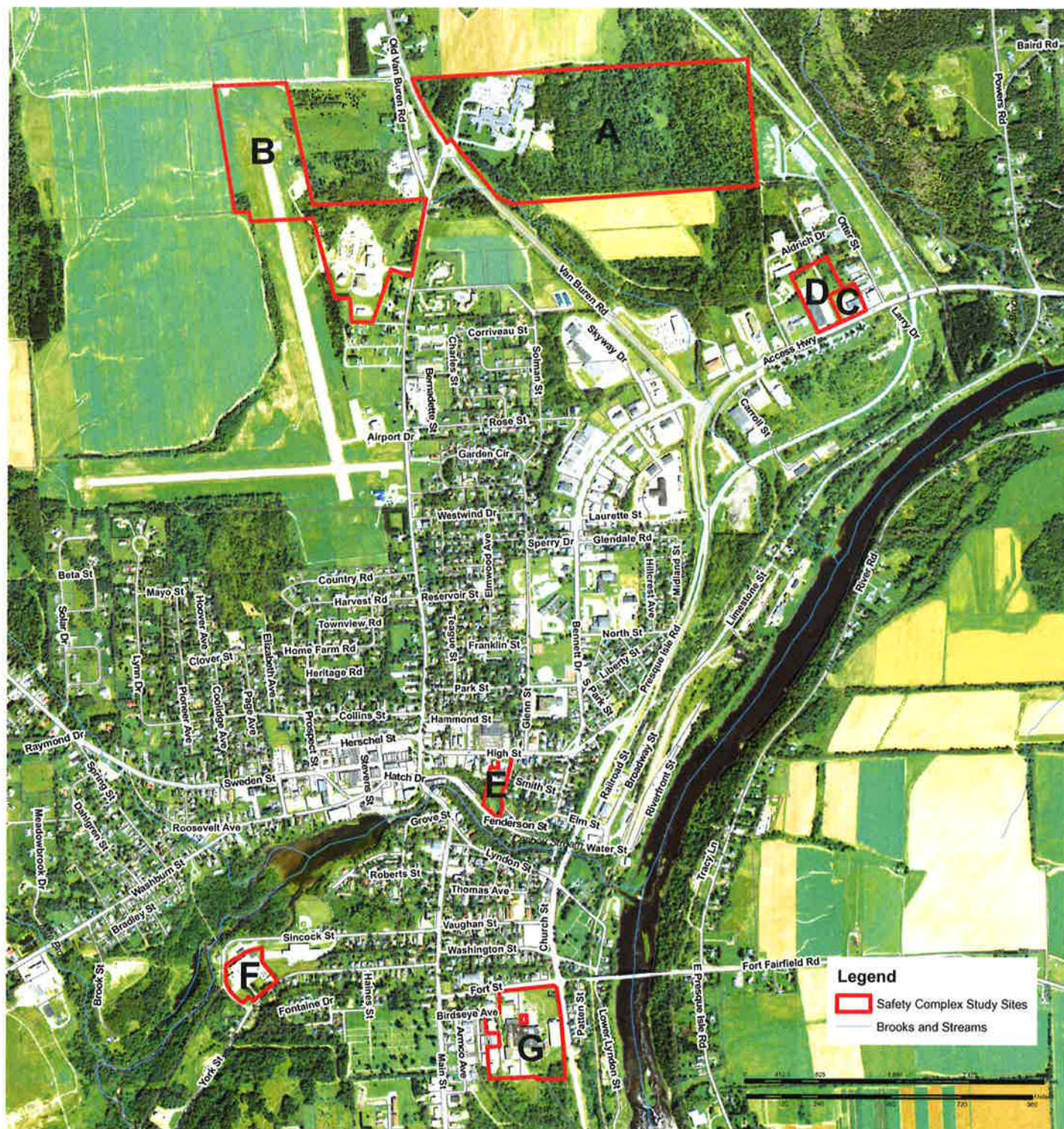




City of Caribou

Safety Complex Site Study



SiteNumber	Site	Location	Name	Map_Lot	Shape_Area
A	CARY Medical Center	163 VAN BUREN ROAD	CARIBOU HOSPITAL DISTRICT	011-001	107.35
B	Public Works	904 MAIN STREET	CITY OF CARIBOU	010-048-D	53.03
C	Pines Health Services	74 ACCESS HIGHWAY	PINES HEALTH SERVICES	011-004-H	2.24
D	60 Access Highway	60 ACCESS HIGHWAY	CITY OF CARIBOU	011-004-K	5.98
E	Caribou Fire and Ambulance	121 HIGH STREET	CITY OF CARIBOU	031-128	2.70
F	National Guard	59 YORK STREET	MILITARY BUREAU OF THE	029-013	4.76
G	Old Bird's Eye Site	27 BIRD'S EYE AVENUE	CITY OF CARIBOU	027-074	16.90

Produced: April 13, 2018 by Caribou City Planning & Zoning
Data: All data derived from Caribou GIS digital tax maps.
Software: ESRI ArcMap 10.1
Hardware: HP ProBook, Intel(R) Core(TM) i5-7200 CPU @ 2.5GHz with 12GB RAM

This map is for general reference purposes only. No warranty of data or representations of such relative to real world conditions is given. Any questions or disputes about the information conveyed on this map should be addressed to the Caribou City Planning and Zoning offices located at 25 High Street, Caribou, ME 04736.



City of Caribou Safety Complex Site Study

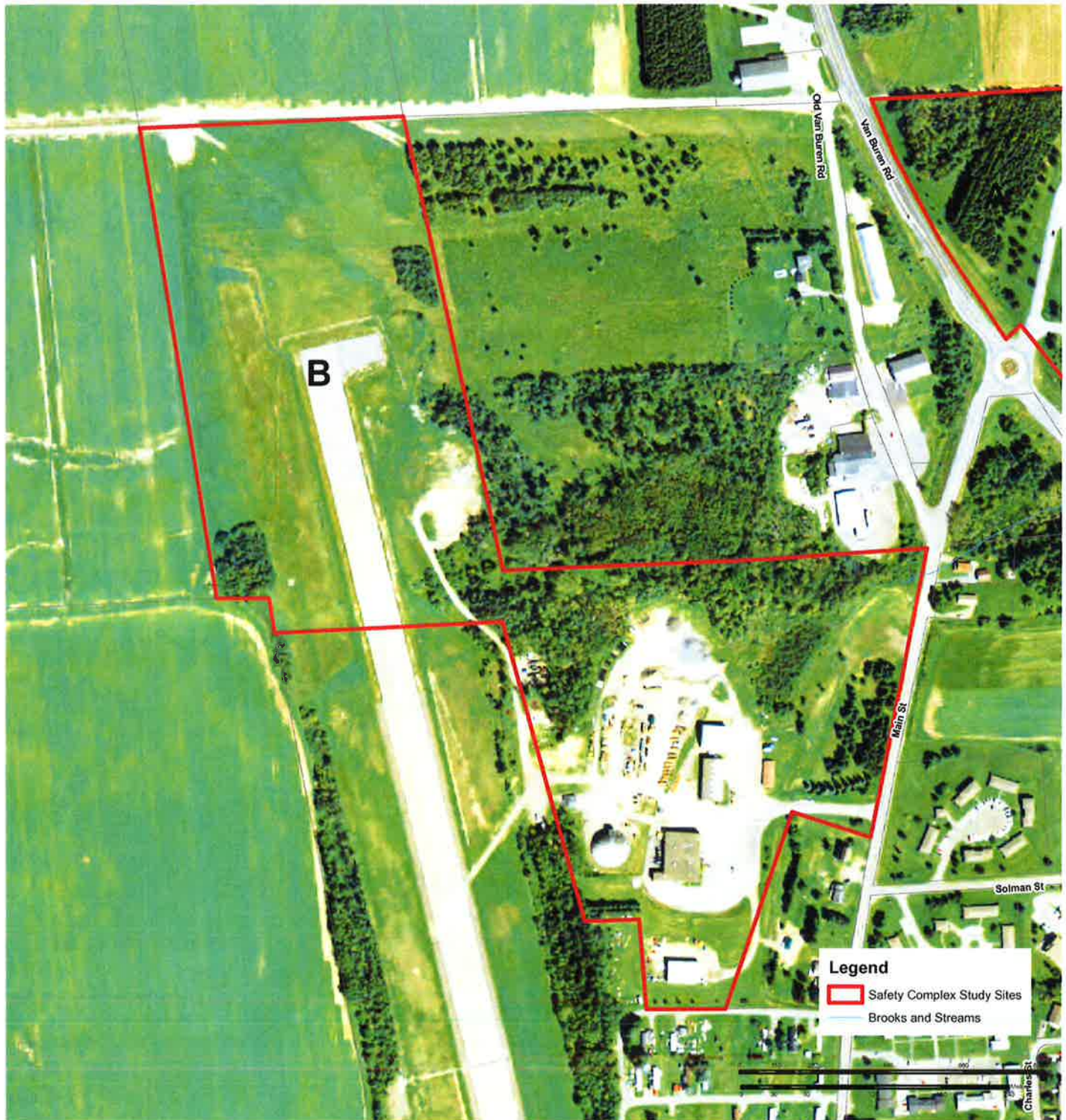


SiteNumber	Site	Location	Name	Map_Lot	Shape_Area
A	CARY Medical Center	163 VAN BUREN ROAD	CARIBOU HOSPITAL DISTRICT	011-001	107.35
B	Public Works	904 MAIN STREET	CITY OF CARIBOU	010-048-D	53.03
C	Pines Health Services	74 ACCESS HIGHWAY	PINES HEALTH SERVICES	011-004-H	2.24
D	60 Access Highway	60 ACCESS HIGHWAY	CITY OF CARIBOU	011-004-K	5.98
E	Caribou Fire and Ambulance	121 HIGH STREET	CITY OF CARIBOU	031-128	2.70
F	National Guard	59 YORK STREET	MILITARY BUREAU OF THE	029-013	4.76
G	Old Bird's Eye Site	27 BIRD'S EYE AVENUE	CITY OF CARIBOU	027-074	16.90

Produced: April 13, 2018 by Caribou City Planning & Zoning
Data: All data derived from Caribou GIS digital tax maps.
Software: ESRI ArcMap 10.1
Hardware: HP ProBook, Intel(R) Core(TM) i5-7200 CPU @ 2.5GHz with 12GB RAM
This map is for general reference purposes only. No warranty of data or representations of such relative to real world conditions is given. Any questions or disputes about the information conveyed on this map should be addressed to the Caribou City Planning and Zoning offices located at 25 High Street, Caribou, ME 04736.



City of Caribou Safety Complex Site Study

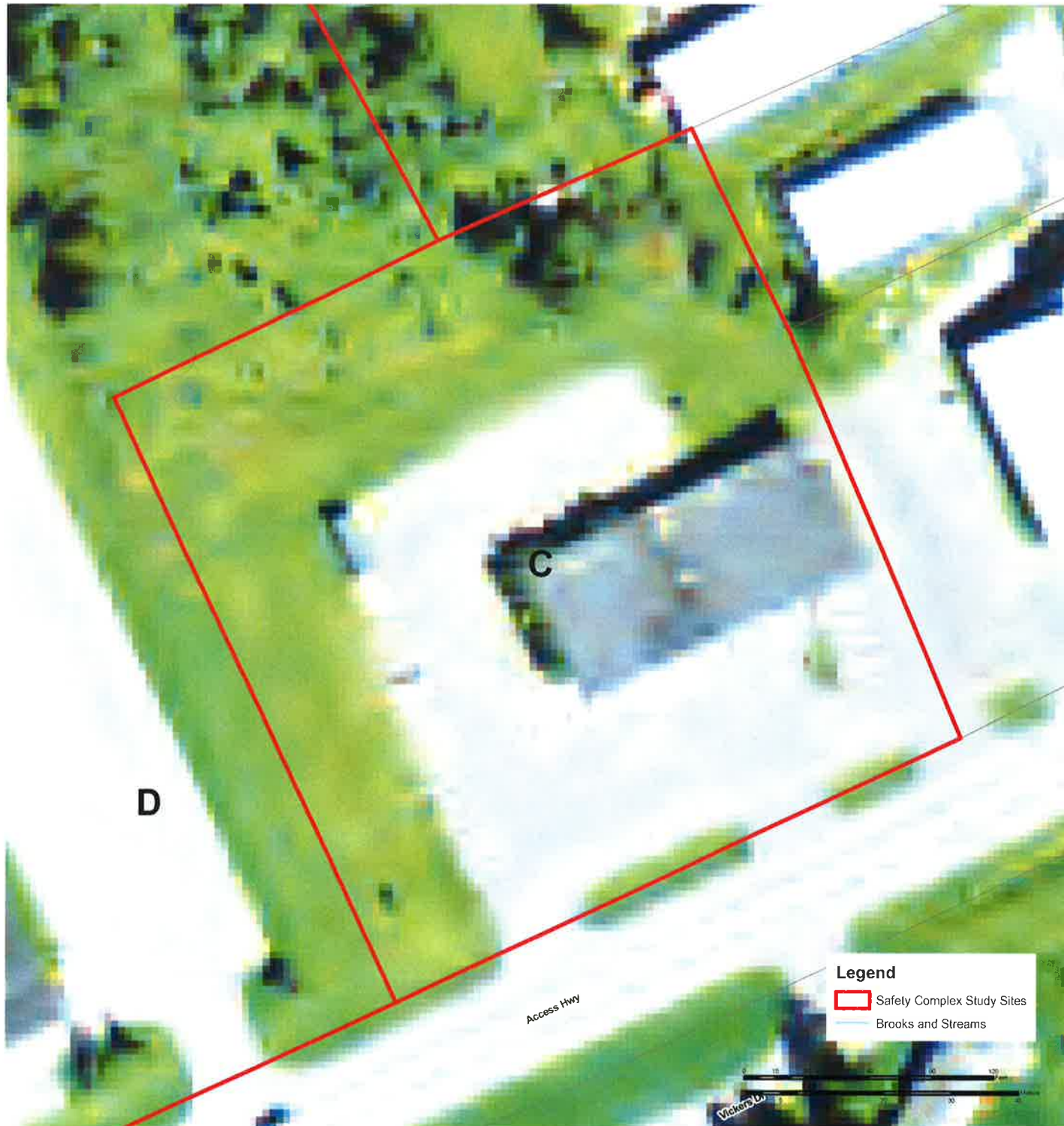


SiteNumber	Site	Location	Name	Map_Lot	Shape_Area
A	CARY Medical Center	163 VAN BUREN ROAD	CARIBOU HOSPITAL DISTRICT	011-001	107.35
B	Public Works	904 MAIN STREET	CITY OF CARIBOU	010-048-D	53.03
C	Pines Health Services	74 ACCESS HIGHWAY	PINES HEALTH SERVICES	011-004-H	2.24
D	60 Access Highway	60 ACCESS HIGHWAY	CITY OF CARIBOU	011-004-K	5.98
E	Caribou Fire and Ambulance	121 HIGH STREET	CITY OF CARIBOU	031-128	2.70
F	National Guard	59 YORK STREET	MILITARY BUREAU OF THE	029-013	4.76
G	Old Bird's Eye Site	27 BIRD'S EYE AVENUE	CITY OF CARIBOU	027-074	16.90

Produced: April 13, 2018 by Caribou City Planning & Zoning
Data: All data derived from Caribou GIS digital tax maps.
Software: ESRI ArcMap 10.1
Hardware: HP ProBook, Intel(R) Core(TM) i5-7200 CPU @ 2.5GHz with 12GB RAM
This map is for general reference purposes only. No warranty of data or representations of such relative to real world conditions is given. Any questions or disputes about the information conveyed on this map should be addressed to the Caribou City Planning and Zoning offices located at 25 High Street, Caribou, ME 04736.



City of Caribou Safety Complex Site Study

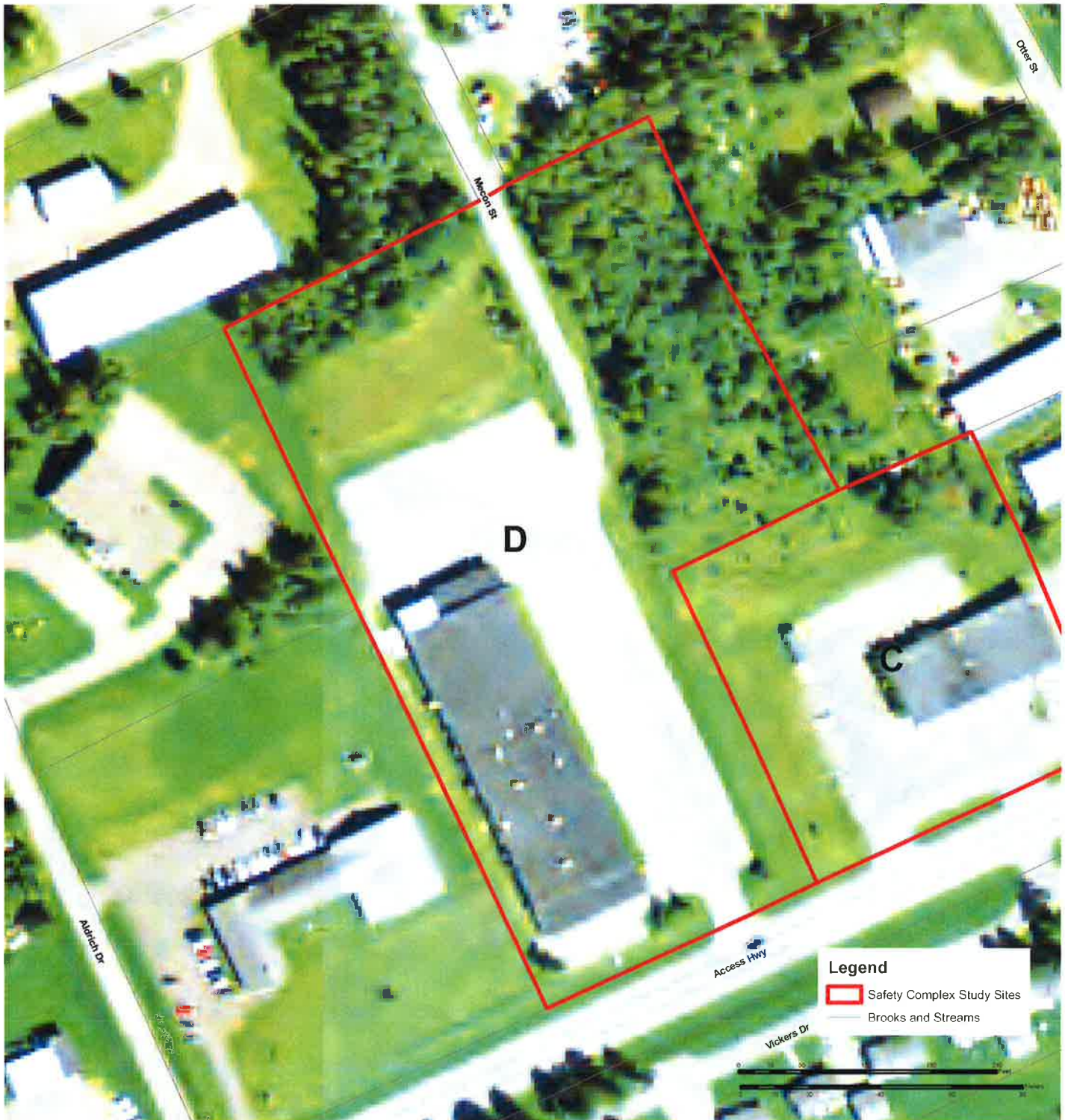


SiteNumber	Site	Location	Name	Map_Lot	Shape_Area
A	CARY Medical Center	163 VAN BUREN ROAD	CARIBOU HOSPITAL DISTRICT	011-001	107.35
B	Public Works	904 MAIN STREET	CITY OF CARIBOU	010-048-D	53.03
C	Pines Health Services	74 ACCESS HIGHWAY	PINES HEALTH SERVICES	011-004-H	2.24
D	60 Access Highway	60 ACCESS HIGHWAY	CITY OF CARIBOU	011-004-K	5.98
E	Caribou Fire and Ambulance	121 HIGH STREET	CITY OF CARIBOU	031-128	2.70
F	National Guard	59 YORK STREET	MILITARY BUREAU OF THE	029-013	4.76
G	Old Bird's Eye Site	27 BIRD'S EYE AVENUE	CITY OF CARIBOU	027-074	16.90

Produced: April 13, 2018 by Caribou City Planning & Zoning
Data: All data derived from Caribou GIS digital tax maps.
Software: ESRI ArcMap 10.1
Hardware: HP ProBook, Intel(R) Core(TM) i5-7200 CPU @ 2.5GHz with 12GB RAM
This map is for general reference purposes only. No warranty of data or representations of such relative to real world conditions is given. Any questions or disputes about the information conveyed on this map should be addressed to the Caribou City Planning and Zoning offices located at 25 High Street, Caribou, ME 04736.



City of Caribou Safety Complex Site Study

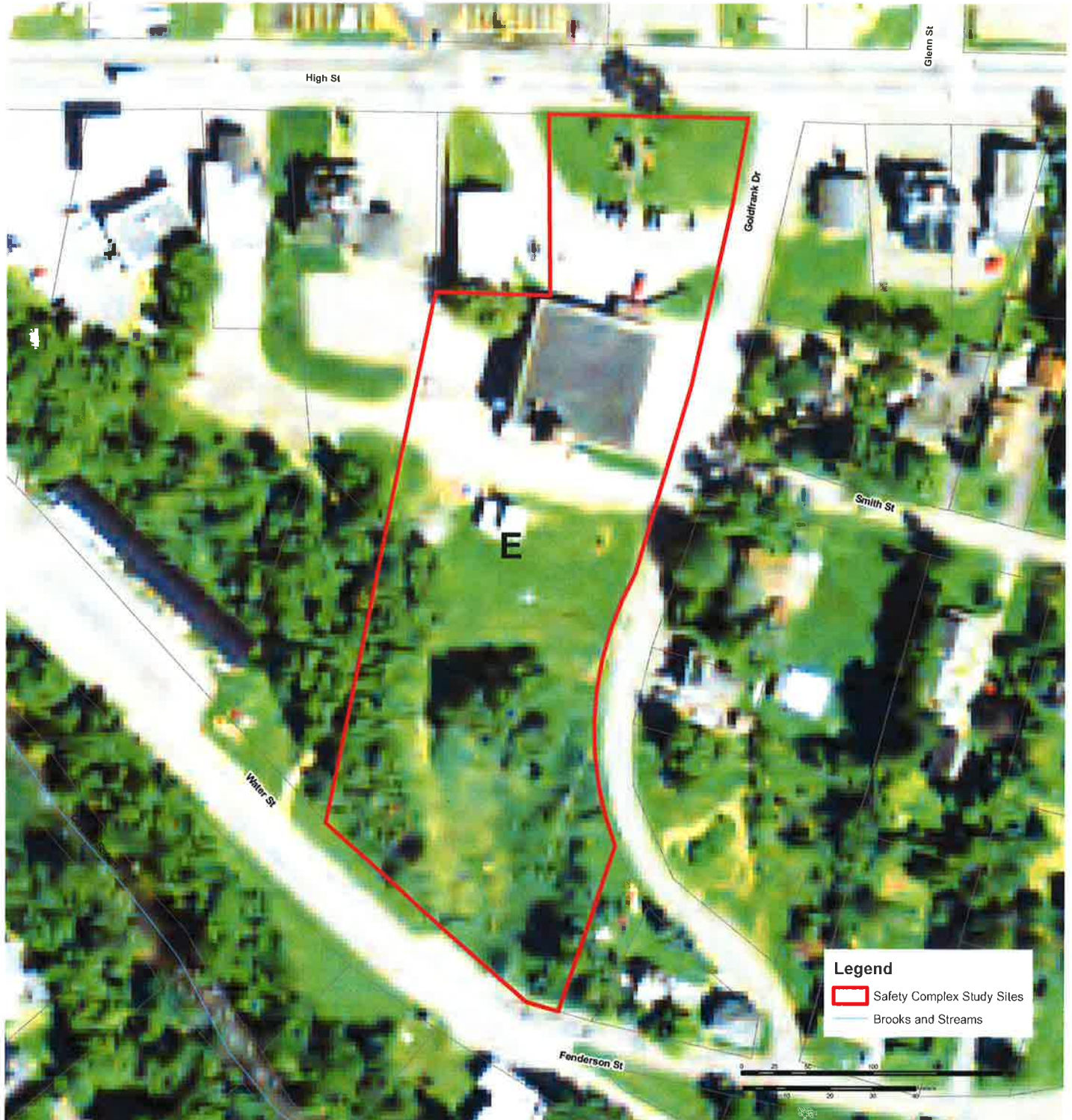


SiteNumber	Site	Location	Name	Map_Lot	Shape_Area
A	CARY Medical Center	163 VAN BUREN ROAD	CARIBOU HOSPITAL DISTRICT	011-001	107.35
B	Public Works	904 MAIN STREET	CITY OF CARIBOU	010-048-D	53.03
C	Pines Health Services	74 ACCESS HIGHWAY	PINES HEALTH SERVICES	011-004-H	2.24
D	60 Access Highway	60 ACCESS HIGHWAY	CITY OF CARIBOU	011-004-K	5.98
E	Caribou Fire and Ambulance	121 HIGH STREET	CITY OF CARIBOU	031-128	2.70
F	National Guard	59 YORK STREET	MILITARY BUREAU OF THE	029-013	4.76
G	Old Bird's Eye Site	27 BIRD'S EYE AVENUE	CITY OF CARIBOU	027-074	16.90

Produced: April 13, 2018 by Caribou City Planning & Zoning
Data: All data derived from Caribou GIS digital tax maps.
Software: ESRI ArcMap 10.1
Hardware: HP ProBook, Intel(R) Core(TM) i5-7200 CPU @ 2.5GHz with 12GB RAM
This map is for general reference purposes only. No warranty of data or representations of such relative to real world conditions is given. Any questions or disputes about the information conveyed on this map should be addressed to the Caribou City Planning and Zoning offices located at 25 High Street, Caribou, ME 04736.



City of Caribou Safety Complex Site Study



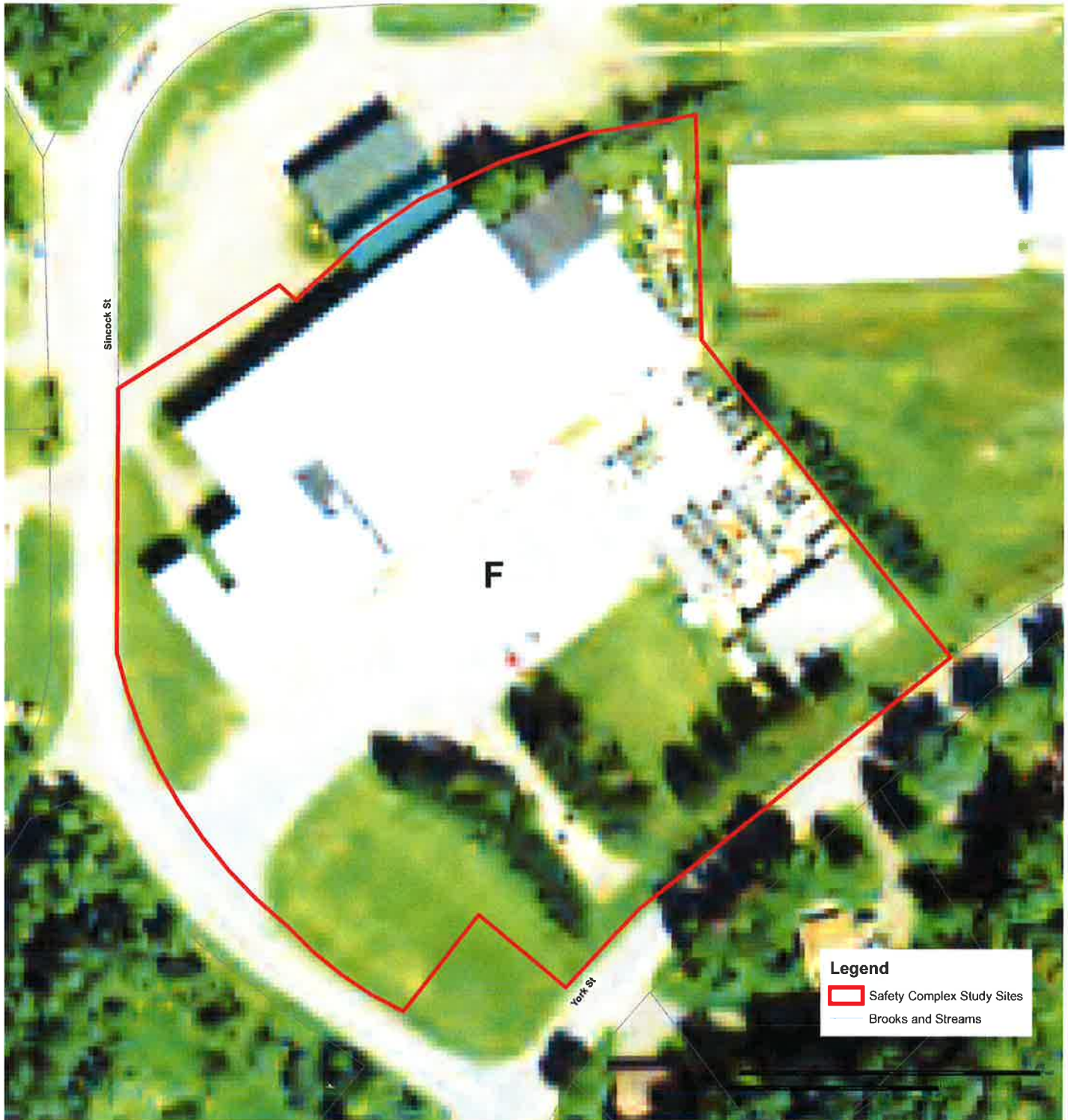
SiteNumber	Site	Location	Name	Map_Lot	Shape_Area
A	CARY Medical Center	163 VAN BUREN ROAD	CARIBOU HOSPITAL DISTRICT	011-001	107.35
B	Public Works	904 MAIN STREET	CITY OF CARIBOU	010-048-D	53.03
C	Pines Health Services	74 ACCESS HIGHWAY	PINES HEALTH SERVICES	011-004-H	2.24
D	60 Access Highway	60 ACCESS HIGHWAY	CITY OF CARIBOU	011-004-K	5.98
E	Caribou Fire and Ambulance	121 HIGH STREET	CITY OF CARIBOU	031-128	2.70
F	National Guard	59 YORK STREET	MILITARY BUREAU OF THE	029-013	4.76
G	Old Bird's Eye Site	27 BIRD'S EYE AVENUE	CITY OF CARIBOU	027-074	16.90

Produced: April 13, 2018 by Caribou City Planning & Zoning
Data: All data derived from Caribou GIS digital tax maps.
Software: ESRI ArcMap 10.1
Hardware: HP ProBook, Intel(R) Core(TM) i5-7200 CPU @ 2.5GHz with 12GB RAM

This map is for general reference purposes only. No warranty of data or representations of such relative to real world conditions is given. Any questions or disputes about the information conveyed on this map should be addressed to the Caribou City Planning and Zoning offices located at 25 High Street, Caribou, ME 04736.



City of Caribou Safety Complex Site Study



Legend

- Safety Complex Study Sites
- Brooks and Streams

SiteNumber	Site	Location	Name	Map_Lot	Shape_Area
A	CARY Medical Center	163 VAN BUREN ROAD	CARIBOU HOSPITAL DISTRICT	011-001	107.35
B	Public Works	904 MAIN STREET	CITY OF CARIBOU	010-048-D	53.03
C	Pines Health Services	74 ACCESS HIGHWAY	PINES HEALTH SERVICES	011-004-H	2.24
D	60 Access Highway	60 ACCESS HIGHWAY	CITY OF CARIBOU	011-004-K	5.98
E	Caribou Fire and Ambulance	121 HIGH STREET	CITY OF CARIBOU	031-128	2.70
F	National Guard	59 YORK STREET	MILITARY BUREAU OF THE	029-013	4.76
G	Old Bird's Eye Site	27 BIRD'S EYE AVENUE	CITY OF CARIBOU	027-074	16.90

Produced: April 13, 2018 by Caribou City Planning & Zoning
Data: All data derived from Caribou GIS digital tax maps.
Software: ESRI ArcMap 10.1
Hardware: HP ProBook, Intel(R) Core(TM) i5-7200 CPU @ 2.5GHz with 12GB RAM

This map is for general reference purposes only. No warranty of data or representations of such relative to real world conditions is given. Any questions or disputes about the information conveyed on this map should be addressed to the Caribou City Planning and Zoning offices located at 25 High Street, Caribou, ME 04736.



City of Caribou Safety Complex Site Study

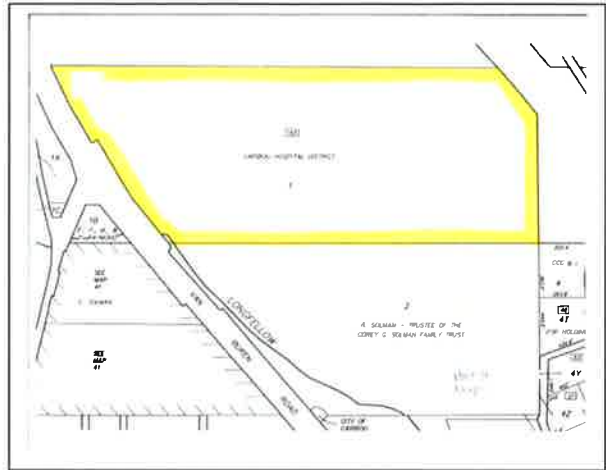


SiteNumber	Site	Location	Name	Map_Lot	Shape_Area
A	CARY Medical Center	163 VAN BUREN ROAD	CARIBOU HOSPITAL DISTRICT	011-001	107.35
B	Public Works	904 MAIN STREET	CITY OF CARIBOU	010-048-D	53.03
C	Pines Health Services	74 ACCESS HIGHWAY	PINES HEALTH SERVICES	011-004-H	2.24
D	60 Access Highway	60 ACCESS HIGHWAY	CITY OF CARIBOU	011-004-K	5.98
E	Caribou Fire and Ambulance	121 HIGH STREET	CITY OF CARIBOU	031-128	2.70
F	National Guard	59 YORK STREET	MILITARY BUREAU OF THE	029-013	4.76
G	Old Bird's Eye Site	27 BIRD'S EYE AVENUE	CITY OF CARIBOU	027-074	16.90

Produced: April 13, 2018 by Caribou City Planning & Zoning
Data: All data derived from Caribou GIS digital tax maps.
Software: ESRI ArcMap 10.1
Hardware: HP ProBook, Intel(R) Core(TM) i5-7200 CPU @ 2.5GHz with 12GB RAM

This map is for general reference purposes only. No warranty of data or representations of such relative to real world conditions is given. Any questions or disputes about the information conveyed on this map should be addressed to the Caribou City Planning and Zoning offices located at 25 High Street, Caribou, ME 04736.

163 Van Buren Road



Maine Geoparcels Map



April 12, 2018
Parcels
Parcel IDs

Map 11 Lot 1

1:3,091
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
0 100 200 300 400 500 600 700 800 900 1000
0 100 200 300 400 500 600 700 800 900 1000
Source: Geo-Topical Data, Inc. (Geo-Topical Data, Inc. 2015)
Aerial: USGS, NOAA, and other sources
Map of Caribou, ME

Address: 163 Van Buren Road

Parcel Number: Map 11 Lot 1

Size: 93 acres

Road Frontage: 1700 feet (Van Buren Rd)

Current Use: Hospital

Zoning: H-1

Assessed Value: \$37,000 (for 5 acres)

Current Tax Status: Exempt - Hospital

Adjacent Parcels: No

Other Information: Owned by Caribou Hospital District

Caribou
Name: CARIBOU HOSPITAL DISTRICT

Valuation Report

04/12/2018

Page 1

011-001

Account: 933 Card: 1 of 1

Map/Lot:

Location:

163 VAN BUREN ROAD

Neighborhood 10 10

Zoning/Use Commercial
Topography Rolling
Utilities All Public
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 11 10 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 16 0 0 Land Schedule 10

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Baselot	30,000.00	150,000	100%		150,000
5.00	Acres-Rear Land 1	1,750.00	8,750	100%		8,750
25.00	Acres-Rear Land 2	750.00	18,750	100%		18,750
13.00	Acres-Rear Land 3	500.00	6,500	100%		6,500
45.00	Acres-Tillable	800.00	36,000	100%		36,000
1.00	Lot I-Lot Improvements	8,000.00	8,000	50%	Semi-Impro	4,000
Total Acres 93.00						Land Total 224,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
General Hospital(per	1	135	B 100	41,175,000	Exc.	75%	100%	100%	30,881,250
Outbuilding Total									30,881,250

Acpt Land	224,000	Accepted Bldg	30,881,300	Total	31,105,300
------------------	---------	----------------------	------------	--------------	------------



"See attached sheet"

M&S Sect 15 Page 39 \$250,000 Per bed

**135 beds combined with Hospital
and Veterans Center.**

Caribou
Name: CITY OF CARIBOU

Valuation Report

04/12/2018

Page 1

Account: 893 Card: 1 of 2

Map/Lot:
Location:

010-048-D
904 MAIN STREET

Neighborhood 3 3

Zoning/Use Commercial
Topography Rolling
Utilities All Public
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 11 10 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Houselot	20,000.00	20,000	100%		20,000
5.00	Acres-Rear Land 1	1,750.00	8,750	100%		8,750
21.00	Acres-Rear Land 2	750.00	15,750	100%		15,750
1.00	Lot I-Lot Improvements	8,000.00	8,000	50%		4,000
Total Acres 27.00						Land Total 48,500

Commercial Description

Occupancy Type	Service Garage..	Service Garage..
Class & Quality	Rigid Frame.Avg.	Rigid Frame.Avg.
# Dwelling Units	1	1
Exterior	Steel	Steel
Stories & Height	1 STORY @ 20'	1 STORY @ 16'
Heating/Cooling	Hot/Cool Water	Hot/Cool Water
Built	1988	2001
Remodeled	0	0
Base Cost/Sqft	42.51	42.51
Heat-Cool/Sqft	+	9.65
Total	52.16	52.16
Size Factor	X	1.137
Adjusted Cost/Sqft		59.31
Total Square Feet	X	13,850
Replacement Cost		821,444
Condition	Average	Average
% Good Physical	X	.59
Functional	X	1.00
Subtotal		484,652
Economic Factor	X 1.00	251,011
Total Value		735,663

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1990	800	B 100	17,896	Avq.	79%	100%	100%	14,138
Open Frame Porch	1988	48	D 100	1,567	Avq.	77%	100%	100%	1,207
Frame Shed	1988	144	D 100	4,057	Avq.	77%	100%	100%	3,124
19,250 SF		Field1							18,469

Acpt Land

48,500

Accepted Bldg

754,100

Total

802,600

Caribou
Name: CITY OF CARIBOU

Valuation Report

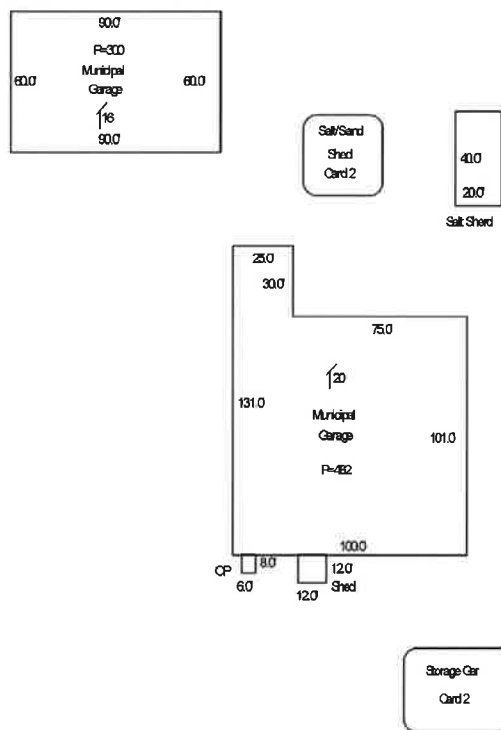
04/12/2018

Page 2

Account: 893 Card: 1 of 2

Map/Lot:
Location:

010-048-D
904 MAIN STREET



Caribou
Name: CITY OF CARIBOU

Valuation Report

04/12/2018

Page 3

Account: 893 Card: 2 of 2

Map/Lot:
Location:

010-048-D
904 MAIN STREET

Neighborhood 3 3

Zoning/Use Commercial
Topography
Utilities
Street Street Surface

Reference 1

Reference 2

Tran/Land/Bldg 11 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 6

Commercial Description

Occupancy Type	Storage Garage..	Material Storage
Class & Quality	Rigid Frame.Avg.	Frame.....Avg.
# Dwelling Units	1	0
Exterior	Steel	Steel
Stories & Height	1 STORY @ 16'	1 STORY @ 54'
Heating/Cooling	NONE	NONE
Built	1997	1997
Remodeled	0	0
Base Cost/Sqft	43.20	19.84
Heat-Cool/Sqft	+	0.00
Total	43.20	19.84
Size Factor	X	1.102
Adjusted Cost/Sqft	47.61	32.10
Total Square Feet	X	7,200
Replacement Cost	342,792	294,036
Condition	Average	Average
% Good Physical	X	.76
Functional	X	1.00
Subtotal	260,522	179,362
Economic Factor	X 1.00	Total Value 439,884

Outbuildings/Additions/Improvements				Percent Good				Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1988	1440	C 100	24,032	Avg.	77%	100%	100%	18,505
16,360 SF		Field1							
				Outbuilding Total				18,505	
Acpt Land		0	Accepted Bldg		458,400		Total		458,400

Caribou
Name: CITY OF CARIBOU

Valuation Report

04/12/2018

Page 4

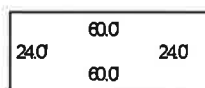
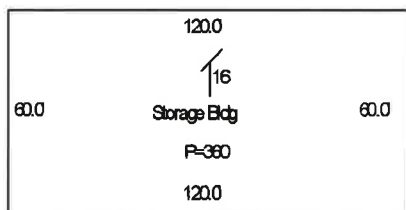
Account: 893

Map/Lot:

010-048-D

Location:

904 MAIN STREET



Car

Caribou
Name: CITY OF CARIBOU

Valuation Report

04/12/2018

Page 5

Map/Lot:

010-048-D

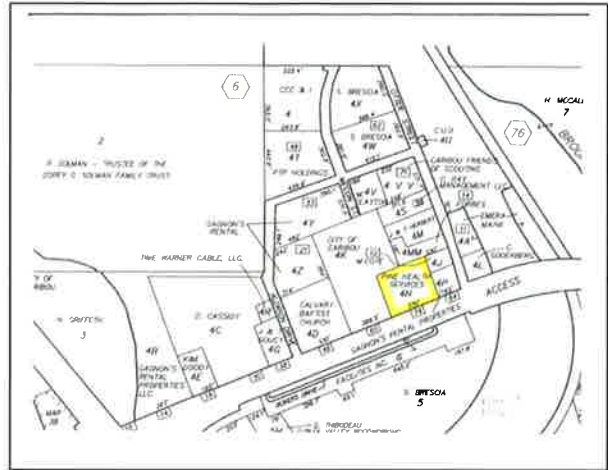
Account: 893

Location:

904 MAIN STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	48,500	754,100	802,600	48,500	754,100	802,600
2	0	458,400	458,400	0	458,400	458,400
TOTAL	48,500	1,212,500	1,261,000	48,500	1,212,500	1,261,000

74 Access Highway



Maine Geoparcels Map



April 12, 2018
Parcel ID#

Map 11 Lot 4-H

Address: 74 Access Highway
Parcel Number: Map 11 Lot 4-H
Size: 2 acres
Road Frontage: 330 feet (Access Hwy)
Current Use: Health Clinic
Zoning: C-2
Assessed Value: \$664,600
Current Tax Status: Exempt - Hospital

Adjacent Parcels: No
Other Information: Owned by
Pines Health
Center

Caribou
Name: PINES HEALTH SERVICES

Valuation Report

04/12/2018

Page 1

Map/Lot:

011-004-H

Account: 4642 Card: 1 of 1

Location:

74 ACCESS HIGHWAY

Neighborhood 10 10

Zoning/Use Commercial
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 0 2 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 11 0 0 Land Schedule 10

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	30,000.00	30,000	100%		30,000
1.00	Acres-Rear Land 1	1,750.00	1,750	100%		1,750
1.00	Lot I-Lot Improvements	8,000.00	8,000	50%		4,000
Total Acres 2.00						Land Total 35,750

Commercial Description

Occupancy Type	Office.....
Class & Quality	Rigid Frame.Avg.
# Dwelling Units	0
Exterior	Steel
Stories & Height	1 STORY @ 10'
Heating/Cooling	Hot Water
Built	1980
Remodeled	0
Base Cost/Sqft	87.22
Heat-Cool/Sqft	+
Total	94.60
Size Factor	X
Adjusted Cost/Sqft	87.13
Total Square Feet	X
Replacement Cost	784,170
Condition	Average
% Good Physical	X
Functional	X
Subtotal	494,027
Economic Factor	X 1.00
Total Value	
494,027	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Good	Econ	Value
Canopy/Carport	1980	1350	C 100	10,395	Avq.	70%	100%	100%		7,276
Frame Shed	1980	384	D 100	6,866	Avq.	70%	100%	100%		4,806
Asph Paving /00	1980	105	C 100	7,875	Avq.	75%	75%	100%		4,430
M&S Finished Bsmt	1980	3600	C 100	187,704	Avq.	63%	100%	100%		118,254
9,000 SF		Field1								Outbuilding Total 134,766

Acct Land

35,800

Accepted Bldg

628,800

Total

664,600

Caribou
Name: PINES HEALTH SERVICES

Valuation Report

04/12/2018

Page 2

Account: 4642

Map/Lot:

011-004-H

Location:

74 ACCESS HIGHWAY



"S" GOOD MEDICAL BUILDINGS		
60.0	150.0	
9.0	150.0	CANOPY

Caribou
Name: CITY OF CARIBOU

Valuation Report

04/12/2018

Page 1

Map/Lot:

011-004-K

Account: 949 Card: 1 of 1

Location:

60 ACCESS HIGHWAY

Neighborhood 10 10

Sale Data

Zoning/Use Commercial
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Date 01/10/2006
Sale Price 0
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1

Reference 2

Tran/Land/Bldg 6 4 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 10

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot	30,000.00	30,000	100%		30,000
4.57	Acres-Rear Land 1	1,750.00	7,998	100%		7,998
1.00	Lot I-Lot Improvements	8,000.00	8,000	50%		4,000
Total Acres 5.57						Land Total 41,998

Commercial Description

Occupancy Type Manufacturing...
Class & Quality Rigid Frame.Avg.
Dwelling Units 0
Exterior Steel
Stories & Height 1 STORY @ 12'
Heating/Cooling Hot Water
Built 1981
Remodeled 0
Base Cost/Sqft 40.96
Heat-Cool/Sqft + 3.92
Total 44.88
Size Factor X 0.887
Adjusted Cost/Sqft 39.81
Total Square Feet X 32,000
Replacement Cost 1,273,920
Condition Average
% Good Physical X .55
Functional X 1.00
Subtotal 700,656

Economic Factor X 1.00 Total Value 700,656

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	1981	720	E 100	4,990	Avq.	55%	100%	100%		2,745
Frame Shed	1988	680	B 100	15,753	Avq.	55%	100%	100%		8,664
Loading Dock (2012)	1984	600	C 100	7,914	Avq.	55%	100%	100%		4,353
Asph Paving /00	1981	304	C 100	22,800	Avq.	75%	100%	100%		17,100
Sprinklers (Wet)	1981	32000	C 100	116,160	Avq.	55%	100%	100%		63,888
32,000 SF		Field1					Outbuilding Total			96,750

Acpt Land

42,000

Accepted Bldg

797,400

Total

839,400

Caribou
Name: CITY OF CARIBOU

Valuation Report

04/12/2018

Page 2

Account: 949

Map/Lot:

011-004-K

Location:

60 ACCESS HIGHWAY



Loading Dock

20.0 30.0	Shed 20.0 36.0	CP 20.0 36.0
100.0		
ave "S" manufacturing		
200.0		200.0
Office		
100.0		

121 High Street



Maine Geoparcels Map



April 12, 2018
Parcels
Parcel IDs

Map 31 Lot 128

1:5,540
0 100 200 300 400 500 600 700 800 900 1000
0 100 200 300 400 500 600 700 800 900 1000

Address:	121 High Street
Parcel Number:	Map 31 Lot 128
Size:	2.34 acres
Road Frontage:	150 feet (High St)
Current Use:	Municipal Fire Station
Zoning:	C-2
Assessed Value:	\$851,400
Current Tax Status:	Exempt - Municipal

Adjacent Parcels:	Yes
Adjacent Parcel Info:	031-128-A .27 acre Lions Building
Adjacent Parcel Info:	031-147 .10 acre Vacant Lot

Caribou
Name: CITY OF CARIBOU

Valuation Report

04/12/2018

Page 1

Map/Lot:

031-128

Account: 3185 Card: 1 of 1

Location:

121 HIGH STREET

Neighborhood 8 8

Zoning/Use Commercial
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 11 10 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baslot (Fractional)	49,497.00	35,000	100%		35,000
1.84	Acres-Rear Land 1	1,750.00	3,220	100%		3,220
1.00	Lot I-Lot Improvements	8,000.00	8,000	50%		4,000
Total Acres 2.34						Land Total 42,220

Commercial Description

Occupancy Type Staffed Fire Sta
Class & Quality Masonry.....Avg.
Dwelling Units 0
Exterior Brick/Stone
Stories & Height 1 STORY @ 10'
Heating/Cooling Hot Water
Built 1978
Remodeled 0

Base Cost/Sqft		111.10
Heat-Cool/Sqft	+	7.60
Total		118.70
Size Factor	X	0.907
Adjusted Cost/Sqft		107.66
Total Square Feet	X	9,446
Replacement Cost		1,016,956
Condition	Average	
% Good Physical	X	.57
Functional	X	1.00
Subtotal		579,665

Economic Factor X 1.00 Total Value 579,665

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Masonry Shed	1978	240	B 100	7,595	Avq.	57%	100%	100%		4,329
One Story Frame	2002	364	B 100	31,527	Avq.	57%	100%	100%		17,970
M&S Finished Bsmt	1978	4000	C 100	208,560	Avq.	57%	100%	100%		118,879
M&S Unfinished Bsmt	1978	5440	C 100	154,931	Avq.	57%	100%	100%		88,311
9,810 SF	Field1						Outbuilding Total			229,489

Acpt Land

42,200

Accepted Bldg

809,200

Total

851,400

Caribou
Name: CITY OF CARIBOU

Valuation Report

04/12/2018

Page 2

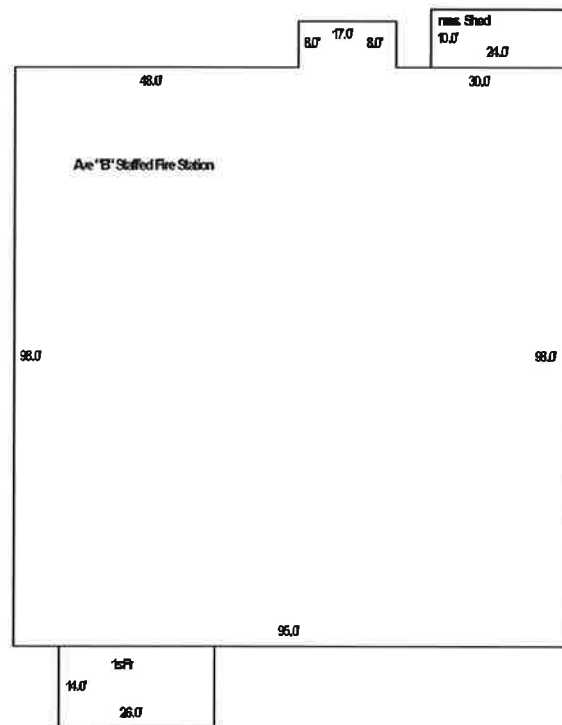
Account: 3185

Map/Lot:

031-128

Location:

121 HIGH STREET



Caribou
Name: CITY OF CARIBOU

Valuation Report

04/12/2018

Page 1

031-128-A

Account: 3186 Card: 1 of 1 Map/Lot: Location: 111 HIGH STREET

Neighborhood 8 8

Zoning/Use Commercial
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Reference 1 B1922P156
Reference 2 LIONS
Tran/Land/Bldg 8 10 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 11

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Baselot (Fractional)	49,497.00	25,719	100%		25,719
1.00	Lot I-Lot Improvements	8,000.00	8,000	50%		4,000
Total Acres 0.27					Land Total	29,719

Commercial Description

Occupancy Type	Office.....	Office Basement.
Class & Quality	Masonry.....Avg.	Masonry.....Avg.
# Dwelling Units	0	0
Exterior	Brick/Stone	Brick/Stone
Stories & Height	1 STORY @ 8'	1 STORY @ 8'
Heating/Cooling	Hot Water	Hot Water
Built	1978	1978
Remodeled	0	0
Base Cost/Sqft	98.95	70.59
Heat-Cool/Sqft	+	7.60
Total	106.55	78.19
Size Factor	X	0.967
Adjusted Cost/Sqft		103.03
Total Square Feet	X	2,520
Replacement Cost		259,636
Condition	Average	Average
% Good Physical	X	.64
Functional	X	1.00
Subtotal		166,167
Economic Factor	X 1.00	Total Value

Acpt Land 29,700 Accepted Bldg 257,500 Total 287,200

Caribou
Name: CITY OF CARIBOU

Valuation Report

04/12/2018

Page 2

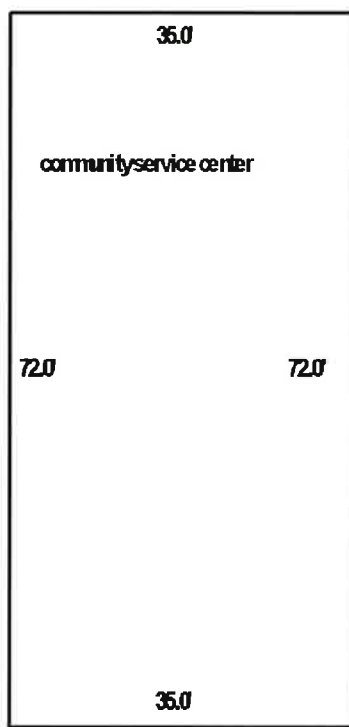
Account: 3186

Map/Lot:

031-128-A

Location:

111 HIGH STREET



Caribou
Name: CITY OF CARIBOU

Valuation Report

04/12/2018

Page 1

031-147

Account: 3198 Card: 1 of 1

Map/Lot:

Location:

0 WATER STREET

Neighborhood 35 35

Zoning/Use Residential
Topography
Utilities
Street Street Surface

Reference 1

Reference 2

Tran/Land/Bldg 4 10 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	Acres-Baselot (Fractional)	15,000.00	4,743	25%	Use	1,186
Total Acres 0.10					Land Total	1,186
Accpt Land		1,200	Accepted Bldg	0	Total	1,200

59 York Street



Maine Geoparcels Map



April 12, 2018
Parcel
Parcel ID

Map 29 Lot 13

1:15,000
Scale
0 100 200 300 feet
0 100 200 300 meters
Source: GeoEye, DigitalGlobe, GeoEye, AeroGRID, IGN, and the NOAA
Satellite Data

Address:	59 York Street
Parcel Number:	Map 29 Lot 13
Size:	4.5 acres
Road Frontage:	368 feet (York Street)
Current Use:	National Guard Facility
Zoning:	I-2
Assessed Value:	\$1,495,800
Current Tax Status:	Exempt - State

Adjacent Parcels:	Yes
Adjacent Parcel Info:	Map 29 Lot 13-B
	1.5 acres

Caribou

Valuation Report

04/12/2018

Name: MILITARY BUREAU OF THE DEPT.OF
 DEFENSE, VETERANS & EMERGENCY MGMT
 Account: 2928 Card: 1 of 1

Map/Lot:
 Location:

Page 1
 029-013
 59 YORK STREET

Neighborhood 5 5

Zoning/Use Commercial
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 2 10 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Fractional)	30,000.00	15,000	100%		15,000
4.25	Acres-Rear Land 1	1,750.00	7,438	100%		7,438
1.00	Lot I-Lot Improvements	8,000.00	8,000	50%	Semi-Impro	4,000
Total Acres 4.50					Land Total	26,438

Commercial Description

Occupancy Type	Dist.Warehouse..	Service Garage..
Class & Quality	Rigid Frame.Avg.	Rigid Frame.Avg.
# Dwelling Units	0	0
Exterior	Steel	Steel
Stories & Height	1 STORY @ 24'	1 STORY @ 16'
Heating/Cooling	Forced Warm Air	Forced Warm Air
Built	1970	1986
Remodeled	0	0
Base Cost/Sqft	39.85	42.51
Heat-Cool/Sqft	+	0.58
Total	40.43	43.09
Size Factor	X	1.180
Adjusted Cost/Sqft		47.71
Total Square Feet	X	47,974
Replacement Cost	2,288,840	133,728
Condition	Above Average	Average
% Good Physical	X	.60
Functional	X	1.00
Subtotal	1,373,304	74,888
Economic Factor	X 1.00	Total Value
		1,448,192

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Asph Paving /00	1970	450	C 100	33,750	Avq.	68%	100%	100%	22,950
50,374 SF		Field1							22,950

Acpt Land

26,400

Accepted Bldg

1,471,100

Total

1,497,500

Caribou

Valuation Report

04/12/2018

Name: MILITARY BUREAU OF THE DEPT.OF
DEFENSE, VETERANS & EMERGENCY MGMT

Page 2

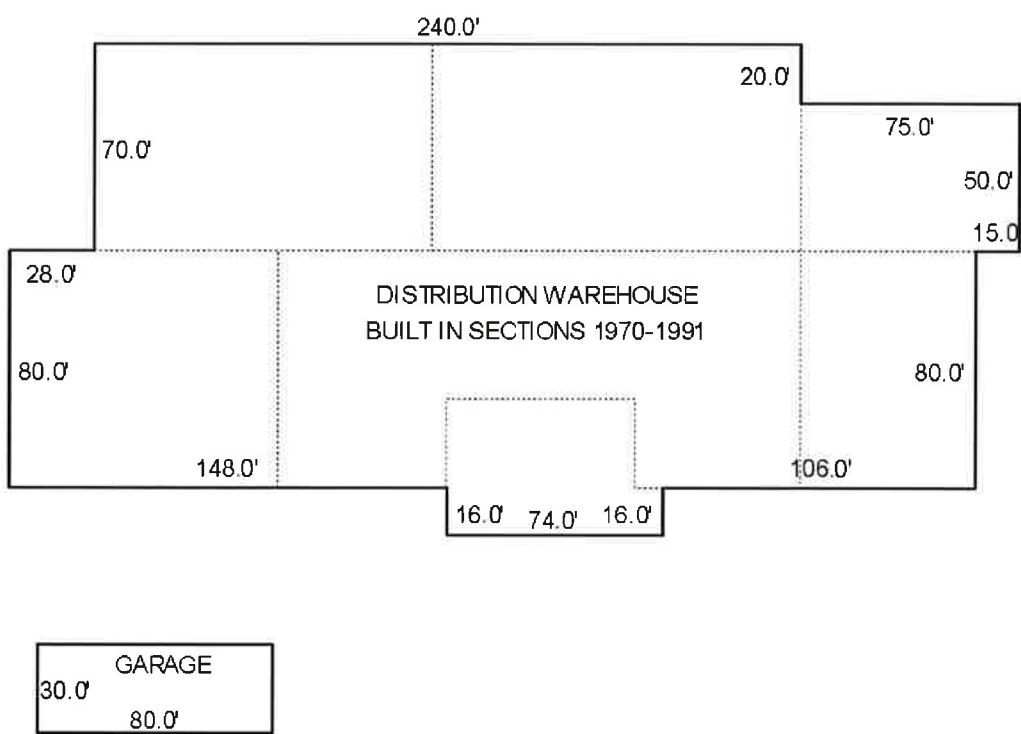
Account: 2928

Map/Lot:

029-013

Location:

59 YORK STREET



Caribou
Name: MILITARY BUREAU OF THE DEPT.OF

Valuation Report

04/12/2018

Page 1

Account: 2930 Card: 1 of 1

Map/Lot:

029-013-B

Location:

0 SINCOCK STREET

Neighborhood 38 38

Zoning/Use Residential
Topography Rolling
Utilities
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 4 10 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 19 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Fractional)	20,000.00	10,000	100%		10,000
1.25	Acres-Rear Land 1	1,750.00	2,188	100%		2,188
Total Acres 1.50			Land Total			12,188
Accpt Land		12,200	Accepted Bldg	0	Total	12,200

27 Birdseye Avenue



Maine Geoparcels Map

April 22, 2018
Parcel(s)
Parcel ID(s)

Map 27 Lot 74

13.000
0.000 0.000 0.100
0 0.100 0.1 0.200
Source: Map, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community



April 12, 2018
 (Preceda)
 (Preceda)

Map 27 Lot 74

13.093

0 0.041 0.08 0.16 0.32 0.64 1.28 2.56 5.12 10.24 20.48 40.96 81.92 163.84 327.68 655.36 1310.72 2621.44 5242.88 10485.76 20971.52 41943.04 83886.08 167772.16 335544.32 671088.64 1342177.28 2684354.56 5368709.12 10737418.24 21474836.48 42949672.96 85899345.92 171798691.84 343597383.68 687194767.36 1374389534.72 2748779069.44 5497558138.88 10995116277.76 21990232555.52 43980465111.04 87960930222.08 175921860444.16 351843720888.32 703687441776.64 1407374883553.28 2814749767106.56 5629499534213.12 11258999068426.24 22517998136852.48 45035996273704.96 90071992547409.92 180143985094819.84 360287970189639.68 720575940379279.36 1441151880758558.72 2882303761517117.44 5764607523034234.88 11529215046068469.76 23058430092136939.52 46116860184273879.04 92233720368547758.08 184467440737095516.16 368934881474191032.32 737869762948382064.64 1475739525896764129.28 2951479051793528258.56 5902958103587056517.12 11805916207174113034.24 23611832414348226068.48 47223664828696452136.96 94447329657392904273.92 188894659314785808547.84 377789318629571617095.68 755578637259143234191.36 1511157274518286468382.72 3022314549036572936765.44 6044629098073145873530.88 12089258196146291747061.76 24178516392292583494123.52 48357032784585166988247.04 96714065569170333976494.08 193428131138340667952988.16 386856262276681335905976.32 773712524553362671811952.64 1547425049106725343623905.28 3094850098213450687247810.56 6189700196426901374495621.12 12379400392853802748991242.24 24758800785707605497982484.48 49517601571415210995964968.96 99035203142830421991929937.92 198070406285660843983859875.84 396140812571321687967719751.68 792281625142643375935439503.36 1584563250285286751870879006.72 3169126500570573503741758013.44 6338253001141147007483516026.88 12676506002282294014967032053.76 25353012004564588029934064107.52 50706024009129176059868128215.04 101412048018258352119736256430.08 202824096036516704239472512860.16 405648192073033408478945025720.32 811296384146066816957890051440.64 1622592768292133633915780102881.28 3245185536584267267831560205762.56 6490371073168534535663120411525.12 12980742146337069071326240823050.24 25961484292674138142652481646100.48 51922968585348276285304963292200.96 103845937170696552570609926584401.92 207691874341393105141219853168803.84 415383748682786210282439706337607.68 830767497365572420564879412675215.36 1661534994731144841129758825350430.72 3323069989462289682259517650700861.44 6646139978924579364519035301401722.88 1329227995784915872903807060280344.56 2658455991569831745807614120560689.12 5316911983139663491615228241121378.24 10633823966279326983230456482242756.48 21267647932558653966460912964485512.96 42535295865117307932921825928971025.92 85070591730234615865843651857942051.84 170141183460469231731687303715884103.68 340282366920938463463374607431768207.36 680564733841876926926749214863536414.72 1361129467683753853853498429727072829.44 2722258935367507707706996859454145658.88 5444517870735015415413993718908291317.76 10889035741470030830827987437816582635.52 21778071482940061661655974875633165271.04 43556142965880123323311949751266330542.08 87112285931760246646623899502532661084.16 174224571863520493293247799005065322168.32 348449143727040986586495598010130644336.64 69689828745408197317299119602026128867.28 139379657490816394634598239204052257734.56 278759314981632789269196478408104515469.12 557518629963265578538392956816209030938.24 1115037259926531157076785913632418061876.48 2230074519853062314153571827264836123752.96 4460149039706124628307143654529672247505.92 8920298079412249256614287309059344495011.84 17840596158824498513228574618118688990023.68 35681192317648997026457149236237377980047.36 71362384635297994052914298472474755960094.72 142724769270595988105828596944949511920189.44 285449538541191976211657193889899023840378.88 57089907708238395242331438777979804768075.76 114179815416476790484662877555959609536151.52 228359630832953580969325755111919219072303.04 456719261665907161938651510223838438144606.08 91343852333181432387730302044767687628921.21 182687704666362864775460604089535375257842.42 36537540933272

Address:	27 Birdseye Avenue
Parcel Number:	Map 27 Lot 74
Size:	17 acres
Road Frontage:	133 feet (Birdseye Ave)
Current Use:	Vacant Industrial
Zoning:	I-2
Assessed Value:	\$211,100
Current Tax Status:	Exempt – Tax Acquired

Additional Parcels:	Yes
Additional Parcel Info:	Map 27 Lot 74-A .11 acre
	Map 27 Lot 74-B 1.11 acre
	Multiple parcels
	When acquired

Caribou
Name: CITY OF CARIBOU

Valuation Report

04/12/2018

Page 1

027-074

Account: 2547 Card: 1 of 1

Map/Lot:

Location:

27 BIRDSEYE AVENUE

Neighborhood 6 6

Sale Data

Zoning/Use Commercial
Topography Rolling
Utilities All Public
Street Paved

Sale Date 11/22/2016
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Other Source
Validity Exempt Property

Reference 1

Reference 2

Tran/Land/Bldg 6 4 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baslot (Fractional)	35,355.00	35,355	100%		35,355
5.00	Acres-Rear Land 1	1,750.00	8,750	100%		8,750
11.21	Acres-Rear Land 2	750.00	8,408	100%		8,408
1.00	Lot I-Lot Improvements	8,000.00	8,000	50%		4,000
Total Acres 17.21						Land Total 56,513

Commercial Description

Occupancy Type Manufacturing...
Class & Quality Masonry.....Avg.
Dwelling Units 0
Exterior Concrete Block
Stories & Height 1 STORY @ 22'
Heating/Cooling NONE
Built 1946
Remodeled 0
Base Cost/Sqft 44.32
Heat-Cool/Sqft + 0.00
Total 44.32
Size Factor X 1.107
Adjusted Cost/Sqft 49.06
Total Square Feet X 83,601
Replacement Cost 4,101,465
Condition Fair
% Good Physical X .30
Functional X 0.25
Subtotal 307,610

Economic Factor X 0.50 Total Value 153,805

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Loading Dock (2012)	1946	680	C 100	8,969	Poor	30%	50%	50%	673
Loading Dock (2012)	1946	110	C 100	1,451	Poor	30%	50%	50%	109
83,601 SF		Field1				Outbuilding Total			782

Acpt Land

56,500

Accepted Bldg

154,600

Total

211,100

Caribou
Name: CITY OF CARIBOU

Valuation Report

04/12/2018

Page 2

Account: 2547

Map/Lot:

027-074

Location:

27 BIRDSEYE AVENUE

