

## **FINANCE COMMITTEE MEETING**

Tuesday, January 17, 2012

5:30 p.m.

Hampden Town Office

1. Financial Reports
2. Review & Signature of Warrants
3. Old Business
  - a. Code of Ethics Update
  - b. Council Rules – Draft
  - c. Outside Agency Funding Requests – Current Year Budget
4. New Business
  - a. Service Fee Bills – 2012
  - b. Transition Recommendations by Town Manager
5. Public Comment
6. Committee Member Comments

Account Number	Account Name	2008 Budget	2009 Budget	Council 2010	2011 Budget	Budget 2012
<b>38-00</b>	<b>Outside Agencies</b>					
38-00-00-01	Hammond St. Sr. Ctr.	\$4,795.00	\$4,690.00	\$4,305.00	\$5,285.00	\$5,775.00
38-10-04-04	Eastern Area Agency	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
38-00-00-05	UCP	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
38-10-04-05	Hampden Historical	\$250.00	\$250.00	\$250.00	\$600.00	\$1,000.00
38-10-04-06-	Com.Health & Counsel	\$2,152.00	\$2,152.00	\$2,380.00	\$0.00	\$0.00
38-10-04-07	Bangor STD Clinic	\$150.00	\$150.00	\$150.00	\$150.00	\$500.00
38-10-04-08	Penquis Cap	\$12,594.00	\$14,274.00	\$14,274.00	\$9,126.00	\$7,238.00
38-10-04-09	American Folk Fest.	\$0.00	\$400.00	\$400.00	\$400.00	\$0.00
38-10-04-03	Hampden Kiwanis	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Hampden Garden Club	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
	Red Cross	\$0.00	\$0.00	\$1,580.00	\$1,580.00	\$1,580.00
38-10-04-10	<b>38-00 Totals</b>	<b>\$24,441.00</b>	<b>\$25,416.00</b>	<b>\$26,839.00</b>	<b>\$21,641.00</b>	<b>\$21,193.00</b>

4-a

MEMO

To: Susan Lessard

From: Kelly Karter

Date: January 10, 2012

Subject: The Housing Foundation

In accordance with the Service Charge Ordinance approved by the Hampden Town Council on May 18, 1992, I submit the following calculations for the 2011/2012 fiscal year.

Property Owner: The Housing Foundation

Property Location: 113 Western Avenue  
Hampden, Maine 04444

Legal Description: Map 31 Lot 8  
Book 4249 Page 321

2012 Municipal Budget \$7,079,706 (Original Budget Less Gen. Asst. of \$10,000)

Divided By Total Valuation \$587,444,180 (=0.012052)

Times the Just Value	\$ 1,908,800	000	0.000000 *
Service Charge Due	\$ 23,004.86		7,079,706 ÷
Payment Received 9/27/11	\$ (6,518.00)		587,444,180 =
			0.012052 *
Net Balance Due	\$ 16,486.86		0.012052 ×
			1,908,800 =
			23,004.86000 *
		000	0.000000 *
			23,004.860000 +
			6,518.000000 -
		002	16,486.860000 *

Hampden  
 Name: HOUSING FOUNDATION, THE  
 (ROE VILLAGE - HAMPDEN)

**Valuation Report**

01/10/2012

Page 1

Account: 2413 Card: 1 of 1

Map/Lot:

31-0-008

Location:

113 WESTERN AVE

Neighborhood 21 Residential B

Zoning/Use Residential B  
 Topography /Level  
 Utilities /All Public  
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 1 1 67

X Coordinate 0 Y Coordinate 0

Exemption(s) 66 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Improved Site	54,945.00	137,363	100%		137,363
1.50	Acres-Rear Land 1	3,300.00	4,950	100%		4,950
					Land Total	142,313

**Commercial Description**

Occupancy Type	Apartments								
Class & Quality	Frame.....Exc.								
# Dwelling Units	30								
Exterior	Vinyl								
Stories & Height	1 STORY @ 8'								
Heating/Cooling	Hot Water/Radiant								
Built	1991								
Remodeled	0								
Base Cost/Sqft		58.77							
Heat-Cool/Sqft	+	6.92							
Total		65.69							
Size Factor	X	0.957							
Adjusted Cost/Sqft		62.87							
Total Square Feet	X	17,980							
Replacement Cost		1,130,403							
Condition	Very Good								
% Good Physical	X	.91							
Functional	X	1.00							
Subtotal		1,028,667							
Economic Factor	X 1.650								
			Total Value						1,697,301

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**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Slab	1991	4495	C 100	11372	V.G.	91%	100%	165%	17,076
Slab	1991	4495	C 100	11372	V.G.	91%	100%	165%	17,076
Slab	1991	4495	C 100	11372	V.G.	91%	100%	165%	17,076
Slab	1991	4495	C 100	11372	V.G.	91%	100%	165%	17,076
Slab	1997	240	C 100	607	Avg.	92%	100%	165%	921
17,980 SF		98.25 = \$/SF (4)				Outbuilding Total			69,225

**Calc. Land** 142,300 **Calc. Bldg** 1,766,500 **Total** 1,908,800

**MEMO**

To: Susan Lessard

From: Kelly Karter

Date: January 10, 2012

Subject: Community Housing of Maine

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In accordance with the Service Charge Ordinance approved by the Hampden Town Council on May 18, 1992, I submit the following calculations for the 2011/2012 fiscal year.

Property Owner: Community Housing of Maine

Property Location: 177 Canaan Road  
Hampden, Maine 04444

Legal Description: Map 5 Lot 27-A  
Book 10137 Page 137

2012 Municipal Budget        \$7,079,706 (Original Budget Less Gen. Asst. of \$10,000)

Divided By Total Valuation    \$587,444,180 (= .012052)

Times the Just Value         \$    182,700

Service Charge Due            \$        2,201.90

0.000000 \*

7,079,706 ÷

587,444,180 =

0.012052 \*

0.012052 ×

182,700 =

2,201.900400 \*

000

0.000000 \*

Account: 3338 Card: 1 of 1

Map/Lot:

05-0-027-A

Location:

177 CANAAN RD

Neighborhood 49 Central Rural

**Sale Data**

Zoning/Use Rural  
Topography /Rolling  
Utilities Drilled Well/Septic System  
Street Paved

Sale Date 10/12/2005  
Sale Price 185,000  
Sale Type Land & Blding  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 1 2 2

X Coordinate 0 Y Coordinate 0

Exemption(s) 66 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-ImprovSite(Frac)	39,525.00	39,525	90%	Topoqraphy	35,573
0.80	Acres-Rear Land 1	3,720.00	2,976	90%	Topoqraphy	2,678
					Land Total	38,251

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	2,016 Sqft	Grade B 120	Base	119,237
Exterior	Vinyl or Alum.	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-23,891
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant Floor	Cooling	0% None	Heat	679
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,209
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	
2000	0	Typical	Typical	Good	Typical	100,234	
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>	
None		None		94%	100% 150%	141,330	
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ		
Frame Shed	2004	240	C 100	2139 Avq.	95% 100% 150%	3,048	
2,016 SFLA		70.10 = \$/SFLA (4)				Outbuilding Total	3,048
<b>Calc. Land</b>		38,300		<b>Calc. Bldg</b>	144,400	<b>Total</b>	182,700

**MEMO**

To: Susan Lessard

From: Kelly Karter

Date: January 10, 2012

Subject: OHI

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In accordance with the Service Charge Ordinance approved by the Hampden Town Council on May 18, 1992, I submit the following calculations for the 2011/2012 fiscal year.

Property Owner: OHI

Property Location: 143 Patterson Road  
Hampden, Maine 04444

Legal Description: Map 5 Lot 39  
Book 9144 Page 102

2012 Municipal Budget        \$7,079,706 (Original Budget Less Gen. Asst. of \$10,000)

Divided By Total Valuation   \$587,444,180 (=0.012052)

Times the Just Value        \$    140,900

Service Charge Due         \$        1,698.13

7,079,706 ÷  
587,444,180 =  
0.012052 \*  
  
0.012052 ×  
140,900 =  
1,698.126800 \*

**Valuation Report**

01/10/2012

Hampden  
Name: OHI

Page 1

Map/Lot:

05-0-039

Account: 569 Card: 1 of 1

Location:

143 PATTERSON RD

Neighborhood 49 Central Rural

**Sale Data**

Zoning/Use Rural  
Topography /Rolling  
Utilities Drilled Well/Septic System  
Street Paved

Sale Date 12/29/2003  
Sale Price 128,000  
Sale Type Land & Blding  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 1 2 29  
X Coordinate 0 Y Coordinate 0  
Exemption(s) 66 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-ImprovSite(Frac)	39,525.00	39,525	100%		39,525
1.57	Acres-Rear Land 1	3,720.00	5,840	100%		5,840
Total Acres 3.57						Land Total 45,365

**Dwelling Description**

**Replacement Cost New**

Modern Log Home	One Story	1,056 Sqft	Grade B 100	Base	63,806
Exterior	Wood Siding	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% Electric	Cooling	0% None	Heat	-1,482
Rooms	5	HEARTH/CHIMNE	1	HEARTH/CHIM	1,501
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			
1985	0	Typical	Typical	Average	Typical	63,825			
<b>Functional Obsolescence</b>			<b>Economic Obsolescence</b>	<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>			
None			None	87%	100% 150%	83,292			
<b>Outbuildings/Additions/Improvements</b>						<b>Value Rcnld</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1985	56	B 100	818	Avq.	87%	100%	150%	
Encl Frame Porch	1985	120	B 100	1720	Avq.	87%	100%	150%	
Frame Garage	1985	360	B 100	6844	Avq.	87%	100%	150%	
1,056 SFLA		78.88 = \$/SFLA (4)					Outbuilding Total		12,243
<b>Calc. Land</b>			45,400	<b>Calc. Bldg</b>		95,500	<b>Total</b>		140,900

**MEMO**

To: Susan Lessard

From: Kelly Karter

Date: January 10, 2012

Subject: OHI

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In accordance with the Service Charge Ordinance approved by the Hampden Town Council on May 18, 1992, I submit the following calculations for the 2011/2012 fiscal year.

Property Owner: OHI

Property Location: 35 George St  
Hampden, Maine 04444

Legal Description: Map 23 Lot 70-C  
Book 9404 Page 115

2012 Municipal Budget        \$7,079,706 (Original Budget Less Gen. Asst. of \$10,000)

Divided By Total Valuation   \$587,444,180 (=0.012052)

Times the Just Value        \$    184,000

Service Charge Due            \$       2,217.57

000

----- 0.000000 \*

7,079,706.0 =

587,444,180.0 =

0.012052 \*

0.012052 x

184,000.0 =

2,217.568000 \*

000

0.000000 \*

Account: 1975 Card: 1 of 1

Neighborhood 10 Westbrook Terr.

Zoning/Use Residential A  
Topography /Rolling  
Utilities All Public/  
Street Paved

**Sale Data**  
Sale Date 6/24/2004  
Sale Price 179,000  
Sale Type Land & Blding  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 1 1 1  
X Coordinate 0 Y Coordinate 0  
Exemption(s) 66 0 0 Land Schedule 3

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-ImprovSite(Frac)	65,410.00	29,252	100%		29,252
Total Acres .2				Land Total		29,252

**Dwelling Description**

**Replacement Cost New**

Garrison	Two Story	936 Sqft	Grade B 105	Base	92,248
Exterior	Vinyl or Alum.	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	468 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,736
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,604
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			
1986	0	Typical	Typical	Above Average	Typical	101,588			
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. %</b>	<b>Econ. %</b>	<b>Value(Rcnld)</b>		
None		None		89%	100%	155%	140,141		
<b>Outbuildings/Additions/Improvements</b>						<b>Value</b>			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1986	576	B 100	9547	Avq.	87%	100%	155%	12,874
Wood Deck	1988	180	B 100	1263	Avq.	88%	100%	155%	1,722
1,872 SFLA		74.86 = \$/SFLA (4)					Outbuilding Total		14,596
<b>Calc. Land</b>		29,300		<b>Calc. Bldg</b>		154,700		<b>Total</b>	184,000

**MEMO**

To: Susan Lessard

From: Kelly Karter

Date: January 10, 2012

Subject: Medical Care Development; DBA Hampden Meadows

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In accordance with the Service Charge Ordinance approved by the Hampden Town Council on May 18, 1992, I submit the following calculations for the 2011/2012 fiscal year.

Property Owner: Medical Care Development; DBA Hampden Meadows

Property Location: 1282 Kennebec Road  
Hampden, Maine 04444

Legal Description: Map 1 Lot 23-A  
Book 5818 Page 81

2012 Municipal Budget      \$7,079,706 (Original Budget Less Gen. Asst. of \$10,000)

Divided By Total Valuation    \$587,444,180 (= .012052)

Times the Just Value          \$    456,900

Service Charge Due            \$      5,506.56

0.000000 \*

7,079,706 ÷

587,444,180 =

0.012052 \*

0.012052 ×

456,900 =

5,506.558800 \*

000

0.000000 \*

Hampden  
 Name: MEDICAL CARE DEVELOPMENT, INC.  
 DBA HAMPDEN MEADOWS

**Valuation Report**

01/10/2012

Page 1

Account: 275 Card: 1 of 1

Map/Lot:

01-0-023-A

Location:

1282 KENNEBEC RD

Neighborhood 48 South Rural

**Sale Data**

Zoning/Use Rural  
 Topography /Level  
 Utilities Drilled Well/Septic System  
 Street Paved

Sale Date 3/1/1995  
 Sale Price 33,000  
 Sale Type Land  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 1 2 29

X Coordinate 0 Y Coordinate 0

Exemption(s) 66 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-ImprovSite(Frac)	43,350.00	43,350	100%		43,350	
2.00	Acres-Rear Land 1	4,080.00	8,160	100%		8,160	
3.29	Acres-Rear Land 2	1,700.00	5,593	100%		5,593	
Total Acres 7.29						Land Total	57,103

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	5,666 Sqft	Grade A 100	Base	288,390
Exterior	Vinyl or Alum.	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-60,052
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	20				
Bedrooms	8	Add Fixtures	1		
Baths	4	Half Baths	1	Plumbing	12,938
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	7,330
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1995	0	Modern	Modern	Good	Typical	248,606				
<b>Functional Obsolescence</b>		<b>Economic Obsolescence</b>		<b>Phys. %</b>	<b>Func. % Econ. %</b>	<b>Value(Rcnld)</b>				
None		None		93%	100% 170%	393,046				
<b>Outbuildings/Additions/Improvements</b>						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1995	120	C 100	1070	Avq-	87%	100%	170%	1,583	
Open Frame Porch	1995	288	B 100	3334	Avq.	91%	100%	170%	5,158	
5,666 SFLA		69.37 = \$/SFLA (4)					Outbuilding Total			6,741
<b>Calc. Land</b>			57,100	<b>Calc. Bldg</b>		399,800	<b>Total</b>		456,900	



Hampden  
 Name: ACADIA HOSPITAL CORP.  
 DBA ASPENLEDGE

**Valuation Report**

01/10/2012  
 Page 1  
 06-0-029-A  
 25 MAYO RD

Account: 711 Card: 1 of 1

Map/Lot:  
 Location:

Neighborhood 21 Residential B

**Sale Data**

Zoning/Use Residential B  
 Topography Rolling/  
 Utilities Drilled Well/Septic System  
 Street Paved

Sale Date 3/1/1992  
 Sale Price 180,000  
 Sale Type Land & Blding  
 Financing Unknown  
 Verified Public Record  
 Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 1 1 29

X Coordinate 0 Y Coordinate 0

Exemption(s) 54 0 0 Land Schedule 4

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-ImprovSite(Frac)	54,945.00	54,945	100%		54,945
2.00	Acres-Rear Land 1	3,300.00	6,600	100%		6,600
3.48	Acres-Rear Land 3	825.00	2,871	100%		2,871
Total Acres 6.48					Land Total	64,416

**Dwelling Description**

**Replacement Cost New**

Colonial	Two Story	1,040 Sqft	Grade A 100	Base	115,028
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,966
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	11				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,391
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			
1987	1992	Modern	Modern	Above Average	Typical	105,453			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		89%	100%	165%	154,858		
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
One Story Frame	1988	1080	A 100	39347	Avq+	89%	100%	165%	57,781
Encl Frame Porch	1988	320	A 100	5641	Avq+	89%	100%	165%	8,283
Wood Deck	1988	408	C 100	2346	Good	91%	100%	165%	3,523
Frame Garage	1987	960	C 100	11764	Avq-	84%	100%	165%	16,305
Frame Shed	1987	80	D 100	584	Fair	78%	100%	165%	752
One Story Frame	1992	240	A 100	8745	Avq+	91%	100%	165%	13,131
Unfin Basement	1987	1080	A 100	13193	Avq+	89%	100%	165%	19,374
Frame Shed	2000	128	B 100	1392	Avq.	94%	100%	165%	2,158
3,400 SFLA	66.40 = \$/SFLA (4)					Outbuilding Total			121,307

Calc. Land 64,400 Calc. Bldg 276,200 Total 340,600

**MEMO**

To: Susan Lessard

From: Kelly Karter

Date: January 10, 2012

Subject: Penquis Mental Health Service Charge

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In accordance with the Service Charge Ordinance approved by the Hampden Town Council on May 18, 1992, I submit the following calculations for the 2011/2012 fiscal year.

Property Owner: Penquis Mental Health

Property Location: 1012 Carmel Road North  
Hampden, Maine 04444

Legal Description: Map 1 Lot 31-A  
Book 11872 Page 215

2012 Municipal Budget        \$7,079,706 (Original Budget Less Gen. Asst. of \$10,000)  
Divided By Total Valuation   \$587,444,180 (= .012052)  
Times the Just Value         \$    173,800  
Service Charge Due            \$       2,094.64

7,079,706.00000 +  
10,000.00000 -  
7,079,706.00000 ÷  
587,444,180. =  
0.012052 \*  
  
0.012052 ×  
173,800. =  
2,094.637600 \*

Account: 67 Card: 1 of 1

Neighborhood 63 Business Rural

Zoning/Use Rural Business Rural  
Topography /Level  
Utilities Drilled Well/Septic System  
Street Paved

**Sale Data**  
Sale Date 8/7/2009  
Sale Price 160,000  
Sale Type Land & Bldg  
Financing Unknown  
Verified Public Record  
Validity Arms Length Sale

Reference 1  
Reference 2  
Tran/Land/Bldg 1 2 1  
X Coordinate 0 Y Coordinate 0  
Exemption(s) 47 0 0 Land Schedule 1

**Land Description**

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.00	Acres-ImprovSite(Frac)	43,350.00	43,350	100%		43,350	
Total Acres 2						Land Total	43,350

**Dwelling Description**

**Replacement Cost New**

Ranch	One Story	1,360 Sqft	Grade B 100	Base	75,066
Exterior	Wood Siding	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	168 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,394
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,631
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,508
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

**Dwelling Condition**

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Typical	Typical	Below Average	Typical	82,599
<b>Functional Obsolescence</b>						<b>Value(Rcnld)</b>
None		None		78%	100%	109,526

**Outbuildings/Additions/Improvements**

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1973	624	C 100	8318	Avq-	78%	100%	170%	11,030
Wood Deck	1973	144	D 100	678	Fair	72%	100%	170%	830
Encl Frame Porch	1973	272	D 100	2622	Fair	72%	100%	170%	3,210
Jacuzzi #	1973	1	C 100	3680	Avq-	78%	100%	170%	4,879
Pole Barn/Shed	1973	200	D 100	754	Fair	72%	100%	170%	923
1,360 SFLA		80.53 = \$/SFLA (4)					Outbuilding Total		20,872

**Calc. Land** 43,400 **Calc. Bldg** 130,400 **Total** 173,800

TOWN OF HAMPDEN

SERVICE CHARGE ORDINANCE

Sec. 1. Authority. This Ordinance is enacted pursuant to 30-A M.R.S.A. § 3001 and 36 M.R.S.A. § 652(1)(L).

Sec. 2. Purpose. The purpose of this Ordinance is to establish an annual service charge to recover the cost of providing municipal services, other than education and general assistance, to owners and/or occupants of certain institutional and organizational real property which is otherwise exempt from state or municipal taxation.

Sec. 3. Creation of Service Charge. An annual service charge is hereby established, effective with the municipal fiscal year commencing on July 1, 1992. The service charge shall be levied by the municipal officers against all residential property owned by an organization or institution if the property is otherwise totally exempt from property taxation and is used to provide rental income. The service charge shall not apply to student housing or parsonages.

Sec. 4. Calculation of Service Charge. The service charge shall be calculated according to the actual cost of providing municipal services to the property in question and the persons who use that property. Municipal services shall include, without limitation, the following: fire protection, police protection, road maintenance and construction, traffic control, snow and ice removal, sewer service, sanitation services, and any other services. For the purpose of this Ordinance, municipal services shall not include education and general assistance. The service charge for each property shall be determined in accordance with the following formula:

$$\frac{B}{V} \times JV = SC$$

where:

B = Budget for the current fiscal year for municipal services, except education and general assistance

V = Total taxable valuation of municipality for the current fiscal year

JV = Just Value of property in question

SC = Service Charge of property in question.

The Assessor shall provide the municipal officers with the following information at the time of the annual tax commitment: (1) list of property to which a service charge is applicable under this ordinance, (2) total taxable valuation of the municipality for the current fiscal year, and (3) the just value of the properties in question. The Town Manager shall provide the municipal officers with the amount of the budget for municipal services for the current fiscal year, along with a proposed service charge for each property based on the foregoing formula.

Sec. 5. Levy of Service Charge. The municipal officers shall levy the annual service charge on the tax exempt property subject to a service charge under this Ordinance, and shall establish a due date for payment of the same. The Treasurer shall send a statement to every affected property owner setting forth the amount of the service charge levied on the subject property.

Sec. 6. Limitation on Service Charges. The total service charges levied by the municipal officers under this Ordinance against any institution or organization shall not exceed 2% of the gross annual revenues of that institution or organization. Provided, however, that in order to qualify for the foregoing limitation, the institution or organization shall file with the municipal officers an audit of the revenues of the institution or organization for its last fiscal year which ended immediately prior to the municipal fiscal year for which the service charge was levied. The municipal officers shall abate the service charge amount that is in excess of 2% of the gross annual revenues.

Sec. 7. Collection. Unpaid service charges shall be collected in any manner available to the municipality, including, without limitation, the procedure provided in 38 M.R.S.A. § 1208, as may be amended from time to time.

Sec. 8. Use of Revenues. Revenues accrued from service charges shall be used, as much as possible, to fund the cost of providing the municipal services which were considered in calculating the service charges.

Sec. 9. Appeals. Any institution or organization may challenge the decision of the municipal officers to levy a particular service charge or the amount of a particular service charge by filing an appeal with the Board of Assessment Review. Such appeals shall be filed in writing with the Town Clerk within 60 days of the date on which notice is provided to the institution or organization by the Treasurer under Sec. 5 above indicating the amount of the service charge levied by the municipal officers. The Board of Assessment Review shall conduct a public hearing on the appeal and shall issue a written decision thereon within 60 days of the date that the appeal was filed with the Town Clerk. Failure to issue a decision on an appeal within 60 days of the date the application was filed shall be deemed to

be a denial thereof. The appeal shall be processed in accordance with all applicable laws or ordinances, and such rules of procedure as may be established by or for the Board of Assessment Review. Any decision by the Board may be appealed to Superior Court by an aggrieved party pursuant to Rule 80B of the Maine Rules of Civil Procedure.

Sec. 10. Severability. Should any provisions of this Ordinance be declared invalid by the Courts, such decision shall not invalidate any other provision of this Ordinance.

*Approved by Council 5-18-92*  
*Effective 6-17-92*

**§ 508. Service charges**

**1. Imposition.** A municipality may impose service charges on the owner of residential property, other than student housing or parsonages, that is totally exempt from taxation under section 652 and that is used to provide rental income. Such service charges must be calculated according to the actual cost of providing municipal services to that real property and to the persons who use that property, and revenues derived from the charges must be used to fund, to the extent possible, the costs of those services. The municipal legislative body shall identify those institutions and organizations upon which service charges are to be levied.

A municipality that imposes service charges on any institution or organization must impose those service charges on every similarly situated institution or organization. For the purposes of this section, "municipal services" means all services provided by a municipality other than education and welfare.

**2. Limitation.** The total service charges levied by a municipality on any institution or organization under this section may not exceed 2% of the gross annual revenues of the institution or organization. In order to qualify for this limitation, the institution or organization must file with the municipality an audit of the revenues of the institution or organization for the year immediately prior to the year in which the service charge is levied. The municipal officers shall abate the portion of the service charge that exceeds 2% of the gross annual revenues of the institution or organization.

**3. Administration.** Municipalities shall adopt any ordinances necessary to carry out the provisions of this section. Determinations of service charges may be appealed in accordance with an appeals process provided by municipal ordinance. Unpaid service charges may be collected in the manner provided in Title 38, section 1208.

SUBCHAPTER 2