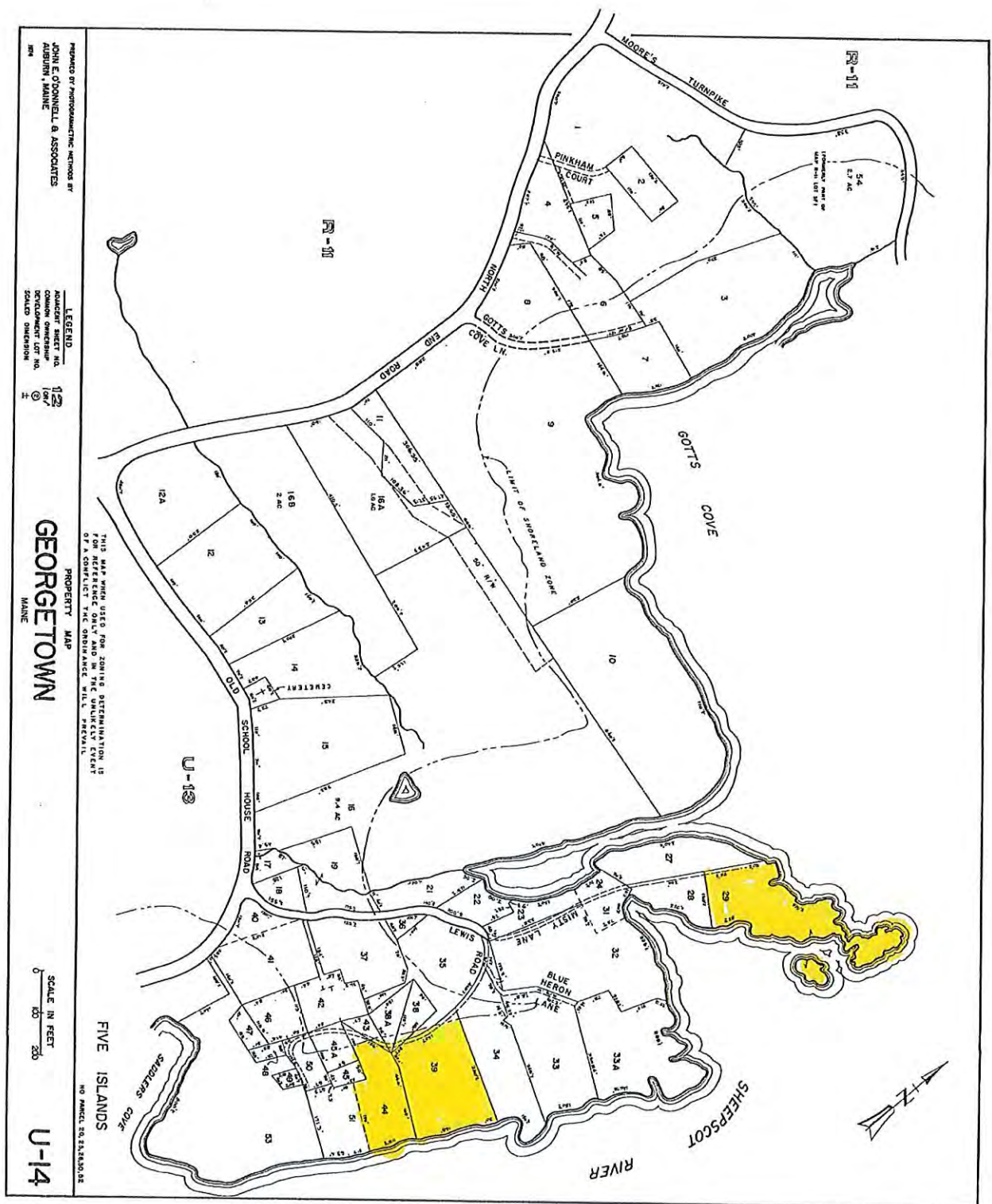
Comparisons: The Town Administrator compared this property to like properties. They are:

- 40 Lewis Road (14U-044) **LAND: 1,093,700 BLDG: 251,700**
 - 0.55 Acres Homesite (600,000 per acre, 5 ls. Harbor neighborhood)
 - Site Improvement (20,000)
 - Basement Reductions
- 14 Saddler's Cove Lane (13U-051) **LAND: 1,182,700 BLDG: 277,100**
 - 0.5 acres Homesite (600,000 per acre, 5 ls. Harbor neighborhood)
 - Site Improvement (20,000)
 - No Heat & Basement Reductions
- 136 Old Schoolhouse Road (13U-047) **LAND: 772,600 BDLG: 174,500**
 - 0.46 Acres (600,000 per acre, 5 ls. Harbor neighborhood)
 - Factored 85%

- Site Improvement (20,000)
- 126 Old Schoolhouse Road (13U-046) **LAND: 604,100 BLDG: 152,500**
 - 0.27 Acres (600,000 per acre, 5 Is. Harbor neighborhood)
 - Factored 73%
 - Site Improvement (20,000)
- 23 Misty Lane (14U-029) **LAND: 1,049,000 BLDG: 351,100**
 - 1.00 Acres (600,000 per acre, 5 Is. Harbor neighborhood)
 - Site Improvement (20,000)
- 1440 Five Islands Road (13U-055) **LAND: 533,900 BLDG: 165,000**
 - 0.15 Acres (600,000 per acre, 5 Is. Harbor neighborhood)
 - Factored 80% - Restrictions
 - Size and Shape Further Reduction
 - Site Improvement (20,000)

Recommendation: Based on comparisons of like properties, it is my opinion that this abatement should be denied. Should the Board desire further analysis and the possibility of shoreland zoning restrictions (see the two Old Schoolhouse properties above), I would recommend forwarding this on to Mr. Van Tuinen for further analysis and review.





Georgetown
Name: THARP, MARSHALL A & THARP HELEN, O,

Valuation Report

07/07/2025

Page 1

14U-039

Account: 300 Card: 1 of 1

Map/Lot:
Location:

36 LEWIS ROAD

Neighborhood 36 5 Is. Harbor

Sale Data

Zoning/Use SL
Topography Rolling
Utilities Site Improve Site Improve
Street Paved

Sale Date 08/31/2009
Sale Price 0
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Related Parties

SPRING WORK 2025
Reference 1 B1717P0308
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	600,000	600,000	100%		1,188,000
1.00	Acre-SITE IMPROVEMENT	20,000.00	20,000	100%		39,600
Total Acres 1.00		1,227,600.00 Per Acre			Land Total	1,227,600

Dwelling Description

Replacement Cost New

Conventional	One Story	1482 Sqft	Grade C 110	Base	251,581
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0

Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-6,456
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW	Cooling	0% None	Heat	9,683
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	13,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	10,890
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	278,766
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	97% 100%	210,915

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phv	Func	Econ	Value Rcnld
Wood Deck	1993	480	C 100	5.702	Ava.	80%	100%	100%	4.562
Wood Deck	1993	528	C 100	6.273	Ava.	80%	100%	100%	5.018
1,482 SFLA		142.32 = \$/SFLA (4)							9,580
						Outbuilding Total			

Acpt Land	1,227,600	Accepted Bldg	220,400	Total	1,448,000
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Georgetown

Valuation Report

07/07/2025

Name: MOORE, ELIZABETH L

Page 1

LOTHROP LLC

Map/Lot:

14U-044

Account: 995

Card:

1 of 1

Location:

40 LEWIS ROAD

Neighborhood 36 5 Is. Harbor

Sale Data

Zoning/Use SL
 Topography Rolling
 Utilities Site Improve Site Improve
 Street Paved

Sale Date 12/30/1899
 Sale Price 0
 Sale Type SALE TYPE
 Financing
 Verified
 Validity Validity

Reference 1 B1072P0036
 Reference 2

SV SALE YEAR 0 UNUSED 0
 Exemption(s) Land Schedule 23

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Fr. A-Homesite (Fract)	600,000	532,383	100%		1,054,117
1.00	Acre-SITE IMPROVEMENT	20,000.00	20,000	100%		39,600
Total Acres 0.55		1,988,576.36 Per Acre	Land Total			1,093,717

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	858 Sqft	Grade C 100	Base	241,134
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0

Foundation	Concrete	Basement	Dry None	Basement	-13,591
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW	Cooling	0% None	Heat	8,922
Rooms	6	HEARTH	ONE HEARTH	HEARTH	
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	11,880
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,900
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						Total
Built 1900	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Good	Layout Typical	259,829
Functional Obsolescence None	Economic Obsolescence None	Phys. % 78%	Func. % 100%	Econ. % 100%	Value(Rcnld)	202,667

Outbuildings/Additions/Improvements				Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Rcnld
Open Frame Porch	1900	330	C 100	13.266	Good	78%	10.347
Frame Garage	1900	400	D 100	12.672	Ava-	60%	7.603
PIER.....	2023	96	B 100	12.266	Ava-	95%	11.653
RAMP	2023	120	B 100	12.672	Ava.	96%	12.165
FLOAT.....	2023	200	B 100	7.603	Ava.	96%	7.299
1,502 SFLA		134.93 = \$/SFLA (4)				Outbuilding Total	49,067

Acpt Land 1,093,700 Accepted Bldg 251,700 Total 1,345,400

Georgetown
Name: FIVE I FUEL, LLC

Valuation Report

07/07/2025

Page 1

13U-051

Account: 1098 Card: 1 of 1

Map/Lot:

Location:

14 SADDLERS COVE LANE

Neighborhood 36 5 Is. Harbor

Sale Data

Zoning/Use SL-GEN
Topography Rolling
Utilities Site Improve Site Improve
Street Paved

Sale Date 12/28/2017
Sale Price 461,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2811P169
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Fr. A-Homesite (Fract)	600,000	522,330	130.0%	View/Enviro	1,148,918
1.00	Acre-SITE IMPROVEMENT	20,000.00	20,000	100%		33,840
Total Acres 0.50	2,365,516.00 Per Acre				Land Total	1,182,758

Dwelling Description

Conventional	One Story	540 Sqft	Grade D 100	Base	100,901
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0

Replacement Cost New

Foundation	Piers	Basement	None	Basement	-7,271
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH	HEARTH	
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	TYPICAL	TYPICAL	Above Average	Typical	92,331
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	73%	100%	100%	67,402	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1945	540	D 100	8.554	Ava.	67%	100%	100%	5.731
Endl Frame Porch	1945	126	D 100	9.140	Ava.	67%	100%	100%	6.124
FLOAT.....	1945	550	C 100	12.870	Ava.	67%	100%	100%	8.623
RAMP	1945	108	C 100	9.306	Ava.	67%	100%	100%	6.235
WHARF.....	1945	2225	B 100	228.096	Ava+	73%	100%	100%	166.510
Frame Shed	1945	600	B 100	15.206	Ava.	67%	100%	100%	10.188
Frame Shed	1945	135	C 100	2.673	Ava.	67%	100%	100%	1.791
Frame Shed	1945	266	B 100	6.742	Ava.	67%	100%	100%	4.517
540 SFLA		124.82 = \$/SFLA (4)							
Outbuilding Total									209,719

Acctpt Land

1,182,700

Accepted Bldg

277,100

Total

1,459,800

Georgetown
Name: MCMAHAN, JAMES R

Valuation Report

07/07/2025

Page 1

13U-047

Account: 70 Card: 1 of 1 Map/Lot: Location: 136 OLD SCHOOLHOUSE ROAD

Neighborhood 36 5 Is. Harbor

Zoning/Use SL-GEN
Topography Rolling
Utilities Site Improve Site Improve
Street Paved

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type SALE TYPE
Financing
Verified
Validity Validity

Reference 1 B0336P0089
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Fr. A-Homesite (Fract)	600,000	513,692	85.00%	Topography	738,792
1.00	Acre-SITE IMPROVEMENT	20,000.00	20,000	100%		33,840
Total Acres 0.46		1,679,634.78 Per Acre	Land Total			772,632

Dwelling Description				Replacement Cost New	
Ranch	One Story	1058 Sqft	Grade C 100	Base	182,536
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0

Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW	Cooling	0% None	Heat	6,285
Rooms	5	HEARTH	ONE HEARTH	HEARTH	
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	11,880
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,900
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Unim. Living Area		NONE		Dwelling Condition			Uniminished		0
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	0	TYPICAL	TYPICAL	Average	Typical	212,185			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		77%	100%	100%	163,382		

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
1SFr Overhand	1990	46	C 100	4.554	Ava.	3.507
Wood Deck	1990	572	C 100	6.795	Ava.	5.300
Frame Shed	1990	96	D 100	1.521	Ava.	1.186
Frame Shed	1990	96	D 100	1.521	Ava-	1.126
1,104 SFLA		151.17 = \$/SFLA (4)				11,119

Acpt Land 772,600 Accepted Bldg 174,500 Total 947,100

Georgetown
Name: MACMAHAN, MARILYN

Valuation Report

07/07/2025

Page 1

13U-046

Account: 67 Card: 1 of 1

Map/Lot:
Location: 126 OLD SCHOOLHOUSE ROAD

Neighborhood 36 5 Is. Harbor

Zoning/Use SL-GEN
Topography Rolling
Utilities Site Improve Site Improve
Street Paved

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type SALE TYPE
Financing
Verified
Validity Validity

Reference 1 B0341P0158
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Fr. A-Homesite (Fract)	600,000	461,768	73.00%	Size/Shape	570,358
1.00	Acre-SITE IMPROVEMENT	20,000.00	20,000	100%		33,840
Total Acres 0.27		2,237,770.37 Per Acre			Land Total	604,198

Dwelling Description

Replacement Cost New

Ranch	One Story	1104 Sqft	Grade C 100	Base	187,546
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-4,372
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,900
Insulation	Full	SFLA	1,104	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Good	Typical	193,074
Functional Obsolescence		Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None	79%	100%	100%	152,529

Accpt Land	604,100	Accepted Bldg	152,500	Total	756,600
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Georgetown
Name: FAULKNER, NANCY JANE

Valuation Report

07/07/2025

Page 1

13U-055

Account: 454 Card: 1 of 1

Map/Lot:
Location:

1440 FIVE ISLANDS ROAD

Neighborhood 36 5 Is. Harbor

Sale Data

Zoning/Use SL-GEN
Topography Above Street
Utilities Site Improve Site Improve
Street Paved

Sale Date 07/14/2022
Sale Price 675,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B2616P0121
Reference 2

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Fr. A-Homesite (Fract)	600,000	410,553	80.0%	Restriction	0
		0.00	0	90.0%	Size/Shape	500,152
1.00	Acre-SITE IMPROVEMENT	20,000.00	20,000	100%		33,840
Total Acres 0.15		3,559,946.67 Per Acre			Land Total	533,992

Dwelling Description

Replacement Cost New

Conventional	Two Story	480 Sqft	Grade C 105	Base	200,915
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	None	Basement	-7,983
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW	Cooling	0% None	Heat	5,988
Rooms	7	HEARTHES	ONE HEARTH	HEARTHES	
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,996
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1888	0	TYPICAL	TYPICAL	Above Average	Typical	202,579
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		73%	100%	100%
						Value(Rcnld)
						147,882

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
ONE STORY FRAME	1888	66	C 105	6.380	Ava+	73%	100% 100%	4.657
Open Frame Porch	1888	406	C 105	17.089	Ava+	73%	100% 100%	12.475
1,026 SFLA		148.67 = \$/SFLA (4)					Outbuilding Total	17,132

Accpt Land

533,900

Accepted Bldg

165,000

Total

698,900

Georgetown
Name: SABOL, STEPHEN J FAMILY TRUST

Valuation Report

07/07/2025

Page 1

14U-029

Account: 1050 Card: 1 of 1

Map/Lot:
Location:

23 MISTY LANE

Neighborhood 36 5 Is. Harbor

Zoning/Use SL-GEN
Topography Rolling
Utilities Site Improve Site Improve
Street Paved

Sale Data
Sale Date 06/10/2014
Sale Price 685,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B0888P0292
Reference 2 LOTS 29 & 30

SV SALE YEAR 0 UNUSED 0
Exemption(s) Land Schedule 23

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Fr. A-Homesite (Fract)	600,000	600,000	100%		1,015,200
1.00	Acre-SITE IMPROVEMENT	20,000.00	20,000	100%		33,840
Total Acres 1.00		1,049,040.00 Per Acre	Land Total			1,049,040

Dwelling Description				Replacement Cost New	
Conventional	Two Story	832 Sqft	Grade B 100	Base	323,430
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0

Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW	Cooling	0% None	Heat	12,652
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	15,206
Attic	None			Attic	0
FirePlaces	1			Fireplace	12,672
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Unimproved Living Area			Unfinished			0
Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	363,960
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
						Value(Rcnld)
						294,807

Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Wood Deck	1998	96	B 100	1.459	Ava.	1.182
Wood Deck	1998	468	B 100	7.116	Ava.	5.764
ONE STORY FRAME	1998	144	D 100	10.607	Ava+	9.122
Open Frame Porch	1998	60	D 100	2.059	Ava+	1.771
WHARF.....	1	320	B 100	34.975	Ava.	23.433
RAMP	1	72	B 100	9.631	Ava.	6.453
FLOAT.....	1	406	B 100	12.824	Ava.	8.592
1,808 SFLA		168.10 = \$/SFLA (4)				56,317

Acpt Land 1,049,000 Accepted Bldg 351,100 Total 1,400,100



51 Pleasant Street
Brunswick, ME 04011

January 21, 2025

Merwick Cottage, LLC
2833 Novus St
Sarasota FL 34237



Dear Merwick Cottage LLC,

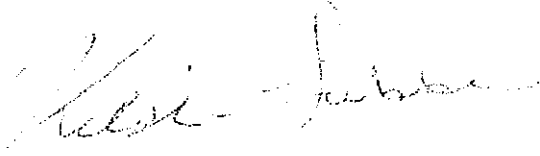
At your request, I have done a Market Analysis on 36 Lewis Rd., Georgetown, Maine 04548 for the purpose of estimating its current fair market value as of December 4, 2024. For the purpose of this report, fair market value is defined as; the value a property will bring if exposed for sale in the open market by a Seller, willing but not compelled to sell, allowing a reasonable time to find a Purchaser, willing but not compelled to buy, and who buys with the knowledge of all uses to which it is capable of being used. **This opinion or appraisal was prepared solely for the client; purpose and function stated in this report and is not intended for subsequent use. It was not prepared by a licensed or certified appraiser and may not comply with the appraisal standards of the Uniform Standards of Professional Appraisal Practice.**

Per my visual inspection of the property on December 30, 2024, the property consists of a 1,482 square foot Ranch with a daylight-walkout basement. This open concept home with its three bedrooms, two bathrooms, is situated on a one acre lot with 198 feet of deep water frontage on the Sheepscot River. The home boasts vaulted ceilings, a brick fireplace, hardwood floors, and spectacular views from multiple locations. The home also offers a new waterfront dock, small shed, garage and/or additional storage under the home. Overall the home seems to be in very good condition, well landscaped and maintained.

As a result of my inspection, and based upon the facts and data compiled (comparables attached) it is my opinion that as of the above date stated, the fair market value would be \$1,100,000 in that current market. Disclosure on the comparable sales used: Due to the lack of Ranch style homes in the area, with deep water docks and similarity in ages/location, I did have to search back to sales in 2023. That being said, I have made the necessary adjustments based on the comparable properties and market fluctuations for the subject property in my Market Analysis.

I do certify that to the best of my knowledge and beliefs, the statements contained in this analysis, and upon which the opinions expressed herein are based, are correct, and that I have no undisclosed interest, present or future, in these properties.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kelsie Labbe".

Kelsie Labbe, Associate Broker
Coldwell Banker Realty
51 Pleasant St, Brunswick, ME 04011
(207)837.9315

CMA Prepared by Kelsie Labbe

Comparable Properties

1646800	1689232	1577859
 57 Cove Road Georgetown ME	 23 Hagan Cove Road Georgetown ME	 30 South Bay Road Georgetown ME
List Price \$1,150,000 Original List Price \$1,150,000 Sold Price \$1,175,000 Status Closed Status Date 04/03/2023 Days on Market 14	List Price \$1,100,000 Original List Price \$1,100,000 Sold Price \$995,000 Status Closed Status Date 06/05/2024 Days on Market 8	List Price \$625,000 Original List Price \$1,125,000 Sold Price Closed Status Date 11/20/2023 Days on Market 6
0 Bedrooms 4 Total Baths 3 SqFt Finished Above Grade 1,741 SqFt Finished Below Grade 1,194 SqFt Finished Total 2,935 Lot Size Acres +/- 3.38 Year Built 1985 Style Ranch Basement Daylight, Finished, Walkout Access.	2 1 1,500 0 1,500 1,22 0.57 1930 Cape, Cottage Crawl Space; Dkt Floor; Other: Unfinished; Other Description: pillar and peak	2 1 \$30 \$30 1,22 1.88 Cottage, Ranch Partial
Garage Garage Spaces 2 Vehicle Storage 2 Water Private Well Existing on Site Sewer Private Sewer, Septic Design Available; Septic Existing on Site; Heat System Baseboard; Dried Vent Heater Water Info: Water Frontage 392.00 Water Into: Water Front Amount +/- Yes	Yes 1 1 Other: Private Well Existing on Site Private Sewer Other Yes 120.00	Yes 4 4+ Private Sewer Baseboard; Stove Yes 210,000
Price \$1,175,000	Price \$995,000	Price \$1,125,000

1594128	
	
6 Pilot House Lane Georgetown ME	
List Price	\$1,125,000
Original List Price	\$1,195,000
Sold Price	\$1,050,000
Status	Closed
Status Date	11/17/2024
Days on Market	123
# Bedrooms	2
Total Baths	1
Sqft Finished Above Grade	1,452
Sqft Finished Below Grade	0
Sqft Finished Total	1,452
Lot Size Acres +/-	1.09
Year Built	1980
Style	Contemporary
Basement	Bulkhead; Crawl Space; Partially Unfinished
Garage	Yes
Garage Spaces	2
Vehicle Storage	1 Car; Detached; Storage Above
Water	Private; Well Existing on Site
Sewer	Private; Sewer; Septic Existing on Site
Heat System	Baseboard; Direct Vent Heater
Water Inlet: Water Frontage	Multiple Zones; Shore
Water Inlet: Water Front Amount +/-	Yes
Price	\$1,050,000

CMA Prepared by Kelsie Lobb

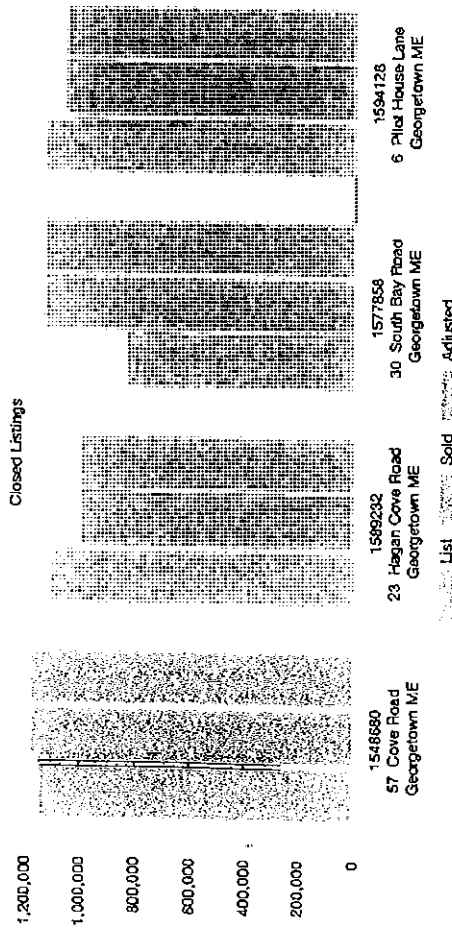
Price Analysis

1/21/25, 2:12 PM

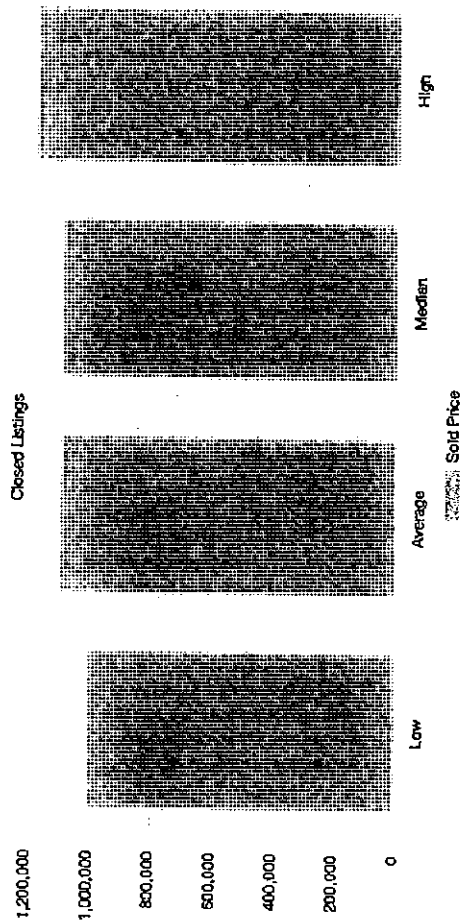
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List, Sold and Adjusted Prices



Low, Average, Median, and High Sold Prices



Summary of Closed Listings

MLS #	Address	List Price	DOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1546860	57 Cove Road, Georgetown ME	\$1,150,000	14	03/31/2023	\$1,175,000		\$1,175,000
1599232	23 Hagan Cove Road, Georgetown ME	\$1,100,000	8	09/04/2024	\$995,000		\$995,000
1577858	30 South Bay Road, Georgetown ME	\$525,000	6	11/20/2023	\$1,125,000		\$1,125,000
1594128	6 Pilot House Lane, Georgetown ME	\$1,125,000	123	11/15/2024	\$1,050,000		\$1,050,000
Overall							
Low					\$395,000		\$395,000
Average					\$1,086,250		\$1,086,250
Median					\$1,087,500		\$1,087,500
High					\$1,175,000		\$1,175,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$995,000	\$995,000
Average	\$1,086,250	\$1,086,250
Median	\$1,087,500	\$1,087,500
High	\$1,175,000	\$1,175,000

Overall Market Analysis (Unadjusted)

	Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sold %/List	Avg. List %/Soft	Finished Total	Avg. Sold %/Soft	Finished Total	DOM
	Closed	4	4,200,000	1,050,000	4,345,000	1,085,250	1.06	1.06	1,702	657.10	749.47	38
	One-call	4	4,200,000	1,050,000	4,345,000	1,085,250	1.06	1.06	1,702	657.10	749.47	38

An aerial photograph showing a large, dark-colored house with a prominent chimney and a wide driveway. The property is surrounded by trees and a grassy area. A road or path is visible in the foreground.

MLS #: 1548680 County: Sagadahoc Public Detail Report

Status: Closed Property Type: Residential Seasonal: No

Directions: From Route 1 take R 127 south to North End Road. Take left on Cove Road and follow slowly to house on end on the right.

57 Cove Road List Price: \$1,150,000

Georgetown, ME Original List Price: \$1,150,000

04548-3829 ☆

List Price: \$1,150,000

MILSR#: 1548680

Google

[illegible]

Interior Information			VA Certification:			Room Features		
Room Name	Length	Width	Level	Width	Level	Room Name	Length	Width
Full Baths Barment:			Full Bath			Office		
Full Baths Lvl 1:	2		First			Other Room		
Full Baths Lvl 2:	2		Basement			In-law Floorplan		
Full Baths Lvl 3:	0		Basement					
Full Baths Lvl 3:	0		First					
Full Baths Upper:	0		First					
Appliances: Dryer, Gas Range, Refrigerator, Washer			Basement					
Room Name	Length	Width	Level					
Primary Bedroom			Basement					
Bedroom 1			Basement					
Bedroom 2			Basement					
Bedroom 3			Basement					
Den			First					
Dining Room			First					
Kitchen			First					
Living Room			Basement					
Laundry Room			Basement					

Property Features	Construction
Site: Open, Rolling/Sloping; Wooded	Wood Frame
Driveway: Gravel	Basement Info: Daylight; Finished; Walkout Access
Parting: 1-4 Spaces	Foundation Materials: Poured Concrete
Location: Abuts Conservation; Near Public Beach; Rural	Exterior: Wood Siding
Rec. Water: Boat Mooring; Dock; River/Brook/Stream; Waterfront Deep	Roof: Shingle
Roads: Dead End; Gravel/Dirt; Private	Heat System: Baseboard; Direct Vent Heater
Transportation: Major Road Access	Heat Fuel: Electric; Gas Bottled
Electric: Circuit Breakers; Generator Hookup	Water Heater: Electric
Gas: Bottled	Cooling: None
Water: Private Sewer; Septic Design Available; Septic Existing on Site	Floors: Carpet; Vinyl
Water: Private Well Existing on Site	Ven. Storage: 2 Car; Detached
Equipment: Radon Mitigation System	Garage: Yes
Basement Entry: Interior; Walk-Out	Garage Spaces: 2
	Amenities: 1st Floor Primary Bedroom w/Bath; Bathub; In-Law



Sagadahoc County Sheriff's Department

Law Total Incident Report, by Offense Codes

Agency: Sagadahoc County Sheriff Dept

<u>Offense Code</u>	<u>Total Incidents</u>
911 Hangup (911)	2
Alarm (ALAR)	2
Attempt PPW Service (ATSV)	1
Citizen Assist (CITA)	1
Concealed Weapon Permit Appl (CWPA)	2
Family Fight (FAMF)	1
Suspicion (SUSP)	2
Traffic Accident, Prop Damage (TAPD)	2
Traffic Hazard (THAZ)	1
Traffic Offense (TOFF)	1
Trespassing (TRES)	4
Violation of Bail conditions (VBC)	1
Total Incidents for This Agency	20

Report Includes:

All dates between '00:00:00 06/01/25' and '23:59:59 06/30/25', All agencies matching '1200', All natures, All locations matching 'GO', All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes



Sagadahoc County Sheriff's Department

Law Total Incident Report, by Offense Codes

Agency: Sagadahoc County Sheriff Dept

<u>Offense Code</u>	<u>Total Incidents</u>
911 Hangup (911)	11
Alarm (ALAR)	36
Ambulance or Medical Assist (AMAS)	8
Animal Problem (ANPR)	5
Adult Protective Referral (APRL)	1
Assault, Simple (ASIM)	1
Agency Assist (ASST)	10
Attempt PPW Service (ATSV)	4
Burglary, Resid, Forcible Ent (BRFE)	1
Citizen Dispute (CDIS)	2
Citizen Assist (CITA)	21
Civil paperwork (CIVL)	1
Concealed Weapon Permit Appl (CWPA)	6
Dead Body (DBOD)	4
Disorderly Conduct (DCON)	6
Disabled Motorist (DISM)	3
Drone Deploy (DRON)	2
DUI Alcohol or Drugs (DUI)	2
Family Fight (FAMF)	8
Family Assist (FAST)	1
Forgery (FORG)	1
Fraud (FRAU)	2
Harassment (HARA)	2
Information (INFO)	5
Law Enforcement Detail (LEDE)	5
Message Delivered (MESS)	1
Missing Person (MPER)	1
Motorcycle/Recreation Veh Prob (MRVP)	2
Officer Standby (OFSB)	2
Property Check (PCHK)	5
Property Damage, Non-vandalism (PDNV)	1
Public Service (PUBS)	27
Property Watch (PWAT)	7
Record Check (RDCK)	1
Suicide Attempt (SUAT)	1
Suspicion (SUSP)	19
Serve Protective Order (SVPO)	8
Serve Subpoena (SVSU)	3
Traffic Accident, Hit and Run (TAHR)	2
Traffic Accident NonRep (TANR)	5
Traffic Accident, Prop Damage (TAPD)	21
Traffic Accident, Pers Injury (TAPI)	1
Traffic Hazard (THAZ)	4

<u>Offense Code</u>	<u>Total Incidents</u>
Threatening (THRE)	1
Traffic Offense (TOFF)	12
Theft, Property, From Mtr Veh (TPMV)	3
Theft, Property, Other (TPOT)	6
Traffic Detail (TRDE)	2
Traffic Direction/Control (TRDR)	1
Trespassing (TRES)	13
Truancy (TRU)	1
Vandalism (VAND)	1
Violation of Bail conditions (VBC)	1
Vehicle Serial # Inspection (VIIN)	4
Violation of Protective Order (VOPO)	2
Warrant (WARR)	1
Watercraft Problem (WATP)	1
Welfare Check (WELF)	9
Total Incidents for This Agency	317

Report Includes:

All dates between `00:00:00 07/01/24` and `23:59:59 06/30/25`, All agencies matching `1200`, All natures, All locations matching `GO`, All responsible officers, All dispositions, All clearance codes, All observed offenses, All reported offenses, All offense codes, All circumstance codes

July Events at the Patten Free Library

From Hannah Lackoff <hlackoff@patten.lib.me.us>

Date Tue 7/1/2025 8:58 AM

To Hannah Lackoff <hlackoff@patten.lib.me.us>

Happy July!

This is Hannah, Programs and Outreach Manager, from the Patten Free Library. Each month I send out an email containing fliers for all of our special events, and would appreciate if you would post and share these events wherever you can.

I have created a google drive folder with fliers for all of our special events, which you can view [here](#). Please feel free to print fliers and hang them if you have space. If you would prefer to have print outs delivered to you, please let me know and I will make it happen!

You can also access all of our event information online [here](#).

If you would like to stop receiving this email, or are no longer the right person to receive it, please let me know. Thanks for all your help!

Hannah Lackoff
(she/her)
Programs and Outreach Manager
Patten Free Library
33 Summer St
207-443-5141x1021



Get Involved in Your Community

APPLICATION FOR COMMITTEE MEMBERSHIP

OFFICIAL TOWN BOARDS / COMMITTEES / OFFICIALS

Please check the box of the Board or Committee you wish to be a member of:

- | | |
|---|---|
| ☐ Board of Appeals | ☐ Conservation Commission |
| ☐ Solid Waste Management Committee | ☐ Shellfish Conservation Committee |
| ☐ Harbor Committee | ☐ Planning Board |
| ☐ Recreation Committee | ☐ Financial Advisory Committee |
| ☐ TOPMB (Volunteer Only) | ☐ Cemetery District (Volunteer Only) |

OTHER PROGRAMS / VOLUNTEER ACTIVITIES

Please check the box of the organization you wish to volunteer with. We will share a copy of this application with the appropriate entity.

- | | |
|---|---|
| ☐ Richards Library | ☐ Georgetown Working League |
| ☐ Historical Society | ☐ School Garden / Gleaning |
| ☐ Georgetown Community Center | ☐ Age Friendly Georgetown |
| ☐ Georgetown Island Education Fund | ☐ Georgetown Volunteer Fire Department |
| ☐ Friends of Reid State Park | ☐ Other, Specify: _____ |

NAME: _____

PHYSICAL ADDRESS: _____

MAILING ADDRESS: _____

PHONE: _____ EMAIL: _____

COMMITTEE / BOARD OF INTEREST: _____

WHY DOES THIS COMMITTEE INTEREST YOU? _____

WOULD YOU BE WILLING TO SERVE ON ANOTHER COMMITTEE? ☐ YES ☐ NO

PLEASE DESCRIBE YOUR SKILLS AND EXPERIENCE: _____

THE RMS EXPRESS

MMA Unemployment Compensation Fund

MMA's Unemployment Compensation Fund (UC Fund) was created in 1978 at the request of MMA members to assist them in meeting their obligations under the Employment Security Act in an efficient and cost-effective manner.

The UC Fund membership is composed of Maine governmental entities that are self-insured but administered as a group, while each member maintains an individual account within the Fund. The Maine Department of Labor classifies MMA's UC Fund members as Direct Reimbursement Employers. In other words, the Fund reimburses the Maine DOL on a member's behalf only when a member has unemployment claims.

We also want to announce that Rachel Risinger has been promoted to the position of UC Fund Coordinator. Rachel is excited and honored to have the opportunity to provide the membership professional guidance and technical support throughout the claims process and wage reporting requirements.



Program benefits of the UC Fund include:

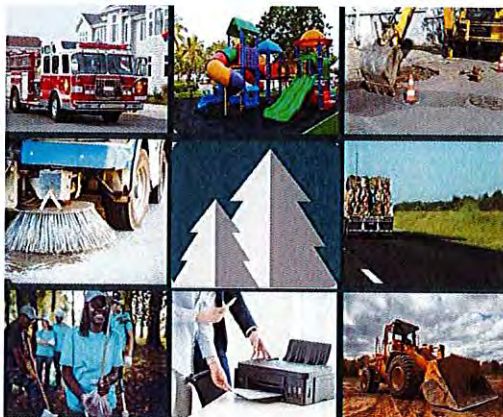
- **Technical Guidance** and claims administration.
- **Budget Stability** (fixed annual rates)
- **Dividend, Interest & Excess Balance Returns**



In Your Inbox

MMA Risk Management Services Property & Casualty Pool (P&C Pool) would like to take this moment to thank our dedicated Maine Towns, Cities and Governmental Entities for their continued partnership. Members of the Property & Casualty Pool shall receive a P&C Pool Renewal Coverage Documents email from rmsunderwriting@memun.org which contains:

- Member Coverage Certificate
- Auto ID Cards
- Breakdown of Contribution by Department
- Schedules
- Certificates of Insurance
- Synopsis of Changes
- Appendix A & Financial Plan, and
- Invoice



Please save these documents in a secure location for future reference. You also have the ability to view and/or download the 2025 - 2026 Property & Casualty Pool Member Coverage Document along with the P&C Pool Underwriting Guidelines from the MMA website: <https://www.memun.org/Risk-Management/Property-Casualty> (Please note that a login is required as well as Property & Casualty Pool credentials in order to access.) If you experience difficulties please contact: personifyrequests@memun.org.

This issue:

- MMA Unemployment Compensation Fund
- In Your Inbox – P&C Pool Renewal
- Boiler & Pressure Vessel Inspection



MAINE MUNICIPAL ASSOCIATION
RISK MANAGEMENT SERVICES

PROPERTY & CASUALTY • UNEMPLOYMENT COMPENSATION • WORKERS' COMPENSATION

Boiler Inspections

The MMA Property & Casualty Pool has partnered with Travelers BoilerRe to provide our members with free jurisdictional inspections on boilers and pressure vessels as required by the State of Maine.

The following objects require a jurisdictional inspection in the State of Maine:

- **Pressure vessels** – Inspection required every three (3) years
- **High pressure steam boilers** (greater than 15 psi) – One internal inspection required annually; one external inspection required annually
- **Schools require the following objects to be inspected:**
 - **Steamers** – Inspection required annually
 - **Low pressure steam boilers** – Inspection required annually
 - **Hot water heating and supply boiler** – Inspection required annually

Jurisdictional inspections may be scheduled by either contacting Travelers BoilerRe at:

- 1-800-425-4119 or
- BOILINSP@travelers.com

Representatives are available Monday through Friday, 8am – 4pm EST. Please have ready

1. Account Name: Maine Municipal Association
2. Location of equipment by address
3. Inspector Contact
4. Equipment type
5. Certificate Number and date

Please note that the associated cost of the Certificate billed by the State of Maine are the responsibility of the owner. The Travelers BoilerRe Risk Control Consultant will complete an inspection report and will electronically submit the results to the State of Maine.

REGISTRATION OPEN- MMA Understanding the Freedom of Access Act Webinar

From Maine Municipal Association <training@memun.org>

Date Tue 7/1/2025 1:48 PM

To gtwnme@hotmail.com <gtwnme@hotmail.com>



**MAINE MUNICIPAL
ASSOCIATION SINCE 1936**

**UNDERSTANDING THE
FREEDOM OF ACCESS ACT**

~WEBINAR~

Wednesday, September 3 - 4:30-6:00pm

REGISTER TODAY!

DATE, TIME, LOCATION & COST:

DATE: Wednesday, September 3
TIME: 4:30-6:00pm
LOCATION: Zoom WEBINAR ONLY
COST: MMA Members: \$40; Non-Members: \$80

PRESENTED BY:

Sarah Jancarik, Staff Attorney - Maine Municipal Association
Adelia Weber, Staff Attorney - Maine Municipal Association

WHO SHOULD ATTEND:

This webinar is aimed at helping elected and appointed officials understand Maine's Freedom of Access Act and fulfill FOAA training requirements. It will provide an overview of the FOAA, including public/open meeting requirements, why FOAA requests are filed, and how to handle them properly. **(This webinar qualifies as Maine-required FOAA Training. This session does not explore laws about criminal investigations and records.)**

This webinar is aimed at helping elected and appointed officials understand Maine's Freedom of Access Act and fulfill FOAA training requirements. It will provide an overview of the FOAA, including public/open meeting requirements, why FOAA requests are filed, and how to handle them properly. **(This webinar qualifies as Maine-required FOAA Training. This session does not explore laws about criminal investigations and records.)**

COURSE INFORMATION:

Does our board meeting need to be held in public? When can the board enter executive session? How do we respond to a record request from a citizen? Or a serial requester, or a journalist? Maine law requires that all "public proceedings" occur in public and that FOAA requests be handled properly, fairly and in a timely manner. This webinar is designed to help municipal officials at all levels comply with the FOAA and make good decisions about FOAA requests, even if the requests grow in number.

TOPICS INCLUDE:

- Maine's FOAA Law: An Overview
- Public/Open meeting requirements
- Executive Sessions
- Receiving & Fulfilling Public Records Requests
- Appointing a Public Access Officer (PAO)
- Timing and Deadlines
- Violations and Penalties
- Required FOAA Training

Certification: This course applies to the Maine Town, City and County Management Association (MTCMA) Certification Program as 1.5 credits in the Elected Relations category.

REGISTER HERE

Webinar registrants will receive their Zoom link and meeting details directly from MMA Zoom no later than 24 hours in advance. An official workshop confirmation from MMA will follow with further instructions and access to meeting materials.

Please email training@memun.org if you have not received your link the day prior to the training.

One More Chance in 2025

- Wednesday December 3; 2:00-4:00pm: Understanding the Freedom of Access Act & Best Practices in Compliance

Registration will open 6-8 weeks prior to the webinar date. Check the MMA website for availability.

MMA WEBINAR CANCELLATION POLICY:

Cancellations received on/after 8-29-25 will be charged a \$15 fee. Any registrant who does not attend and does not cancel their registration (i.e., no-show) and any cancellation received the day of the event will be charged the full registration fee.

All cancellations must be submitted using this form:

CANCELLATION FORM

Registration substitutions are permitted for registrants within the same municipality/organization and will be assessed a \$15 substitution fee. Please email wsreg@memun.org to request a registration substitution. Registration transfers to a future training offering are not permitted.

If you have questions, please contact the Educational Services Office at (207) 623-8428 or training@memun.org.



Maine Municipal Association | 60 Community Drive | Augusta, ME 04330

MMA is located off I-95, Exit 112 A Northbound, Exit 112 Southbound, behind the Augusta Civic Center

207-623-8428 | www.memun.org

The Maine Municipal Association (MMA) is a voluntary membership organization offering an array of professional services to municipalities and other local governmental entities in Maine. MMA is a non-profit, non-partisan organization governed by an Executive Committee elected from its member municipalities. Founded in 1936, MMA is one of 49 state municipal leagues that, together with the National League of Cities, are

recognized at all governmental levels for providing valuable services and advocating for collective municipal interests.

The Maine Municipal Association has a core belief that local government is a fundamental component of a democratic system of government. MMA is dedicated to assisting local governments, and the people who serve in local government, in meeting the needs of their citizens and serving as responsible partners in the intergovernmental system.

MMA's services include advocacy, education and information, professional legal and personnel advisory services, and group insurance self-funded programs.

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Maine Municipal Association · 60 Community Dr · Augusta, ME 04330-8603 · USA

CMP Electric Delivery Rates As Of July 1st, 2025

From VOIT, PATRICK <patrick.voit@cmpco.com>

Date Fri 6/27/2025 1:53 PM

To VOIT, PATRICK <patrick.voit@cmpco.com>

 1 attachment (21 KB)

July1st 2025 CMP Rates.xlsx;

Good Afternoon,

Attached are the CMP electric delivery rates as of July 1st, 2025.

The main difference is for accounts utilizing Time Of Use (TOU) rates the On Peak time period has shifted to 5pm-9pm Monday through Friday. Let me know if you have questions or would like more details on these rates.

TOU Period	Hours
On-Peak	5:00 PM – 9:00 PM Monday – Friday
Off-Peak	All other hours, including weekends and holidays

Thank you,



Pat Voit

Key Account Manager – Midcoast
Brunswick, Rockland and Belfast Service Centers

280 Bath Road, Brunswick, ME 04011

207-319-9585

Patrick.Voit@cmpco.com

Internal Use

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SMRCC July Newsletter

From Gabe <gabe@rcmaine.org>

via mailchimpapp.net

Date Tue 7/1/2025 11:51 AM

To gtwnme@hotmail.com <gtwnme@hotmail.com>

[View this email in your browser](#)



Southern & Midcoast
Resilience Coordinator Collaborative
July Newsletter



Hello Friends, and Happy Summer!

We're excited to share a updates and resources this month. Don't miss our upcoming workshop designed to help you write strong Community Action Grant proposals, and be sure to check out CEBE's excellent new guide for forming climate committees and community groups.

As always, we're here to support your work—reach out to your County-specific CRP Regional Coordinator for help with project development, grant planning, or anything else you need.

Thanks for all you do to strengthen community and climate resilience!

Upcoming Talks, Events, Workshops & More!

CAG Success!

Writing and Managing Strong Community Action Grants

Building on last year's **Building Stronger Communities: In Practice** workshops, SMRCC has launched a new **online learning series** to support communities across our region—and beyond—as they pursue resilience and sustainability goals.

CAG (Community Action Grant) Success! will be held online on **Tuesday, July 15 from 12:00 - 1:30 PM**. The workshop is designed to help communities prepare successful Community Action Grant proposals and set up strong systems for managing awarded grants. We'll cover:

- Tips for drafting clear, focused, and fundable proposals
- Best practices for budgeting, community engagement, and project planning
- Guidance for managing your grant post-award, including reporting and tracking

The 60-minute session will be followed by optional 30-minute breakout rooms by project type—energy, adaptation, conservation/restoration, etc.—for more tailored discussion and peer learning. Bring your project-specific questions to discuss with peers, service providers, and Regional Coordinators!

Whether you're just getting started or preparing your next proposal, this workshop will offer practical advice to support your success.

Register to Attend

2nd SMRCC Communities & Service Providers Gathering

Hosted by SMRCC, this online event will be held **Tuesday, July 29 from 12:00 - 1:00 PM**. It is **open to all communities and service providers** located or working in the SMRCC region: York,

Southern Oxford, Cumberland, Lincoln, Sagadahoc, Knox, and Southern Waldo Counties as well as Regional Coordinators and service providers serving other Maine counties. It's a chance to connect, share updates, highlight local projects, and hear about funding opportunities and regional initiatives.

Agenda

12:00 PM – 1:00 PM

1. Welcome & Introductions
2. SMRCC Offerings & Updates
3. Community Updates – Please come prepared to share updates, successes, and challenges about your new, existing, or future projects.
4. Upcoming Grant Opportunities
5. Wrap-up

For more information, please **contact Gabe McPhail**: gabe@rcmaine.org | [\(207\) 952-1817](tel:(207)952-1817)

Register to Attend

Learning Opportunities List

Click to see a curated list of upcoming workshops, talks, events and webinars in our region and across the state.



Knox County Invasive Species Workshops

Knox-Lincoln Soil & Water Conservation District,

in collaboration with various land trusts, trail committees, conservation partners, and state agencies, is hosting invasive plant and species workshops throughout the region. **Join a walk or workshop** near you to learn field identification, treatment, and removal of invasive species.

Workshop Dates and Locations:

Using Historic Tax Credits Workshop

This **virtual panel** will discuss how state and federal historic tax credits can be accessed and used for improving the economy and housing development.

Panelists include Maine housing investors and historic preservationists and consultants who will explore how these credits can improve housing options. Municipalities, developers, property owners, and anyone interested in learning more about these financial

- Rockland Invasive Species Workshop: July 9, 3:00 PM - 5:00 PM
- North Haven Invasive Plant Management Walk: July 10, 11:00 AM - 1:00 PM
- Camden Field Identification: Invasive Terrestrial Plants: July 29, 12:00 PM - 1:00 PM

tools are welcome to join. **Tuesday, July 22, 3:00 PM - 4:00 PM.** Email Alex Zipparo (azipparo@lcrp.org) to register.

Funding Opportunities

Reminder: CRP Community Action Grants – Round 6



Round 6 of Community Action Grants (CAGs) is now open! CAGs support local climate action projects that reduce energy use, transition to clean energy, and enhance resilience to climate impacts. Grants are available for implementation of activities from a *New!* updated [List of Community Actions](#) (no local match required) or community-defined climate and energy priorities (local match required). Funding is available for up to \$75,000 for individual communities and up to \$175,000 for joint applications. A total of \$4.7 million is available in this round.

Applications due August 29. An **informational webinar** was held on **June 12**. [RECORDING](#) and [SLIDESHOW PRESENTATION](#). [LEARN MORE](#) and download the program application.

EDA Disaster Supplemental Grant Program

The Economic Development Administration (EDA) is offering funds to help communities recover economically from natural disasters that happened in 2023 and 2024. Funding is available for projects that grow local industries through planning and preparation, direct recovery efforts, or larger regional projects that improve local businesses. EDA is reviewing applications on a rolling basis. Learn more [HERE](#) and [Contact your Regional Coordinator](#) for more information.



Maine Philanthropy Center - Readiness and Response Fund

The Maine Philanthropy Center is offering funds to support Maine-based organizations and tribes with risk readiness and response. Funding is intended support organizations in continuing normal operations. A webinar will be held on **July 8, 11:30 AM - 12:30 PM** to provide information to applicants. Register for the webinar [HERE](#). Learn more about the fund [HERE](#).



Reminder:
**CRP Service
Provider Grant
Applications due
August 1st**

Round 6 of the **Community Resilience Partnership (CRP)** Service Provider Grants are due **August 1st**. These grants support organizations assisting communities with climate action planning and implementation through two tracks:

- **Track 1:** Assist communities with enrollment in the Community Resilience Partnership and identification of priority climate and energy projects.
- **Track 2:** Support communities in conducting vulnerability assessments to understand climate risks and define resilience priorities.

A **recording** from an **informational webinar** can be accessed [HERE](#). Download the **2025-6 Program Statement** [HERE](#).

Check out our list of current grants for your climate projects. Contact us to discuss funding opportunities.

[Access the Grants List](#)

**July Reading: Building Local
Climate Leadership Guide**



Building Local Climate Leadership

A Guide to Forming Climate Committees & Groups in Maine

Gianluca Nehuén Yornet de Rosas
Community Resilience Fellow/Maine Service Fellow



Issued on: June, 2025

Version 1

The Center for an Ecology-Based Economy (CEBE) has launched a toolkit for Maine communities that acts as a practical guide for forming climate committees and community groups. The guide includes templates for community engagement, organizational structures, successful examples, and other supplemental materials and resources. Download the Toolkit [HERE](#).

Get Support Directly **From Your CRP Regional Coordinator**

Looking for feedback on your project ideas? Need some help finding the right grant and writing your grant applications? Want to connect with other communities and technical assistance providers? ***Reach out to connect via zoom, phone, or in-person. We are here to help!***



York and Southern Oxford County communities contact:

[Melanie Nash](#), Sustainability and Resilience Planner

[Southern Maine Planning and Development Commission \(SMPDC\)](#)

Cumberland County communities contact:

[Gretchen Anderson](#), Sustainability Program Coordinator

[Sara Mills-Knapp](#), Director of Sustainability

[Greater Portland Council of Governments \(GPCOG\)](#)

Lincoln County communities contact:

[Laura Graziano](#), Community Resilience Planner

[Lincoln County Regional Planning Commission \(LCRPC\)](#)

Sagadahoc, Knox, and Southern Waldo County communities contact:

[Meg Rasmussen](#), Sustainability Program Director

[Midcoast Council of Governments \(MCOG\)](#)

For general inquiries about support offered through the Community Resilience Partnership (CRP) [Southern & Midcoast Regional Coordinator Collaborative \(SMRCC\)](#), contact [Gabe McPhail](#).

Subscribe to this Newsletter

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You are receiving this email because you have asked to be on our mailing list and/or you are a community in Southern or Midcoast Maine who has enrolled or is enrolling in the Community Resilience Partnership.

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Attendee & Guest Registration is now available! MTCMA's New England Management Institute at Sunday River

From MTCMA <mwhite@memun.org>

Date Mon 6/23/2025 8:57 AM

To gtwnme@hotmail.com <gtwnme@hotmail.com>



MTCMA

**Maine Town, City and County
Management Association**

A State Affiliate of **ICMA**

REGISTER NOW!

79th New England Management Institute

August 13-15, 2025

Sunday River - The Jordan Hotel

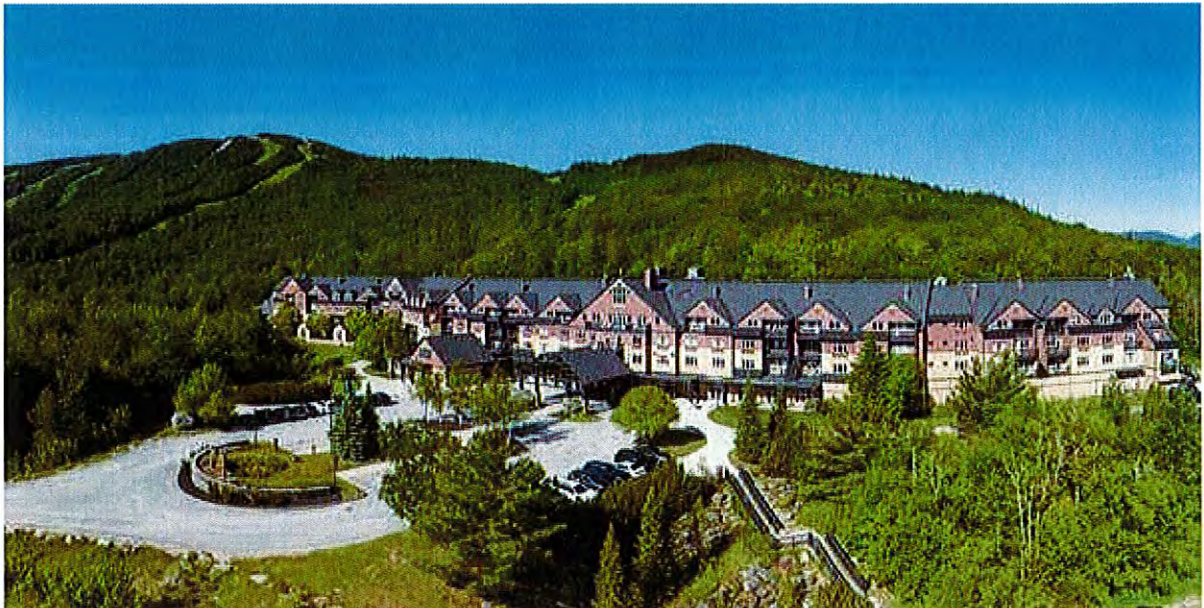
SPECIAL EVENTS:

- **Community Showcase: bring a local product to raffle!**
- Food Drive for Charity: bring non-perishable items to donate to a local charity!
- Wednesday, August 13th:
 - Awards Luncheon
 - Annual Meeting
 - Pre-Banquet Reception

- Awards Dinner Banquet
- Thursday, August 14th, Afternoon Activities:
 - Archery
 - Axe throwing
 - Bowling
 - **Golf - LIMITED SPOTS - register early!**
 - Scenic chair lift
 - Thursday Night Networking Event (Dinner, Games & Networking)

Afternoon activities are priced separately from registration.

DON'T MISS OUT! REGISTER TODAY!



**See full agenda for Program Details & Overnight
accommodation information**

Attendee's & Guests can register online!

Download Brochure

Attendee INSTITUTE FEES

\$311 - Full Conference Attendee (Corporate Member)

\$155 - MTCMA New Member, 1st Time Attendee and Interns

\$622 - Non-Members

Fees include breakfast, lunch and breaks. Dinner, specials event & activities can be purchased separately.

FEATURED SPEAKER:



Coach Ben Barr, University of Maine - Orono, Men's hockey - Go BEARS!

Attendee Registration

Guest Registration

QUESTIONS?

Contact Melissa White at MMA
mwhite@memun.org or (207) 623-8428

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Maine Municipal Association · 60 Community Dr · Augusta, ME 04330-8603 · USA

- Ms. Tudor:
- Ms. Eee:
- Ms. Goodwin:

Town Administrator Update

Old Business:

- Discussion on the next steps regarding the West Georgetown ATV Access Route (no vote expected)

New Business:

- Settlement of 2024-25 and Recommitting Taxes 
 - o Note: This is only to change Tax Collectors.
- Office Closure for Week of July 14th 
- Approval for Administrator to attend MTCMA Conference at Sunday River 

Items For Signature:

- Recommitment of Taxes Certificate
- *If Approved*, Liquor License for The Mooring

Public comment:

Executive Session:

Adjournment:

UPCOMING MEETINGS/ EVENTS:

Select Board	Tuesday, July 8 th	6:00pm HYBRID
Solid Waste Management	Wednesday, July 9 th	7:00pm ZOOM
Water Study Grant Kickoff	Thursday, July 10 th (GCS)	7:00pm ZOOM
Conservation Commission	Monday, July 14 th	6:00pm ZOOM
Town Owned Property Mana	Tuesday, July 15 th	4:00pm HYBRID
Planning Board	Wednesday, July 16 th	7:00pm HYBRID
Select Board	Tuesday, July 22 nd	6:00pm HYBRID