

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
JANUARY 15, 2013, 6 P.M.

Preliminary Minutes

Tape recorded meeting

Present: Judy Colby, Bill Curtis, Chair Pam Dunning, Vice Chair Ed Polewarczyk, Jeff Slack and
Town Manager Laurie Smith

1. 6 p.m. Call to Order

Pam Dunning called the meeting to order at 6 p.m.

2. Pledge of Allegiance to the Flag of the United States of America

3. Maine DOT Road Safety Audit Project Work Plan with Gerry Audibert

Gerry Audibert summarized the meetings with the selectmen and the work done by the DOT since June 4, 2012 developing alternatives that could be pursued with a benefit/cost ratio greater than 1.0. Recommendations include extending the sidewalk system from Lee Street/Bradford Road to the existing village sidewalk and provide a crossing from the County Seat to the Town Office; a traffic signal at Water Street and a pedestrian-activated warning light (flashing red) at Middle Street.

Also being considered is making Water Street one-way inbound (toward Route 1) and Middle Street one-way outbound. A signal at Route 27 in Edgcomb is also being considered with speed adjustments. Audibert said nothing is definite and from a realistic time frame aspect, he expects the sidewalks will be the first project. The intersections will require some discussion. A crosswalk on the south side of Water Street is also recommended as well as bumping out the sidewalks on Main Street to shorten the distance of the crosswalk.

The next step is to publish the work plan. Audibert was optimistic that the sidewalks would be done; the other improvements will depend upon funding.

Ed Polewarczyk moved to continue supporting the MDOC with potential traffic improvement projects in Wiscasset. Vote 5-0-0.

4. 6:30 p.m. Assessors' Workshop

No. 5 - Luis E. Serrano (U17-001, Acct #1769)

Mr. Serrano requested an abatement of his taxes based on similar properties being taxed less than his and the fact that he is not on a town road. Comparisons he cited were in different neighborhoods, had fewer square feet or were based on real estate listings. Sue Varney, Assessors' Agent explained the assessment is based on the neighborhood, square feet and features in the house such as bathrooms or finished basement and that unless Mr. Serrano's assessment was based on erroneous information, taxes could not be abated. She volunteered to visit the Serrano's house to determine if the assessment is correct.

No. 6 – William and Cheryl Thayer (R02-017-D, Acct. #215)

An abatement was requested because the square footage of the house and porch was incorrect and the assessment was based on the deck and gazebo which were not built as of April. Mr. Thayer said the garage did not have a second story, just pull-down stairs and a crawl space. Varney will recalculate the assessment with the corrected information. **Judy Colby moved to grant the abatement to the Thayers valued at \$68,600 resulting in a refund of \$1,090,74. Vote 4-1-0.**

10. Richard Thomas and Karen Dilley (R07-020-002, Acct. #924)

An abatement was requested because the assessment was high based on recent real estate listings in the area. Varney explained that listings cannot be used as comparables and unless there were statistical errors, an abatement could not be made. Mr. Thomas will review the data and if he needs Varney to do an inspection, he will contact her.

In response to Ed Polewarczyk's question, Varney said there have not been enough recent sales to use in reevaluating properties in any part of town.

No. 1&2 – Martina and Terry Moore (U01-089, Acct. #1226 and U01-105, Acct. # 1243)

The request was based on the fact that assessed value was higher than the sales price. Varney said the data was correct and she recommended denying the abatement. **Judy Colby moved to deny abatement on properties 1 and 2 for lack of information. Vote 5-0-0.**

No. 3 – John G. Rafter, Jr. (U06-023-B, Acct. #2609)

Varney said an error was made in not considering the lack of Route 1 access and she recommended the abatement. **Ed Polewarczyk moved to approve the abatement. 5-0-0.**

No. 4 – Belinda Haggett (U09-010-001, Acct. # 1581)

Varney recommended abatement because the property was overvalued due to its age; the mobile home condition had deteriorated and the value should have reflected that fact. **Judy Colby moved to approve the abatement. Vote 5-0-0.**

No. 7 – Midcoast Properties, LLC (R03-033-001, Acct. # 353)

The owner is requesting an abatement of taxes paid by the previous owner. The property is valued at \$1.8 million and the new owner paid \$1.3million; however, the property is assessed less than the other three like businesses. Varney recommended not approving the abatement because no errors were provided by the owner and the current owner did not own the property on April 1. **Judy Colby moved to deny abatement No. 7. Vote 5-0-0.**

No. 8 – Walter Crossman (R03-069-015, Acct. #436)

Varney recommended approving the abatement as the property was assessed for a full basement when it has only a crawl space. **Judy Colby moved to approve the abatement. Vote 5-0-0.**

No. 9 – James and Elizabeth Hunton (R07-020-001, Act. #923)

Varney recommended not approving the abatement as there were no errors made in the data and the property is treated the same as other properties in the neighborhood. **Judy Colby moved to deny the abatement. Vote 5-0-0.**

No. 11 – George Wilson (R07-039-001)

The assessor was not aware that this mobile home was sold to Harold Ralph and moved out of town in October 2011. **Judy Colby moved to approve the abatement. Vote 5-0-0.**

No. 12 – Village Car Care (Personal Property #23)

This abatement is to clear the books for taxes owed by a previous owner which are uncollectable. The Treasurer recommended approving the abatement. **Judy Colby moved to approve the abatement. Vote 5-0-0.**

Discussion regarding Hale Pond Road

The residents of Hale Pond Road, a private road, have twice petitioned the Town to accept and take over the maintenance of the road as is. The residents have expressed the opinion that if they are not on a town-maintained road, that should be reflected in a reduction of taxes. Varney consulted with other assessors, reviewed the properties on Hale Pond Road as well as properties on other town roads, and reviewed sales on private roads for the past few years. The base home site unit value on eight private roads and on one public road was the same, indicating that the properties are treated the same whether on private or public roads.

A questionnaire sent by the assessors' agent to owners on private roads indicated that some owners thought it improved the value of their homes to be on a private road. Varney said that private roads do not take away value. Other towns do not give a reduction in value because the road is private. Fire, ambulance and police departments will respond and children in these neighborhoods attend schools and ride the buses. Varney did not recommend a reduction in value, as all area properties were treated the same. A property recently sold for 104% of assessed value in that neighborhood.

Monique McRae asked that the town take over the grading and maintenance of the road as is. She said not all the owners on the road now contribute to its upkeep. Joshua Andrei had been maintaining the road but only six or seven out of the 25 owners on the road have been paying for plowing. He said there would never be enough contributions to bring the road up to specs and he has ruined his equipment trying to maintain it. He said that soon emergency vehicles will not be able to get down the road, there will be no trash pickup, no cable, and no mail delivery and there won't be equal town services to the residents on Hale Pond Road.

Laurie Smith said many towns have the same problem. She said there were three issues: the perceived difference in valuation because the road is not paved, the fact that the town cannot maintain a road unless it is a public way, and currently the town has no road specifications other than those for roads in subdivisions and no specifications for a gravel road which could eventually be accepted as a town road.

She said that what the town could conceivably want, in lieu of bringing a road up to the subdivision standards, was at the very least that the road base be elevated so there is good drainage and a top coat put on so it can be maintained. If the board were in favor, the town could establish a bare minimum that a contractor could put a price on, but the selectmen would have to research what effect it would have on the town to maintain all private roads in town if they were brought up to that standard. Several board members asked that Greg Griffin, Road Commissioner, inspect the road and make a recommendation. The matter will be on the February 19 agenda.

13. Poverty abatement #979 (executive session)

Bill Curtis moved to go into executive session pursuant to 1 M.R.S.A. Section 405 (6)(A) to discuss a poverty abatement. Vote 5-0-0. The board entered executive session at 8:12 and exited at 8:40 p.m. Judy Colby moved to award \$1,000 abatement off the 2012 taxes contingent upon his paying the remaining 2011 and 2012 tax bills. Vote 5-0-0.

The board entered executive session pursuant to 1 M.R.S.A. Section 405 (6)(E) for consultation with legal counsel. The board exited executive session at 9:12 p.m.

5. Adjournment

The meeting adjourned at 9:12 p.m.

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
JANUARY 22, 2013

Preliminary minutes

Tape recorded meeting

Present: Bill Curtis, Judy Colby, Chair Pam Dunning, Vice Chair Ed Polewarczyk, Jeff Slack and
Town Manager Laurie Smith

1. 6 p.m. Call to order

2. Goal Setting Workshop

3. 7 p.m. Resume meeting

4. Pledge of Allegiance to the Flag of the United States of America

5. Approval of Treasurer's Warrant: January 15, 2013 and January 22, 2013

Judy Colby moved to approve the Treasurer's warrant of January 15, 2013. Vote 5-0-0. Judy Colby moved to approve the Treasurer's warrant of January 22, 2013. Vote 5-0-0.

6. Approval of Minutes: January 8, 2013

Ed Polewarczyk moved to approve the minutes of January 8, 2013. Vote 5-0-0.

7. Executive Session for Personnel

Judy Colby moved that the Board of Selectmen go into Executive Session pursuant to 1 M.R.S.A. §405 (6)(A) to discussion personnel. Vote 5-0-0. The board entered executive session at 7:07 p.m. Ed Polewarczyk moved to exit executive session at 7:18 p.m. Vote 5-0-0.

8. Special Presentations or awards

A. Investment Committee Presentation with Daniel Lay from H. M. Payson: Steve Mehrl, Chair of the Investment Committee, introduced committee members Town Manager Laurie Smith, Town Treasurer Shari Fredette, Judy Colby and Frank Barnako and from H. M. Payson, Dan Lay and Peter Robbins. In achievement of the goals, Mehrl said the committee had reduced the cash position from 15% to 1%, reduced the duration of bonds, and increased equity position from 34% to 60%; the maximum return while using funds from capital investment was \$2 million in gains with withdrawals of \$866,000 to offset Town expenses. Market value of the endowment and reserve funds as of December 31, 2012 was \$13,117,559. Mehrl presented slides showing details of the report. Ed Polewarczyk thanked H. M. Payson for help in creating the investment policy, and the committee for its efforts.

B. Firefighter Training Recognition Awards with Chief Rob Bickford: Pam Dunning presented the awards to Wiscasset volunteer firefighters who had completed the 240-hour Firefighter 1 and Firefighter 2 courses over the past year. Those receiving the award were: Spencer Bailey, Nick Grover, Cody Hagggett, Nick Merry, Bob Meisine, James Pray, Sam Schmal, Stephen Smith and Tim Weatherbee.

10. Public Comment

In response to a question by Dominik Lobkowicz, Lincoln County News, Pam Dunning said the town in 2014 would lose \$419,636 in revenue sharing and \$435,228 in 2015. Lobkowicz said the Department of Energy recently released a strategic plan for dealing with spent nuclear fuel across the country. One item in the plan was to develop a pilot interim storage facility, a small trouble-shooting program which could develop into a larger site or be a pilot program for a separate site. Lobkowicz asked, in light of the loss of state funds, whether Wiscasset would be interested in pursuing being the pilot location. Ed Polewarczyk, who he had not finished reading the proposal, questioned whether the voters would approve it. Pam Dunning said it would be up to the Board of Selectmen to offer that to the town if it deemed it appropriate and the townspeople would have to put it in place by vote. She added that the fully functional Maine Yankee paid \$12 million a year, but turning the site into a waste facility, would not equal previous taxes. Lobkowicz mentioned the federal money for jobs and construction, but Dunning said that would be a short term benefit.

Steve Mehri asked whether the reductions mentioned included school funds and was informed that while it did not include the school funds, cuts would be made in Maine revenue sharing, BETE reimbursement, homestead exemption, excise tax, General Assistance and the rent refund program.

Peter Rines thanked the board for recognizing the firefighters and congratulated the board on the investment program. He asked whether there were plans for a new generator. Dunning said funds for a generator would come from capital improvement package which is 3.8% of the interest from the reserve accounts. Rines emphasized the need for a new generator because without it, if the power fails in a storm, the doors will not open, and phones will not work.

11. Department Head or Committee Chair Report – none

12. Unfinished Business

A. Committee Review Report

1. Information regarding Cemetery funds: Smith said information from town and library files included a 1909 Certificate of Organization of the Cemetery Association, which maintained the cemeteries for many years. In 1955 the Cemetery Association and the Town petitioned the State of Maine for the town to take over the corporation of the Wiscasset Cemetery Association and the Superior Court granted the petition. The town voted to take over the assets of the Wiscasset Cemetery Association in 1956. Since that time the town has taken over the Jackson Cemetery. The town has recently asked the Superior Court for the actual petition and list of assets that should have been with the petition. David Sutter, former Cemetery Committee member, has been asked to look in his files for trust documents. Larry Gordon, former selectman, was unaware of any trust documents, but said they took care of the cemetery funds and were aware of the state statutes. He added that \$20,000 had been put in the cemetery fund for several years. Copies of the State Statute were given to the selectmen. Smith said she did not find any documents relating to the comments made by Mr. Sutter at the previous meeting.

Judy Colby said she could find no reference to a cemetery committee in the documents provided and wondered if an ad hoc committee would suffice to carry out the tasks in Smith's memo such as mapping and reviewing policies.

Pam Dunning pointed out that the documents covered not only the cemeteries owned by the town but any situated in the town. Any cemetery in town can benefit from the funds.

Ed Polewarczyk recommended proceeding with an ad hoc committee whose duties would include creating a map of each cemetery indicating the deceased or owner, determining if lots have deeds with town responsibilities, a type of plan or timeline and quarterly reports to the selectmen. Candidates would have to have mapping or computer skills. Bill Curtis said the Legion has a listing of veterans buried in Wiscasset and suggested the committee contact Neal Page. Pam Dunning said she has information that Jane Tucker compiled on the cemeteries.

After discussion, **Judy Colby moved to institute an ad hoc cemetery committee and advertise for five members. Vote 5-0-0.**

11 New Business

A. Feedback on Selectmen's Goals: This item had been put on the agenda at Mr. Phinney's request; however, Mr. Phinney was not present. Ed Polewarczyk said he would take the list of goals to the Senior Center to get some feedback. Smith asked for other possible locations for feedback on the goals. Jeff Slack suggested putting the goals on the website with space for comments.

B. Wiscasset Airport:

1. Office Lease Agreement: Bill Curtis asked, in reference to No. 4 Rent on the proposed lease between the Town of Wiscasset and Peregrine Turbine Technologies, LLC, for offices at the Wiscasset Airport Terminal Building, whether the rent included electricity for the beacon, runway, windsock, etc. and for the FAA equipment. Ed Polewarczyk said that the tenant would pay any amount that exceeds 1000 kWh, the estimated power for the beacon, runway, FAA, etc. Smith said the tenant has large computers and that was the reason for the wording that any amount that exceeds 1000 kWh per month will be paid by the tenant. Curtis suggested that the wording in No. 6 Maintenance by Tenant be changed to "The tenant shall maintain landlord's facilities and applicable equipment in a condition equal to or better than when he took over." In response to Curtis' question on insurance, Smith said normally the town asks for \$1 million. Curtis also said he did not think it necessary to require that the tenant carry workers' compensation insurance, as it was required by law. Ed Polewarczyk, who works for Peregrine at the airport, will abstain from any votes on the airport lease. He recommended approving the lease. **Bill Curtis moved to authorize the Town Manager to sign a one-year lease agreement between the Town and Peregrine Turbine Technologies, LLC. Vote 4-0-1.**

2. Hangar Land Lease Transfer: The owner of a hangar at the airport who leased the land from the town has sold his hangar, and Airport Manager Erv Deck recommended approving the land lease transfer to the new owner with the same terms and conditions as the original lease. **Judy Colby moved to authorize the Town Manager to sign the lease transfer agreement. Vote 5-0-0.**

14. Town Manager's Report

A. Town Report dedication: In response to Smith's question regarding the selection of the person to whom the Annual Report would be dedicated, Pam Dunning and Jeff Slack volunteered to be on the subcommittee soliciting names of possible honorees.

B. RSU Withdrawal Committee time schedule: The preliminary schedule was given to the board, and committee member Jeff Slack said they are hoping for a vote on June 11. Ed Polewarczyk said his concern was how the people of Wiscasset felt at this point. There have been two estimates of cost, both of which would result in a 15% to 20% tax increase. Neither estimate included the effects of the new funding formula. In view of this information, Ed Polewarczyk wondered if the voters had changed their minds, as the vote was for a study to investigate the costs, although the article started the withdrawal process. He said the only way to determine the real cost was to come to an agreement, have the Commissioner approve it, vote to withdraw, elect the school board, and create the first budget. Dunning said once started, the process had to continue.

C. General Update: Smith said she had met with Town Clerk Christine Wolfe regarding the open positions on the Board of Appeal. There are two alternates and Smith asked the board whether these people should be moved up to regular membership. Judy Colby suggested that the clerk call the alternates to determine if they wish to become regular members on the board at which time the board could vote on their membership.

15. Other Business – none

16. Adjournment

At 8:40 p.m., Judy Colby moved to adjourn. Vote 5-0-0.



Town of Wiscasset

9a.

MEMORANDUM

To: Board of Selectmen
Fr: Town Manager
Re: Cemetery Ad-Hoc Committee
Dt: January 24, 2013

At the Selectmen's meeting of January 22, 2013 the Board voted to establish an ad-hoc Cemetery Committee. I had previously given the Selectmen a list of possible tasks for the committee and the Board added to the list at the meeting on the 22nd. Below please find an updated list of tasks. The Board will need to determine which tasks to forward to the new committee.

Tasks:

- Develop a map of all cemeteries in Town, differentiate private vs. public cemeteries
- Map of plots within each cemetery.
- Collect and organize any deeds associated with any of the cemeteries
- Create a deceased veteran list, along with the location in the associated cemetery
- Review the records of the Jackson Cemetery – The cemetery was given to the Town without proper records; therefore no lots are currently for sale. There is an individual interested in purchasing a lot, but Town staff are unsure whether there are any available lots.
- Update the mapping for the Greenlawn Cemetery. This includes:
 - New Section
 - Old Section
 - Crematory Park
- Update the mapping for the Woodland Cemetery.
- Create a database from the excel spreadsheet created by Jane Tucker.
- Review the last draft of the cemetery rules and regulations for any amendments.
- Educate the public and plot owners regarding the regulations.
- Develop a plan and timeline necessary to accomplish the list of tasks.

2013 Selectmen Goals

- ✓ ✓✓ Minimize the impact of the budget on Town taxpayer
- ✓ ✓✓✓ Adopt a fund balance policy
- ✓ ✓✓ Reduce the Town's outstanding accounts receivable
- ✓ ✓✓ Liquidate unneeded town owned properties and tax acquired parcels
- ✓ ✓✓✓✓ Create an annual Town Event (like Damariscotta pumpkinfest)
- ✓ ✓✓✓✓ Develop the Montsweag Brook Parcel into a recreation area
- ✓ ✓✓✓ Create public emails for the Selectmen

- ✓ Replace the Fire Station Building
 - Replace aging fire equipment
- ✓ Review and prepare for planned growth impacts along Route 1
 - Outsource services
 - (the purpose of the policy is to establish a target level of available "savings" to create a healthy financial foundation)
 - (ambulance, sewer, taxes)
- ✓ Create a contingency fund each year as part of the Capital Improvement budget for unexpected capital needs
- ✓ Track the needed tax dollars from special revenue departments over time (Airport, Ambulance, Recreation, Wastewater, Transfer)
- ✓ ✓ Check the Comprehensive Plan goals against public expectations
 - Review the need for a business license registration
 - Set up a system for Committee reporting to the Board of Selectmen
 - Adopt a historic preservation ordinance to protect the village
- ✓ ✓ Create additional downtown parking to support businesses, waterfront activities, and public events.
- ✓ Actively market available commercial properties to businesses
- ✓ Attract more volunteers for Town Committees and events
- ✓ Develop a schedule for replacement of equipment and vehicles as we replace them through the Capital Improvement Program.
- ✓ Develop a thorough list of Wastewater Capital needs and financing plan.



Town of Wiscasset

10a.

MEMORANDUM

To: Board of Selectmen
Fr: Laurie Smith, Town Manager
Re: Quit Claim Deeds
Dt: January 31, 2013

Attached please find the account detail on ten properties which were foreclosed upon due to nonpayment of taxes effective January 18th, 2013. This past week it came to our attention that although the mortgage holder (The First) was notified regarding the pending foreclosure action, the notices were not forwarded by their mailroom to the correct department within their organization. Normally the bank would pay the taxes due in order to prevent the foreclosure action from taking place. The bank has notified us that they wish to correct this action and pay the taxes due in order to release the property back to the owners. Due to the fact that the foreclosure action has already taken place the Treasurer cannot sign a discharge of the tax lien. The correct legal process is to have the Selectmen authorize quit claim deeds of the tax-acquired property. As the quit claim deed process relinquishes the Town's interest in any liens on the property the bank will need to pay all property taxes in full. This would include taxes for 2010, 2011 and 2012. The amounts for taxes total approximately \$170,000, which will be paid in full prior to finalizing the quit claim deeds.

We have also included sewer payments as part of the quit claim process. Only two properties out of the ten have outstanding sewer bills. These include Murray Hill Property - \$29,785.89 and Karl Marean - \$831.98.

**RE Account 1395 Detail
as of 01/30/2013**

Name: MAREAN, KARL J.
Location: 6 HOOPER STREET
Acreage: 0.15 Map/Lot: U02-084
Book Page: B3013P273

Land: 84,200
Building: 32,400
Exempt 10,000

Total: 106,600

2012-1 Period Due:
1) 863.07
2) 847.47

Ref1: B3013P0273 01/03
Mailing
Address: 6 HOOPER STREET
WISCASSET ME 04578

Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
2012-1	R				1,694.94	15.60	0.00	1,710.54
2011-1	L *				1,614.99	114.29	56.25	1,785.53
2010-1	L *				618.74	7.47	26.00	652.21
2009-1	L *				0.00	0.00	0.00	0.00
2008-1	R				0.00	0.00	0.00	0.00
2007-1	L *				0.00	0.00	0.00	0.00
2006-1	R				0.00	0.00	0.00	0.00
2005-1	R				0.00	0.00	0.00	0.00
2004-2	R				0.00	0.00	0.00	0.00
2004-1	S				0.00	0.00	0.00	0.00
Account Totals as of 01/30/2013					3,928.67	137.36	82.25	4,148.28

Per Diem

2012-1	0.1625
2011-1	0.3097
2010-1	0.1187
Total	0.5909

Exempt Codes:

50 - HOMESTEAD EXEMPT

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

WISCASSET
12:46 PM

**RE Account 992 Detail
as of 01/30/2013**

01/30/2013
Page 1

Name: CHUBBUCK, DAVID
Location: 188 OLD BATH ROAD
Acreage: 1.2 Map/Lot: R07-063
Book Page: B3297P245

Land: 27,400
Building: 57,600
Exempt: 0

Total: 85,000

2012-1 Period Due:
1) 688.19
2) 675.75

Ref1: B3297P0245 (06/04)
Mailing
Address: 188 OLD BATH ROAD
WISCASSET ME 04578

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2012-1 R				1,351.50	12.44	0.00	1,363.94
2011-1 L *				1,287.75	91.13	56.25	1,435.13
2010-1 L *				1,258.00	178.53	66.18	1,502.71
2009-1 L *				0.00	0.00	0.00	0.00
2008-1 L *				0.00	0.00	0.00	0.00
2007-1 L *				0.00	0.00	0.00	0.00
2006-1 L *				0.00	0.00	0.00	0.00
2005-1 L *				0.00	0.00	0.00	0.00
2004-2 R				0.00	0.00	0.00	0.00
2004-1 S				0.00	0.00	0.00	0.00
Account Totals as of 01/30/2013				3,897.25	282.10	122.43	4,301.78

Per Diem

2012-1	0.1296
2011-1	0.2470
2010-1	0.2413
Total	0.6178

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

**RE Account 669 Detail
as of 01/30/2013**

Name: BLOOM JR., GLADE O.
Location: 241 WEST ALNA ROAD
Acreage: 1.35 Map/Lot: R05-060
Book Page: B3205P261, B3941P68, B4188P187

Land: 39,200
Building: 181,300
Exempt: 10,000

Total: 210,500

2012-1 Period Due:
1) 1,704.29
2) 1,673.47

Ref1: B3205P0261 B3941P0068
Mailing
Address: 241 WEST ALNA ROAD
WISCASSET ME 04578

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
	2012-1 R			3,346.95	30.81	0.00	3,377.76
	2011-1 L *			3,189.08	225.68	56.25	3,471.01
	2010-1 L *			2,860.84	406.00	66.18	3,333.02
	2009-1 L *			0.00	0.00	0.00	0.00
	2008-1 L *			0.00	0.00	0.00	0.00
	2007-1 L *			0.00	0.00	0.00	0.00
	2006-1 L *			0.00	0.00	0.00	0.00
	2005-1 R			0.00	0.00	0.00	0.00
	2004-2 R			0.00	0.00	0.00	0.00
	2004-1 S			0.00	0.00	0.00	0.00
Account Totals as of 01/30/2013				9,396.87	662.49	122.43	10,181.79

	Per Diem
2012-1	0.3209
2011-1	0.6116
2010-1	0.5487
Total	1.4812

Exempt Codes:

50 - HOMESTEAD EXEMPT

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

**RE Account 1374 Detail
as of 01/30/2013**

Name: WEST, PETER G. & WEST, MICHAELA H.

Land: 179,700
Building: 181,900
Exempt 10,000

Total: 351,600

Location: 42 FEDERAL STREET
Acreage: 0.27 Map/Lot: U02-063
Book Page: B2463P169

Ref1: B2463P0169
Mailing
Address: 42 FEDERAL STREET
WISCASSET ME 04578

2012-1 Period Due:
1) 2,846.68
2) 2,795.22

Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
2012-1 R					5,590.44	51.46	0.00	5,641.90
2011-1 L *					5,326.74	376.96	56.25	5,759.95
2010-1 L *					966.45	7.78	0.00	974.23
2009-1 L *					0.00	0.00	0.00	0.00
2008-1 L *					0.00	0.00	0.00	0.00
2007-1 R					0.00	0.00	0.00	0.00
2006-1 R					0.00	0.00	0.00	0.00
2005-1 L *					0.00	0.00	0.00	0.00
2004-2 L *					0.00	0.00	0.00	0.00
2004-1 S					0.00	0.00	0.00	0.00
Account Totals as of 01/30/2013					11,883.63	436.20	56.25	12,376.08

Per Diem

2012-1	0.5361
2011-1	1.0216
2010-1	0.1853
Total	1.7430

Exempt Codes: 50 - HOMESTEAD EXEMPT

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

**RE Account 318 Detail
as of 01/30/2013**

Name: CHAPMAN, CHRISTOPHER G.
Location: 242 GIBBS ROAD
Acreage: 5.6 Map/Lot: R03-014-B
Book Page: B1805P220

Land: 48,800
Building: 288,400
Exempt 10,000

Total: 327,200

2012-1 Period Due:
1) 2,649.13
2) 2,601.24

Ref1: B1805P0220
Mailing
Address: PO BOX 31
WISCASSET ME 04578

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2012-1 R				5,202.48	47.89	0.00	5,250.37
2011-1 L *				4,957.08	350.80	56.25	5,364.13
2010-1 L *				4,842.56	687.25	66.18	5,595.99
2009-1 L *				0.00	0.00	0.00	0.00
2008-1 R				0.00	0.00	0.00	0.00
2007-1 L *				0.00	0.00	0.00	0.00
2006-1 R				0.00	0.00	0.00	0.00
2005-1 R				0.00	0.00	0.00	0.00
2004-2 R				0.00	0.00	0.00	0.00
2004-1 S				0.00	0.00	0.00	0.00
Account Totals as of 01/30/2013				15,002.12	1,085.94	122.43	16,210.49

Per Diem	
2012-1	0.4989
2011-1	0.9507
2010-1	0.9287
Total	2.3783

Exempt Codes: 50 - HOMESTEAD EXEMPT

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

WISCASSET
12:42 PM

**RE Account 679 Detail
as of 01/30/2013**

01/30/2013
Page 1

Name: MURRAY DAVID R. J/T & MURRAY, JUNE L.

Land: 35,000
Building: 72,400
Exempt 10,000

Total: 97,400

Location: 175 WEST ALNA ROAD
Acreage: 1.02 Map/Lot: R05-066-A
Book Page: B3687P272

Ref1: B3687P0272
Mailing
Address: 175 WEST ALNA ROAD
WISCASSET ME 04578

2012-1 Period Due:

- 1) 788.59
- 2) 774.33

Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
2012-1	R				1,548.66	14.26	0.00	1,562.92
2011-1	L *				1,475.61	104.42	56.25	1,636.28
2010-1	L *				1,441.52	204.58	66.18	1,712.28
2009-1	L *				0.00	0.00	0.00	0.00
2008-1	L *				0.00	0.00	0.00	0.00
2007-1	L *				0.00	0.00	0.00	0.00
2006-1	L *				0.00	0.00	0.00	0.00
2005-1	R				0.00	0.00	0.00	0.00
2004-2	R				0.00	0.00	0.00	0.00
2004-1	S				0.00	0.00	0.00	0.00
2003-1	L *				0.00	0.00	0.00	0.00
Account Totals as of 01/30/2013					4,465.79	323.26	122.43	4,911.48

Per Diem	
2012-1	0.1485
2011-1	0.2830
2010-1	0.2765
Total	0.7080

Exempt Codes: 50 - HOMESTEAD EXEMPT

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

**RE Account 1000 Detail
as of 01/30/2013**

Name: BEATTIE, JEAN E.
Location: 342 OLD BATH ROAD
Acreage: 5.19 Map/Lot: R07-070
Book Page: B3295P233

Land: 41,400
Building: 121,400
Exempt: 10,000

Total: 152,800

2012-1 Period Due:
1) 1,237.12
2) 1,214.76

Ref1: B3295P0233 (05/04)
Mailing
Address: 342 OLD BATH ROAD
WISCASSET ME 04578

Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
2012-1	R				2,429.52	22.36	0.00	2,451.88
2011-1	L *				2,314.92	163.82	56.25	2,534.99
2010-1	L *				1,738.81	7.00	0.00	1,745.81
2009-1	L *				0.00	0.00	0.00	0.00
2008-1	R				0.00	0.00	0.00	0.00
2007-1	R				0.00	0.00	0.00	0.00
2006-1	R				0.00	0.00	0.00	0.00
2005-1	R				0.00	0.00	0.00	0.00
2004-2	R				0.00	0.00	0.00	0.00
2004-1	S				0.00	0.00	0.00	0.00
Account Totals as of 01/30/2013					6,483.25	193.18	56.25	6,732.68

Per Diem

2012-1	0.2330
2011-1	0.4440
2010-1	0.3335
Total	1.0104

Exempt Codes: 50 - HOMESTEAD EXEMPT

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

**RE Account 2485 Detail
as of 01/30/2013**

Name: FAIRFIELD, KIMBERLY M. J/T & LINCOLN, MARK A.

Land: 42,800
Building: 56,600
Exempt 10,000

Total: 89,400

Location: 236 FOYE ROAD
Acreage: 2.6 Map/Lot: R02-038-K
Book Page: B3791P71

Ref1: B3791P0071
Mailing: C/O KIMBERLY M. & MARK A. LINCOLN
Address: 236 FOYE ROAD
WISCASSET ME 04578

2012-1 Period Due:
1) 723.82
2) 710.73

Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
2012-1	R				1,421.46	13.09	0.00	1,434.55
2011-1	L *				1,354.41	95.85	62.00	1,512.26
2010-1	L *				1,323.12	187.77	83.27	1,594.16
2009-1	L *				0.00	0.00	0.00	0.00
2008-1	L *				0.00	0.00	0.00	0.00
2007-2	L *				0.00	0.00	0.00	0.00
2007-1	L *				0.00	0.00	0.00	0.00
Account Totals as of 01/30/2013					4,098.99	296.71	145.27	4,540.97

	Per Diem
2012-1	0.1363
2011-1	0.2597
2010-1	0.2537
Total	0.6498

Exempt Codes:
50 - HOMESTEAD EXEMPT

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

Name: FAIRFIELD, SHAUN

2589

Land:	44,400
Building:	0
Exempt:	0
Total:	44,400

Location: FOYE ROAD

Acreage: 3.4 Map/Lot: R02-038-L

Book Page: B4218P257

Ref1: B4218P0257
Mailing: C/O GARY & JANET FAIRFIELD
Address: PO BOX 628
WISCASSET ME 04578

2012-1 Period Due:

- 1) 359.82
- 2) 352.98

Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
2012-1 R					705.96	6.84	0.00	712.80
2011-1 L *					672.66	48.24	56.25	777.15
2010-1 L *					657.12	93.89	60.59	811.60
Account Totals as of 02/04/2013 ←					2,035.74	148.97	116.84	2,301.55

Per Diem

2012-1	0.0677
2011-1	0.1290
2010-1	0.1260
Total	0.3227

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

No SEWER / WATER

**RE Account 2277 Detail
as of 01/30/2013**

Name: MURRAY HILL PROPERTIES, INC.

Land: 1,207,400
Building: 908,800
Exempt: 0

Total: 2,116,200

Location: 3 HERITAGE LANE
Acreage: 3.2 Map/Lot: U11-007-A
Book Page: B4070P65

Ref1: B4070P0065
Mailing
Address: PO BOX 21
EAST BOOTHBAY ME 04544

2012-1 Period Due:
1) 17,133.53
2) 16,823.79

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2012-1 R				33,647.58	309.74	0.00	33,957.32
2011-1 L *				32,060.43	2,268.82	56.25	34,385.50
2010-1 L *				31,319.76	4,444.83	66.18	35,830.77
2009-1 L *				0.00	0.00	0.00	0.00
2008-1 L *				0.00	0.00	0.00	0.00
2007-1 L *				0.00	0.00	0.00	0.00
2006-1 L *				0.00	0.00	0.00	0.00
2005-1 L *				0.00	0.00	0.00	0.00
2004-2 R				0.00	0.00	0.00	0.00
2004-1 L *				0.00	0.00	0.00	0.00
2003-1 R				0.00	0.00	0.00	0.00
Account Totals as of 01/30/2013				97,027.77	7,023.39	122.43	104,173.59

Per Diem

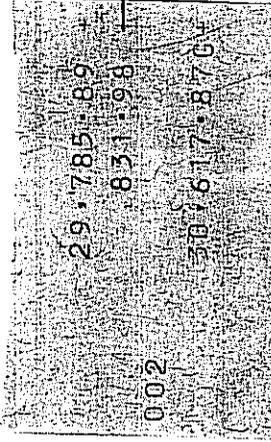
2012-1	3.2265
2011-1	6.1486
2010-1	6.0065
Total	<hr/> 15.3816

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

Water and Sewer Status List

Name: murray.hill To MURRAY HILL Balance Due <>0.00 Showing : Principal Tax Interest Costs

Acct Name	Current				90 Day	Liens	Total
	Amount Due	30 Day	60 Day	90 Day			
670 MURRAY HILL PROPERTY	0.00	288.00	0.00	574.02	1,867.44	2,729.46	
672 MURRAY HILL PROPERTY	0.00	328.00	0.00	574.02	1,936.71	2,838.73	
673 MURRAY HILL PROPERTY	0.00	320.00	0.00	675.23	2,076.49	3,071.72	
674 MURRAY HILL PROPERTY	0.00	288.00	0.00	558.64	1,888.51	2,735.15	
679 MURRAY HILL PROPERTY	0.00	288.00	0.00	581.98	2,019.85	2,889.83	
697 MURRAY HILL PROPERTY	0.00	400.00	0.00	752.27	2,178.87	3,331.14	
698 MURRAY HILL PROPERTY	0.00	288.00	0.00	566.47	1,961.46	2,815.93	
701 MURRAY HILL PROPERTY	0.00	336.00	0.00	644.06	2,395.29	3,375.35	
702 MURRAY HILL PROPERTY	0.00	368.00	0.00	666.85	2,204.03	3,238.88	
703 MURRAY HILL PROPERTY	0.00	328.00	0.00	589.54	1,842.16	2,759.70	
Total for 10 accounts:	0.00	3,232.00	0.00	6,183.08	20,370.81	29,785.89	



Water and Sewer Status List

Name: murray hill To MURRAY HILL Balance Due <>0.00 Showing : Principal Tax Interest Costs

Acct Name	Current					Liens	Total
	Amount Due	30 Day	60 Day	90 Day			
670 MURRAY HILL PROPERTY	0.00	288.00	0.00	574.02	1,867.44	2,729.46	
672 MURRAY HILL PROPERTY	0.00	328.00	0.00	574.02	1,936.71	2,838.73	
673 MURRAY HILL PROPERTY	0.00	320.00	0.00	675.23	2,076.49	3,071.72	
674 MURRAY HILL PROPERTY	0.00	288.00	0.00	558.64	1,888.51	2,735.15	
679 MURRAY HILL PROPERTY	0.00	288.00	0.00	581.98	2,019.85	2,889.83	
697 MURRAY HILL PROPERTY	0.00	400.00	0.00	752.27	2,178.87	3,331.14	
698 MURRAY HILL PROPERTY	0.00	288.00	0.00	566.47	1,961.46	2,815.93	
701 MURRAY HILL PROPERTY	0.00	336.00	0.00	644.06	2,395.29	3,375.35	
702 MURRAY HILL PROPERTY	0.00	368.00	0.00	666.85	2,204.03	3,238.88	
703 MURRAY HILL PROPERTY	0.00	328.00	0.00	589.54	1,842.16	2,759.70	
Total for 10 accounts:	0.00	3,232.00	0.00	6,183.08	20,370.81	29,785.89	

29,785.89 +

831.98

0.02

30,617.876+

Karl Malone