

FRANKLIN COUNTY COMMISSIONERS MEETING AGENDA

LOCATION: Franklin County EOC, 120 County Way, Farmington

DATE AND TIME: August 19, 2025 @ 10:00 A.M.

The Franklin County Commissioners' meetings are open to the public. This meeting is also available virtually via [Video Conferencing, Cloud Phone, Webinars, Chat, Virtual Events | Zoom](#). Here is the meeting ID# 492 510 0482 passcode 030621.

Notice of Tax Abatement Appeal Hearing Buzzell vs. Town of New Sharon

RECOGNITION:

1. Communications

APPOINTMENTS: None

NEW BUSINESS:

1. Administrator's Report
2. Minutes
3. Treasurer's Report
4. Opioid Settlement Committee Up-date
5. MCCA Donation Acceptance
6. TIF Scholarships
7. Sheriff's Office – Bids for Fleet Vehicles
8. Jail – Transport Officer
9. Jail – Mission Statement
10. Communications – Equipment Reserve Account Transfer
11. Disbursement Policy

OLD BUSINESS:

1. TIF Application – United Methodist Economic Ministry

MISCELLANEOUS:

WARRANTS: County AP, ARPA, Payroll, & UT

ADJOURNMENT:



Franklin County, Maine

**NOTICE OF HEARING
STATE OF MAINE**

Franklin, ss.

Franklin County Commissioners

**NOTICE OF TAX ABATEMENT APPEAL HEARING IN THE
MATTER OF: *Petitioner Leland E. Buzzell v. Respondent Town of New Sharon***

Pursuant to 36 M.R.S. § 844, the County Commissioners will meet with the Petitioner and Respondent on **August 19, 2025, at 10:00 a.m.** to hear the Petitioner's appeal. The hearing is open to the public and will take place at Franklin County Office, 120 County Way, Farmington, Maine.

Notice of the time, place, and purpose of the Commissioners meeting shall also be given by mailing by certified mail an attested copy of the petition and this Notice thereon, to the Petitioner Leland E. Buzzell and Respondent Town of New Sharon, Board of Assessors c/o Kevin McCormack, Assessors' Agent, so that they may appear on the above at date be heard if they think proper.

Dated at Farmington, Maine this 1st day of July, 2025.

Attest:

Amy Bernard, Franklin County Administrator

140 Main Street, Suite 3, Farmington, Maine 04938. (207) 778-6614

Tom Saviello
District #1

Fen Fowler
District #2

Tom Skolfield
District #3

Bob Carlton
District #4

Jeff Gilbert
District #5

Amy Bernard
County Administrator
abernard@franklincountymaine.gov

Town of New Sharon
P.O. Box 7
11 School Lane
New Sharon, Maine 04955

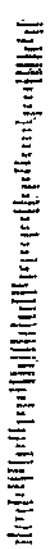
Rec'd
4/10/25

EASTERN MAINE 044
8 APR 2025 PM 2 L



LELAND BUZZELL
9B Amy's Way
Gorham, ME 04038
~~04038~~ 78. 839-6651

04038-21833





Town of New Sharon, Maine

Town Office / Assessor's Office (207)778-4046

3/27/2025

Dear Mr. Buzzell,

This letter is in response to the Application for Abatement Form that you filed for a property that you own located on Weeks Mills Road, New Sharon, Maine. You mentioned that you are a Certified General Appraiser, and have been in the business for 55 years. You also mentioned, that you have performed a review of the recent land transfers, and in your opinion, the data did not support the 2025 assessed value of your property. For these reasons you are requesting an abatement of \$10,460 in assessed valuation.

I have reviewed your request and compared your assessment to other similar properties. In conclusion, the land sales that you included in the packet that you supplied to me appear to be further supportive of the Town's 2025 assessed value of your property rather than supplying supportive evidence that the assessed value is too high, as you suggested.

My job as the Assessors Agent for the Town of New Sharon is to ensure that all properties within the town limits are assessed with equity mind, and that similar properties are assessed in the same manner. In my professional opinion this is the case with your undeveloped property located on Week Mills Road. It is for this reason that the New Sharon Board of Selectmen and I will be declining your Abatement request at this time.

Sincerely,

Kevin McCormick, C.M.A.

Town of New Sharon

Town of New Sharon
Application for Abatement of Assessed Value
(Title 36 M.R.S.A., Section 841)

1. Applicant's Name LELAND E. BUZZELL Date: 2/14/2025
2. Property Address: WEEKS MILLS ROAD
Mailing Address (if different): 9 AMY'S WAY, GORHAM, ME 04038
3. Map & Lot or Account Number: 06-14-01 Phone Number: 839-6651
4. This Application is for the 2024 tax year.
5. Total Assessed Value of Land: \$37,586 Total Assessed Value of Building: NONE
Or Total Assessed Value of Personal Property: NONE

6. Abatement Amount Requested:

\$ 10,460 ± (the \$ amount you wish your current assessed value to be reduced)*

7. Reasons for Requesting Abatement (please be specific, attach additional sheets if needed):

Please be advised that I am a Certified
General Appraiser (CG-245) and that I
have been in the business for 55 plus years.

The subject lot is a corner lot from
a much larger site that has been in our
family for 4 generations. Its ownership

*Documentation in Support of abatement request required

If you submit an appraisal you must submit a "LICENSED APPRAISER AUTHORIZATION FORM"

Applications must be filed with the Assessor's Agent within 185 days from the date of commitment of the tax to which objection is made. Filing this abatement request does not suspend, stop, or exclude you from paying your taxes on time prior to the deadline dates. Be advised that interest will accrue on unpaid taxes, even during the Assessor's abatement review period, at the rate established at the annual Town Meeting.

(2)

has been retained as a site to be used if needed by a family member. The land is raw and elongated.

I did a review of the land transfers in New Sharon that are enclosed and in the time frame stated in your October 16, 2024 letter. I also included a sale that closed on 11/12/2024. It is a 3.1± Acre parcel with 200'± of frontage on a side road location that sold for \$23,000 or \$7,419/Acre. The other sales were 3.1± to 5.0± Acres in size, sold between 1/12/2023 and 12/22/2023 and had per acre unit sale prices between \$7,273/Acre to \$10,932/Acre. I would like to note the upper end of the unit values range was for a site that had been cleared for development and had a driveway constructed.

Based on the above referenced data, I find it not to be representative of the new assessment rate of \$16,086/Acre or \$37,580 for the lot. It is my opinion that our lot should be valued in the \$8,000±/acre values range or \$27,120 for the lot.

(3)

Please consider my request and take a look at the data presented. I can be reached at 207-839-6651 if you wish additional data or information.

Thank you for your consideration.

Richard E. Buzgell

MLS #: 1549198

Status: Closed

County: Franklin

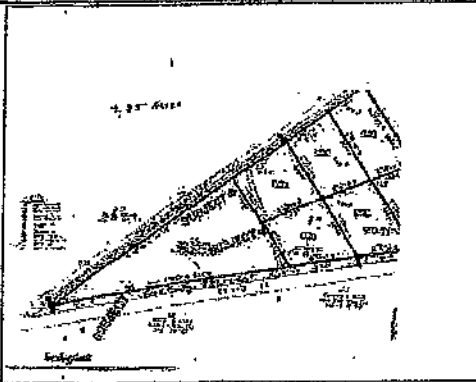
Property Type: Land

Seasonal: No

List Price: \$50,000

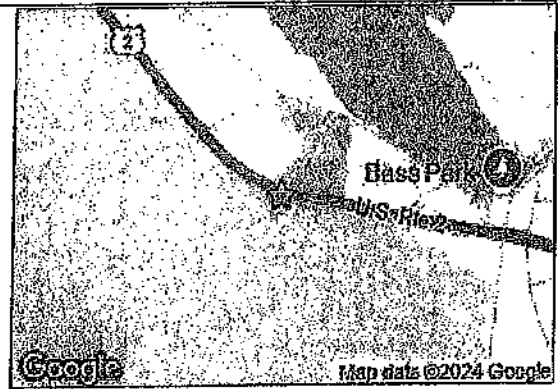
Original List Price: \$50,000

Directions: rt.2 to Lane road in New Sharon 4.85 acres with frontage on both roads



map11-108- Rt.2 & Lane
road
New Sharon, ME 04955

List Price: \$50,000
MLS#: 1549198

**Land Information**

Surveyed:	Yes	Waterfront:	No	Road Frontage +/-:	1.661
Lot Size Acres +/-:	4.85	Water Views:	No	Source of Road Frontage:	Survey
Source of Acreage:	Survey			Zoning:	town
Mobile Homes Allowed:	Yes			Zoning Overlay:	Unknown

Property Features

Utilities:	Pole; by road; Utilities On: No	Electric:	No Electric	Roads:	Paved; Public
Driveway:	No Driveway	Gas:	No Gas	Site:	Level; Wooded
Parking:	1 - 4 Spaces	Water:	None; Well Needed on Site		
Location:	Near Shopping; Near Town; Rural	Sewer:	None; Septic Needed		

Tax/Deed Information

Book/Page	3867/180	Full Tax Amt/Yr:	\$864.77/ 2022	Map/Block/Lot:	11/108-6
Deed/Conveyance Type Offered:	Warranty			Tax ID:	11-108-NewSharonmaine04955

Remarks

Showing Instructions: Call Listing Broker; Call Listing Office; Email Listing Broker; Show Without Notice; Sign on Property

Listing/Agent/Office Information

Internal List #:		List Date:	12/01/2022	Pending Date:	12/22/2022
Listing Agreement:	Exclusive Right To Sell	Withdrawal Date:		Terminated Date:	
Days On Market:	19				

Name	Primary	Cell	Fax	E-mail
LA: Adrian Harris (009552)	207-778-1444	207-778-1444		adrianharris@harrisrealestate.net
LO: Harris Real Estate (2084)	207-779-9000		207-779-9002	
SA: Adrian Harris (009552)	207-778-1444	207-778-1444		adrianharris@harrisrealestate.net
SO: Harris Real Estate (2084)	207-779-9000		207-779-9002	

Sold Information

Appraiser Name:	888888 No Appraisal	Closed Date:	01/12/2023	Seller Paid Closing Costs:	No
Sold Terms/Other:	Cash/Not Applicable	Closed Price:	\$42,500	Did Acres Change at Sale:	No
Prepared by:	Mark Plourde on Thursday, December 19, 2024 3:19 PM.				

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MAINE



MLS #: 1545447

County: Franklin

Seasonal: No

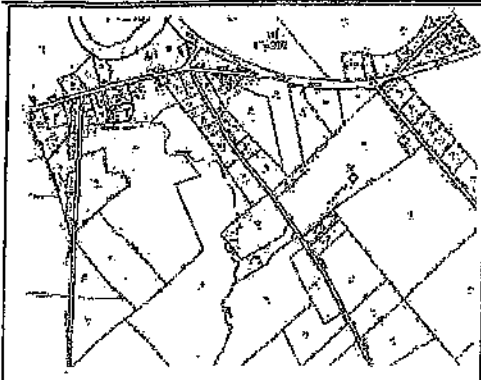
List Price: \$28,500

Status: Closed

Property Type: Land

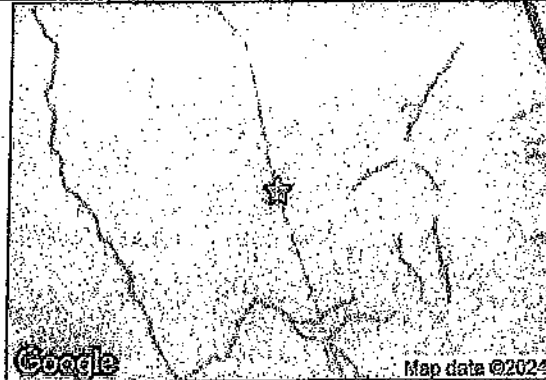
Original List Price: \$33,000

Directions: Cape Cod Hill road turn left onto Kimball pond road go 1/2 +/- mile property on left



73 Kimball Pond Road
New Sharon, ME 04955

List Price: \$28,500
MLS#: 1545447



Land Information

Surveyed:	Unknown	Waterfront:	No	Source of Road	Public
Lot Size Acres +/-:	3.3	Water Views:	No	Frontage:	Records
Source of Acreage:	Public			Zoning:	0
	Records			Zoning Overlay:	Unknown
Mobile Homes	Yes				
Allowed:					

Property Features

Utilities:	Pole: By road	Electric:	No Electric	Roads:	Gravel/Dirt; Public
Driveway:	No Driveway	Gas:	No Gas	Site:	Rolling/Sloping; Wooded
Parking:	No Parking	Water:	None; Private; Well Needed on Site		
Location:	Near Town; Rural	Sewer:	None; Septic Needed		

Tax/Deed Information

Book/Page	3531/201	Full Tax Amt/Yr:	\$286.01/ 2022	Map/Block/Lot:	11/73
				Tax ID:	73kimballpondroadnewsharonmaine

Remarks

Remarks: Great area to have your home and short distance to Rt #2
Showing Instructions: Call Listing Broker; Email Listing Broker; Show Without Notice; Sign on Property

Listing/Agent/Office Information

Internal List #:		List Date:	10/10/2022	Pending Date:	12/20/2022
Listing Agreement:	Exclusive Right To Sell	Withdrawal Date:		Terminated Date:	
Days On Market:	71				
Name	Primary	Cell	Fax	E-mail	
LA: Adrian Harris (009552)	207-778-1444	207-778-1444		adrianharris@harrisrealestate.net	
LO: Harris Real Estate (2084)	207-779-9000		207-778-9002		
SA: Adrian Harris (009552)	207-778-1444	207-778-1444		adrianharris@harrisrealestate.net	
SO: Harris Real Estate (2084)	207-779-9000		207-779-9002		

Sold Information

Appraiser Name: 888888 No Appraisal	Closed Date: 02/02/2023	Seller Paid Closing Costs: No
Sold Terms/Other: Conventional/Not Applicable	Closed Price: \$24,000	Did Acres Change at Sale: No

Prepared by Mark Plourde on Thursday, December 19, 2024 3:19 PM.

\$ 7,273 /Ac

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MLS #: 1573142

County: Franklin

Seasonal: No

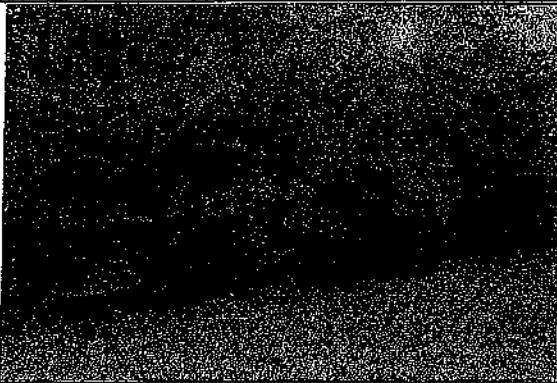
List Price: \$39,000

Status: Closed

Property Type: Land

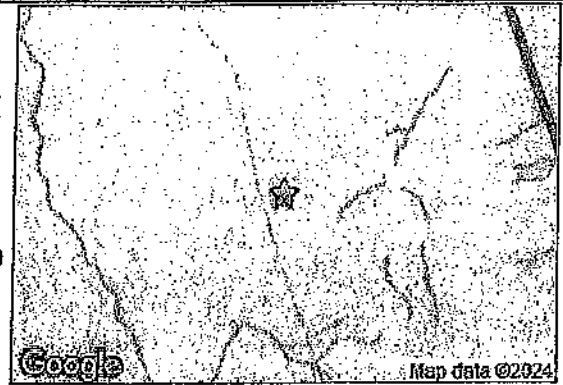
Original List Price: \$39,000

Directions: From Rt. 2 in New Sharon, turn onto Rt. 134 West/Gape Cod Hill Road, take first left and stay to your right onto Kimball Pond Road, property up on left approximately 1.4 miles.



310 Kimball Pond
Road
New Sharon, ME
04955

List Price: \$39,000
MLS#: 1573142



Land Information

Surveyed:	No	Waterfront:	No	Road Frontage +/-:	700
Lot Size Acres +/-:	5	Water Views:	No	Source of Road Frontage:	Seller
Source of Acreage:	Seller			Zoning:	per Town
Mobile Homes Allowed:	Yes			Zoning Overlay:	Unknown
				Bank Owned REO:	No

Property Features

Driveway:	No Driveway	Electric:	Other Electric	Roads:	Gravel/Dirt; Public
Parking:	On Site	Gas:	No Gas	Site:	Level; Wooded
Location:	Rural	Water:	None		
Restrictions:	No Restrictions	Sewer:	None		
Recreational Water:	Nearby				
View:	Scenic; Trees/Woods				

Tax/Deed Information

Book/Page	1179/144	Full Tax Amt/Yr:	\$1/ TBD	Map/Block/Lot:	10/127
Deed/Conveyance Type Offered:	Warranty	School District:	RSU 09	Tax ID:	310Kimballpondroadnewsharon04955

Remarks

Remarks:	Gorgeous tract of land with easy access to Farmington or back to Augusta. Super house lot or great camp lot. Nice hunting area and many lakes and ponds to fish. Part of a larger parcel. Camp and 7 acres also for sale to the right, see MLS #1573141. May be dug wells on property, walk with caution. Power at roadside. There's a 21 day right of first refusal to neighbors.
Showing Instructions:	Call Listing Broker; Email Listing Broker; Text Listing Agent
Interior:	Seller warns of any possible wells when walking the property, unknown if any. There are wells on adjoining lot. Power at roadside.
Remarks/Contingency:	roadside.

Listing/Agent/Office Information

Internal List #:	List Date:	09/25/2023	Pending Date:	10/13/2023
Listing Agreement:	Exclusive Right To	Withdrawal Date:	Terminated Date:	
Days On Market:	Sell			
	17			
Name	Primary	Cell	Fax	E-mail
LA: Daniel Nash (006221)	207-778-6333	207-779-6334		dnash@sandyriverrealty.com
LO: Coldwell Banker Sandy River Realty (1280)	207-778-6333		207-778-4686	
SA: Daniel Nash (006221)	207-778-6333	207-779-6334		dnash@sandyriverrealty.com
SO: Coldwell Banker Sandy River Realty (1280)	207-778-6333		207-778-4686	

Sold Information

Appraiser Name: 888888 No Appraisal	Closed Date: 11/16/2023	Seller Paid Closing Costs: No
Sold Terms/Other: Cash/Not Applicable	Closed Price: \$38,500	Did Acres Change at Sale: No

Prepared by Mark Plourde on Thursday, December 19, 2024 3:19 PM.

\$7,700/Ac

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MAINE
LISTINGS



New Assessment - \$35,000 / \$7,000/Ac

MLS #: 1569875

Status: Closed

Directions: Leaving New Sharon headed to Augusta, top of Mile Hill on your right, sign on property.

County: Franklin

Property Type: Land

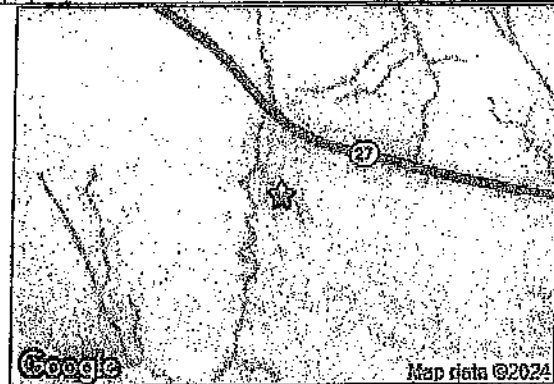
Seasonal: Unknown

List Price: \$34,900

Original List Price: \$40,000

667 Mile Hill Road
New Sharon, ME 04955

List Price: \$34,900
MLS#: 1569875

**Land Information**

Surveyed:	Yes	Waterfront:	No	Road Frontage +/-:	295
Lot Size Acres +/-:	3.11	Water Views:	No	Source of Road Frontage:	Survey
Source of Acreage:	Public Records	Zoning:	None	Zoning Overlay:	No
Mobile Homes Allowed:	Yes				

Property Features

Driveway:	Gravel	Electric:	No Electric	Transportation:	Major Road Access
Parking:	5 - 10 Spaces	Gas:	No Gas	Roads:	Paved; Public
Location:	Near Country Club; Near Golf Course; Near Shopping; Near Town; Ski Resort	Water:	None	Site:	Level; Open; Well Landscaped; Wooded
Sewer:	None				
Restrictions:	No Restrictions				
Recreational:	Lake/Fresh Water; Nearby;				
Water:	River/Brook/Stream				
View:	Mountain(s); Scenic; Trees/Woods				

Tax/Deed Information

Book/Page/Deed:	4362/65/A11	Full Tax Amt/Yr:	\$334/ 2022	Map/Block/Lot:	16/11-1
Deed/Conveyance Type Offered:	Warranty			Tax ID:	NSHR-000016-000000-000011-000001
Deed Restrictions:	Yes				

Remarks

Remarks: 1055 - This 3 acre lot is cleared and the driveway is in. Just 20 minutes to the Belgrade Lakes Region and 30 minutes to Augusta. Build your dream home with a great view of Maines mountain!

Showing Instructions: Showing Time; Sign on Property

Internal: Showing Time. Go and Show. No Notice Required. Refer to Listing Agent.

Remarks/Contingency: Showing Remarks: Showing Time. Go and Show. No Notice Required. Refer to Listing Agent.

Listing/Agent/Office Information

Internal List #:	1055	List Date:	08/23/2023	Pending Date:	11/09/2023
Listing Agreement:	Exclusive Right To Sell	Withdrawal Date:		Terminated Date:	
Days On Market:	77				
Name	Primary	Cell	Fax	E-mail	
LA: Justin Evans (022585)	207-864-3900	207-779-7784		jevans@alliedrealty.net	
LO: Allied Realty (2643)	207-864-3900		207-474-2037		
SA: Holly Lawrence (021901)	207-660-1707	207-660-1707		hollyhacskaylo@portsidereg.com	
SO: Portside Real Estate Group (3364)	207-607-5965		207-619-7612		

Sold Information

Appraiser Name:	021760 Levi Dussault levi@appgroupmaine.com	Closed Date:	12/22/2023	Seller Paid Closing Costs:	No
Sold Terms/Other:	Conventional/Not Applicable	Closed Price:	\$34,000	Did Acres Change at Sale:	No
		Appraiser Phone Number:	207-400-7766		

Prepared by Mark Plourde on Thursday, December 19, 2024 3:18 PM.

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MAINE
Listings

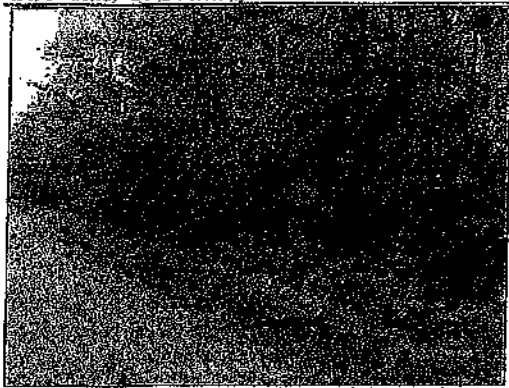
\$10,932/AC

MLS #: 1603939
Status: Closed
Directions: GPS Friendly

County: Franklin
Property Type: Land

Seasonal: No

List Price: \$25,000
Original List Price: \$25,000



28 York Hill Road
New Sharon, ME
04955-3735

List Price: \$25,000
MLS#: 1603939



Land Information

Surveyed: Yes
Lot Size Acres +/-: 3.1
Source of Acreage: Public Records
Mobile Homes Allowed: Yes

Waterfront: No
Water Views: No

Road Frontage +/-: 200
Source of Road: Public
Frontage: Records
Zoning: Residential
Zoning Overlay: No

Property Features

Driveway: No Driveway
Parking: No Parking
Location: Rural
View: Trees/Woods

Electric: No Electric
Gas: No Gas
Water: None; Well Needed on Site
Sewer: None; Septic Needed

Roads: Gravel/Dirt; Public
Site: Wooded

Tax/Deed Information

Book/Page/Deed: 4337/154/All
Deed/Conveyance Type Offered: Warranty

Full Tax Amt/Yr: \$306/2023
School District: RSU 09

Map/Block/Lot: 17/14
Tax ID: NSHR-000017-000000-000014

Remarks

Remarks: Level lot located on a quiet road in New Sharon. Close to Farmington, the Belgrade Lakes area, and only 25 miles from Augusta.
Showing Instructions: Show Without Notice; Showing Time; Sign on Property
Internal Remarks/Contingency: Any offers would have to be in the name as shown on the deed, 'STRATA Trust Company Custodian, FBO Lauren Freeman, IRA 300002828' Approval and signature of Trust Company is required for the sale.

Listing/Agent/Office Information

Internal List #: 09/16/2024
Listing Agreement: Exclusive Right To Sell
Days On Market: 24
List Date: 09/16/2024
Withdrawal Date:
Pending Date: 10/10/2024
Terminated Date:

Name	Primary	Cell	Fax	E-mail
LA: Erica Dalrymple (021269)	207-491-7146	207-491-7146		erica@lakehomegroup.com
LO: Lakehome Group Real Estate (3066)	207-495-2500			
SA: Merline Douglas (014617)	207-485-0138	207-485-0138		douglasteam@lakehomegroup.com
SO: Lakehome Group Real Estate (3066)	207-495-2500			

Sold Information

Appraiser Name: 888888 No Appraisal
Sold Terms/Other: Cash/Not Applicable
Closed Date: 11/12/2024
Closed Price: \$23,000
Seller Paid Closing Costs: No
Did Acres Change at Sale: No

Prepared by Mark Plourde on Thursday, December 19, 2024 3:19 PM.

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MAINE
Listings



Town of New Sharon
Board of Selectmen
11 School Lane
New Sharon, ME 04955

October 16, 2024

Buzzell, Kirt B. & Kent A.
Buzzell, Leland E
9B Amy'S Way
Gorham, ME 85602

Map 5, lot 15

3.39 ± Ac.

Dear New Sharon Taxpayer:

The Town of New Sharon has completed a revaluation of all property for the April 1, 2024 tax rolls. Shown below is the new value of your property, as established by KRT Appraisal. Your assessment is based upon fair market value using sales in New Sharon from April 1, 2022, through March 31, 2024. Please do not apply the current mil rate to your new value as the mil rate will drop to account for the large increase in assessments.

If you feel the new assessment does not reflect market value or have any questions, you will have the chance to talk with a KRT representative over the phone. Topics of discussion can include the revaluation process, data on the property record card, the market value itself or any other information as it relates to your assessment.

To schedule a meeting with a representative of KRT Appraisal, please call 1-855-228-4033 weekdays from October 17th through October 25th, from 9:00 A.M. to 4:30 P.M. Please keep in mind that operators making appointments cannot discuss values or data. The meetings will take place over the phone with someone from KRT calling you at the number you provide within the hour block you sign up for.

Viewing Tax Data at Home: If you like, you can view assessment information at the Town's web site or at www.krtappraisal.com. This site will show value summary and revaluation information.

ACCOUNT #: 163
MBLU: 06-14-01
PARCEL LOCATION: Weeks Mills Road

PREVIOUS ASSESSMENT: \$21,480

(\$6,336 / Ac.)

NEW ASSESSMENT: \$37,580

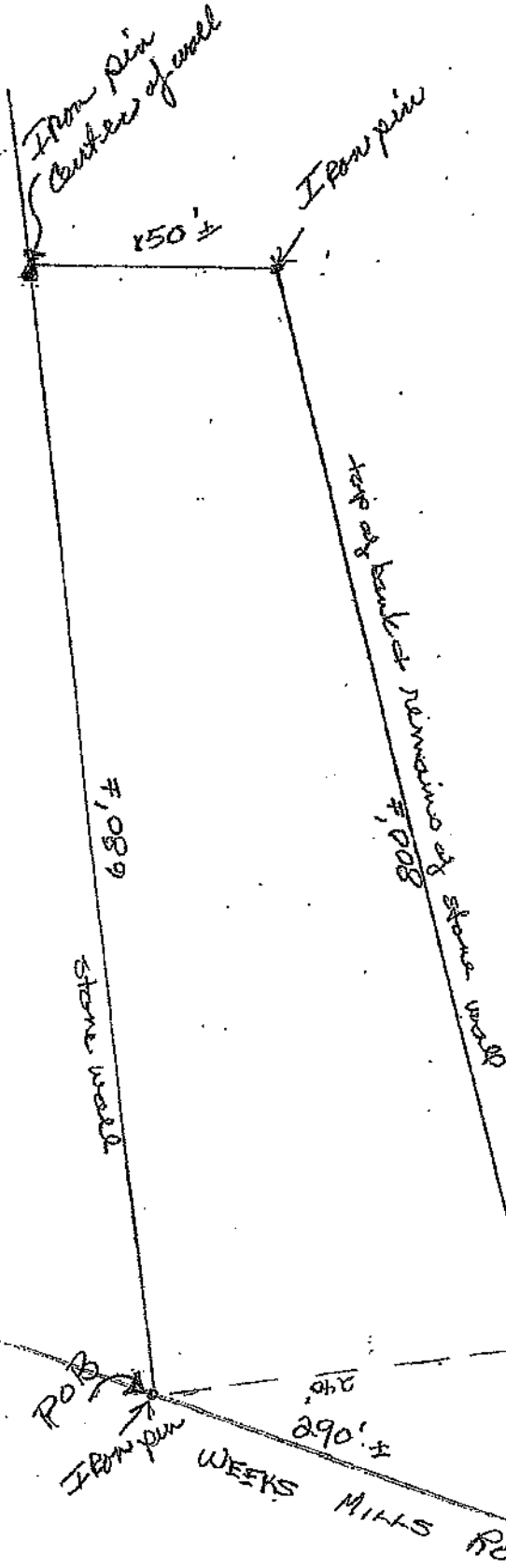
(\$11,086 / Ac.)

+ \$16,100

75% increase

Map 5, lot 15

Now - Map 16, lot 14-1



$$131,625 \pm 5.F.$$

$$15,600 \pm 5.F.$$

$$\frac{147,225 \pm 5.F.}{131,625 \pm 5.F.}$$

$$3.38 \pm AC$$

$$\begin{array}{r} 240 \\ 150 \\ \hline 2130 \\ 195 \times 675 = \end{array}$$

$$130 \times 240 \div 2 =$$

$$1" = 100' \pm$$

Town of New Sharon, Maine
Proposed Values by Account Number

Account	Map/Lot	St # Street Name	Owner's Name	Second Owner	MAPS / AC	Average	Land Value	Building Value	Total Value
147	15-30	228 Swan Road	Pollard, Sean A	Pollard, Lisa A	6.74		43,340	141,880	185,220
148	03-41-01	51 Dyer Brown Road	Burke, Lawrence	Burke, Carmen A	1.10		31,850	187,530	219,380
149	14-56	465 Beans Corner Road	Burnell, Ruth Joy Trustee		3.00		35,500	6,330	41,830
150	06-28	Muddy Brook Road	Vigue, Kenneth		2.00		27,500	0	27,500
151	12-37-01	43 Industry Road	Butterfield, Amanda E		1.00		37,900	0	37,900
152	01-84	74 Mercer Road	Currier, Diane B. (Life Estate)		4.30		51,430	51,120	112,550
153	01-80	Mercer Road	Currier, Diane B. (Life Estate)		2.38		880	0	880
154	01-64	50 Industry Road	Butterfield Family Irrev. Trust	Kirk J. Butterfield Trustee	1.51		27,070	46,940	74,010
155	11-35	265 Mile Hill Road	Sand, Kayla	Bard, Courtney	5.70		52,740	120,720	173,460
156	12-37	Industry Road	Butterfield Family Irrev. Trust		5.00		40,020	0	40,020
157	12-35	58 Industry Road	Butterfield Family Irrev. Trust		1.20		38,400	211,460	249,860
158	12-19-00	55 Industry Road	Butterfield, Amanda E	Moore, Joshua J	3.84		56,540	370,730	427,270
159	12-32-01	197 Industry Road	Butterfield, Jonathan C		1.00		30,020	433,820	463,840
160	12-15-00	180 Industry Road	Butterfield, Kirk J		9.00		78,920	79,830	157,750
161	12-32	Industry Road	Butterfield, Kirk J		1.00		84,500	0	84,500
162	12-71	Glenn Harris Road	Buzzell, Bruce A	Buzzell, Geraldine G	5.50		71,450	76,090	147,540
163	05-14-01	Weeks Mills Road	Buzzell, Kirk B. & Karla A.	Buzzell, Leland E	3.39		37,530	0	37,530
164	08-11	Salt Marsh Road	Therlaque, Jeremy K		5.90		35,900	0	35,900
165	06-12	Salt Marsh Road	Therlaque, Jeremy K		7.90		37,900	0	37,900
166	12-19-00	198 Industry Road	Morse George T.		2.90		42,850	215,790	258,640
167	12-18-00	Industry Road	Morse, George T		2.60		35,500	0	35,500
168	12-61	235 Industry Road	Butterfield, Kirk J		1.20		32,100	0	32,100
169	18-05	Mercer Road	McCarthy, Wayne R		5.30		59,760	0	59,760
170	19-59	401 Little Road	McCarthy, Wayne		2.00		34,100	0	34,100
171	19-59	Mercer Rd/Lane Rd	McCarthy, Wayne		2.00		32,040	0	32,040
172	06-09	82 Salt Marsh Road	Campbell, Robert J		9.00		54,600	3,210	57,810
173	14-27	Stones Corner Road	Campbell, Robert J		1.20		62,200	0	62,200
174	14-16	635 Industry Road	Capurso, Giovanni	Capurso 2017 Trust	5.27		48,170	188,860	237,030
175	10-33	504 Kimball Pond Road	Stebbins, Charles		7.50		54,100	135,450	189,550
176	12-35	71 Industry Road	Butterfield, Kirk J		5.00		47,900	259,900	298,800
177	19-37	336 Lane Road	Stanley, Chris W		4.30		46,150	542,640	588,790
178	17-35-01	8 Freedom Way	Casey, Thomas E		1.40		37,010	79,820	116,830
179	14-10-01	85 Hovey Road	Phillips, Christopher A		4.13		39,430	291,610	331,040
180	19-10	65 Muddy Brook Road	Sarake, Robin A		4.70		81,300	67,010	148,310
181	06-24	Muddy Brook Road	Sarake, Robin A		2.00		18,500	0	18,500
183	11-24-00	144 Cape Cod Hill Road	Chandler, Adrian	Chandler, Marilyn A	1.00		54,110	197,100	231,210
184	17-05	York Hill Road	Chandler, Adrian M	Chandler, Marilyn A	28.00		58,000	0	58,000
185	17-04	York Hill Road	Chandler, Joel		4.70		34,250	0	34,250
186	18-03	Cunningham Road	Charles, Thomas I	Charles, Linda S	11.00		9,850	0	9,850
187	19-04	76 Cunningham Road	Charles, Thomas I	Charles, Linda S	38.00		41,480	137,700	179,180
188	01-08	110 Main Street	Bouchard, Michael B		0.41		21,860	185,170	207,030
189	20-10	Glenn Harris Road	Chretien, Gary L	Chretien, Betty D	34.00		94,000	0	94,000
190	13-75	272 Glenn Harris Road	Chretien, Gary L	Chretien, Betty D	36.00		132,600	297,670	430,270
191	13-05	Cunningham Road	Chretien, Russell J		76.00		105,000	0	105,000
192	10-27	310 Kimball Pond Road	Crespi, Michael D		5.00		35,000	8,310	43,310
193	11-103-02	32 Mile Hill Road	Christopher, Ross E	Christopher, Elizabeth A	3.16		39,570	195,600	234,770

\$11,086
 - 6,336
 = 4,750 / Ac
 75% increase

2024 Real Estate Tax Bill

Current Billing Information	
Land	37,580
Building	0
Assessment	37,580
Exemption	0
Taxable	37,580
Rate Per \$1000	10.900
Total Due	409.62

Acres: 3.39 Map/Lot 06-14-01 Book/Page B2493P101 Payment Due 1/17/2025 409.62
 Location Weeks Mills Road

~ Without State Aid to Education, State Revenue Sharing, and State Reimbursement for the Maine Homestead Exemption, your tax bill would have been approximately 67% higher.
 ~ If you sold your property after April 1, 2024, it is your obligation to forward this bill to the current owner.
 ~ As of 01/18/2025 interest at the rate of 4% per year or part thereof will be charged on the unpaid balance.
 ~ Send a stamped self-addressed envelope for a return receipt.
 ~ Any PAST DUE amounts are NOT included in this bill. All payments received are required to be applied to the oldest outstanding tax due.
 ~ Bonded indebtedness is \$953,451 as of 10/08/2024.
 ~ THIS IS THE ONLY BILL YOU WILL RECEIVE FOR 2024 REAL ESTATE TAX.
 ~ New Sharon Town Office: 207-778-4046 email: townclerk@newsharon.maine.gov

Current Billing Distribution		
New Sharon	53.00%	217.10
RSU9	40.00%	163.85
County Tax	7.00%	28.67

Please make checks or money orders payable to
 Town of New Sharon and mail to:

 Town of New Sharon
 PO Box 7
 New Sharon, ME 04955

N/A

Due Date	Amount Due	Amount Paid

Please remit this portion with your first payment

2024 Real Estate Tax Bill

Account: R163
 Name: Buzzell, Kirt B. & Kent A.
 Map/Lot: 06-14-01
 Location: Weeks Mills Road

1/17/2025 409.62

Due Date	Amount Due	Amount Paid

First Payment

Town of New Sharon
Board of Selectmen
11 School Lane
New Sharon, ME 04955

October 16, 2024

Buzzell, Kirt B. & Kent A.
Buzzell, Leland E
9B Amy'S Way
Gorham, ME 05602

Map 5, lot 15
3.39 ± Ac

Dear New Sharon Taxpayer:

The Town of New Sharon has completed a revaluation of all property for the April 1, 2024 tax rolls. Shown below is the new value of your property, as established by KRT Appraisal. Your assessment is based upon fair market value using sales in New Sharon from April 1, 2022, through March 31, 2024. Please do not apply the current mill rate to your new value as the mill rate will drop to account for the large increase in assessments.

If you feel the new assessment does not reflect market value or have any questions, you will have the chance to talk with a KRT representative over the phone. Topics of discussion can include the revaluation process, data on the property record card, the market value itself or any other information as it relates to your assessment.

To schedule a meeting with a representative of KRT Appraisal, please call 1-855-228-4022 weekdays from October 17th through October 25th, from 9:00 A.M. to 4:00 P.M. Please keep in mind that operators making appointments cannot discuss values or data. The operators will also place your the phone with someone from KRT calling you at the number you provide within the hour block you sign up for.

Viewing Tax Data at Home: If you like, you can view assessment information at the Town's web site or at www.krtappraisal.com. This site will show value summary and revaluation information.

ACCOUNT #: 163
MBLU: 06-14-01
PARCEL LOCATION: Weeks Mills Road

PREVIOUS ASSESSMENT: \$21,480

NEW ASSESSMENT: \$37,580

(46,336 / AC)

(\$11,086 / AC)

+ \$16,100

75% increase

Map Lot 06-14-01

Account 163

Location Weeks Mills Road

Card 1 Of 1

11/12/2024

Buzzell, Kirt B. & Kent A.
Buzzell, Ireland E
9B Amy's Way
Gorham ME 05602

B2493P101

Property Data

Neighborhood	5 RHD S
Tax Growth Year	0
1ST MORTGAGE	0
2ND MORTGAGE	0
Zone/Land Use	1. New Sharon all

Secondary Zone

Topography

1. Level	4. Below St	7. Level Bog
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.

Utilities

1. Public	4. Dr Well	7. Cesspool
2. Water	5. Dug Well	8.
3. Sewer	6. Septic	9. None

Street

1. Paved	4. Proposed	7.
2. Semi Imp	5. R/O/W	8.
3. Gravel	6.	9. None

TG PLAN YEAR

TG District #

Sale Data

Sale Date

Price

Sale Type

1. Land

2. L & B

3. Building

Financing

1. Convent

2. FHA/VA

3. Assumed

Validity

1. Valid

2. Related

3. Dismiss

Verified

1. Buyer

2. Seller

3. Lender

7. Family

8. Other

9.

Inspection Witnessed By:

X

No./Date

Description

Date Insp.

Notes:

Lot was incorrectly placed on Map 5 and is actually on map 6.
Made necessary mapping change and adjusted acreage for Map
5 lot 12 and map 6 lot 14. Also Changed Map to 6 and
assigned to 06-05-01. TW
1/24 - PW/CA/NT

New Sharon

Assessment Record

Year	Land	Buildings	Exempt	Total
2011	21,480	0	0	21,480
2012	21,480	0	0	21,480
2013	21,480	0	0	21,480
2014	21,480	0	0	21,480
2015	21,480	0	0	21,480
2016	21,480	0	0	21,480
2017	21,480	0	0	21,480
2018	21,480	0	0	21,480
2019	21,480	0	0	21,480
2020	21,480	0	0	21,480
2021	21,480	0	0	21,480
2022	21,480	0	0	21,480
2024	37,580	0	0	37,580

Land Data

Front Foot	Type	Effective	Influence	Influence
11. Com-Site		Frontage	Depth	Code
12. Ind-Site				
13. Res-Site PR				
14. Res-Site CR				
15. Res-Site RMT				
Square Foot		Square Feet		
16. Not Used				
17. Not Used				
18. Not Used				
19. Not Used				
20. Residential-SI				
Fract. Acre		Acreage/Sites		
21. Homesite (Fract)				
22. Baseline (Fract)				
23. Misc (Fract)				
Acres				
24. Homesite				
25. Baseline				
26. Not Used				
27. Not Used				
28. Rear Land <5				
29. Rear Land 5-10				
Total Acreage			3.39	

1. Unimproved

2. Access Fing

3. Topography

4. Size/Shape

5. Access

6. Restriction

7. Open Space

8. View/Environ

9. Fract. Share

30. Rear Land >10

31. Mobile

32. Pasture

33. Orchard

34. Softwood F&O

35. Mixed Wood F&O

36. Hardwood F&O

37. Softwood TG

38. Mixed Wood TG

39. Hardwood TG

40. Wetland

41. Open Space

42. Mobile Home SI

43. Condo Site

44. Lot Improvement

45. Subdivision Lo

46. Golf Course

[illegible]

Franklin County Commissioner's Hearing

Leland Buzzell V. Town of New Sharon

08/14/2025

I would first like to note that the Town of New Sharon is fresh off a full Town-wide revaluation performed by a company called KRT Appraisal, this revaluation company comes from Haverhill, Massachusetts and they have a great deal of experience in this field. The new assessed values that were a product of this revaluation were first used for the 2024 tax commitment. The last revaluation prior to this one, I believe, took place for tax year 2007. As a result, the real estate valuations throughout the Town saw substantial increases for the 2024 tax year.

The Town of New Sharon received a packet in the mail from Mr. Buzzell, a Certified General Appraiser with 55 years of experience, dated 2/14/25 which included an Application for Abatement for a Land Only Parcel of which he owns (Map 06 Lot 14-01). Also included in the packet were copies of five MLS listings of which Mr. Buzzell referenced as "supportive data" (He specifically noted that this was not an official real estate appraisal).

One of the MLS sales referenced is a 3.11 acre "Land Only" parcel at 667 Mile Hill Road which sold for \$34,000 on 12/22/23. This property is located in a less desirable neighborhood according to KRT's Market Sale Data and therefore a reduced land pricing schedule was used for ALL land parcels located in this "Neighborhood" to account for that, which is common practice in Municipal Real Estate Assessing and was exercised in KRT's new land pricing schedule.

Another MLS sale referenced in Mr. Buzzell's packet is a 5 acre "Land Only" parcel at 310 Kimball Pond Road which sold for \$38,500 on 11/16/23. This property is located on a dirt road and therefore has a slightly reduced base lot value to account for that. This is common practice for displaying a difference in assessed value between those properties with paved road access and the less desirable properties located on dirt roads.

The Subject property is a 3.39 acre "Land Only" parcel on Weeks Mills Road (a paved road) owned by Mr. Buzzell (Map 06 Lot 14-01) which we currently have assessed at \$37,580. I have reviewed the new land pricing for this lot and there were no errors made during the data entry process for the revaluation, everything appears accurate. I believe this to be a fair and equitable real estate assessment in comparison to similar properties.

Perhaps the most comparable MLS sale information provided to us by Mr. Buzzell is the one located at 31 Lane Road, which reportedly sold for \$42,500 on 1/12/23. This property is most comparable to the subject property because in both cases the land value is priced the exact same way, both of these lots are "undeveloped" lots located on "paved roads".

After carefully reviewing all of the information provided in Mr. Buzzell's packet I opted to call him on 3/13/25 to personally explain the new land pricing schedule created by KRT Appraisal for the revaluation and more importantly the differences in the land pricing schedules from his parcel to other parcels that he referenced in his packet. After an hour of detailed phone conversation, Mr. Buzzell indicated to me that he understood all of the information that I had given him, however, he still disagrees with the newly created value associated with his property. He believes that the fair market value of his property ("in his professional opinion") should be \$27,120, I informed him that the assessment on his property was done correctly according to the new land pricing schedule provided by the revaluation company and used to price all of the land throughout the Town of New Sharon. Mr. Buzzell then indicated that he is interested in pushing this discrepancy to the next level, specifically, he would like a hearing with the Franklin County Commissioners. He has asked for an Abatement of \$10,460 in assessed valuation which equates to \$114.01 tax abatement. His abatement request was denied by the Town of New Sharon, who believes the assessment to be accurate as delivered.

I am a Certified Maine Real Estate Tax Assessor and have been working in this field for the last 22 years. I have worked as Assessors Agent in 35+/- municipalities within the State of Maine. I believe that the most important duty of the municipal assessor is to ensure equity within assessments throughout the entire town, which means that "like properties should be assessed similarly". It is my opinion that, in this particular case, the Town of New Sharon has done just that.



Kevin McCormick
Certified Maine Assessor #798
Assessors Agent
Town of New Sharon

New Sharon
Name: Buzzell, Kirt B. & Kent A.
Buzzell, Leland E

Valuation Report

SUBJECT

02/27/2025

Page 1

06-14-01

Account: 163 Card: 1 of 1

Map/Lot:

Location:

Weeks Mills Road

Neighborhood 5 NBHD 5

Zoning/Use New Sharon all
Topography /
Utilities /
Street Street Surface

Reference 1 Old Acct 1620

Reference 2 Account: 0712000163

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Undeveloped	31,600.00	31,600	100%	-----	31,600
2.39	Acres-Rear Land <5	2,500.00	5,975	100%	-----	5,975
Total Acres 3.39		11,084.07 Per Acre			Land Total	37,575

Calc. Land

37,580 Calc. Bldg

0 Total

37,580

New Sharon

UPDATED Valuation Report

02/27/2025

Name: Bowden, Michael A
Bowden, Nancy L

Page 1

11-108-00

Map/Lot:

31 Lane Road

Location:

Account: 495 Card: 1 of 1

Neighborhood 5 NBHD 5

Sale DataZoning/Use New Sharon all
Topography /
Utilities /
Street Street SurfaceSale Date 10/31/2016
Sale Price
Sale Type Land Only
Financing
Verified Public Record
ValidityReference 1 Old Acct 1672
Reference 2 Account: 0712000494

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Undeveloped	31,600.00	31,600	100%	-----	31,600
3.85	Acres-Rear Land <5	2,500.00	9,625	100%	-----	9,625
Total Acres 4.85	8,500.00 Per Acre				Land Total	41,225

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	2024	832	C 100	34445	Same	100%	100%	100%	34,445
Frame Shed	2023	120	C 100	1728	Avq.	98%	100%	100%	1,693
Outbuilding Total									36,138

Calc. Land

41,230

Calc. Bldg36,140 **Total**

77,370

New Sharon
Name: Hackett, Dustin T

Valuation Report

08/14/2025

Page 1

03-04

Account: 257 Card: 1 of 1

Map/Lot:

Location:

George Thomas Road

Neighborhood 5 NBHD 5

Sale Data

Zoning/Use New Sharon all
Topography Rolling
Utilities
Street Paved

Sale Date 07/08/2022
Sale Price 33,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 Old Acct 1893
Reference 2 Account: 0712000257
Tran/Land/Bldg 0 0 0
1ST 0 2ND 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Undeveloped Dirt Road	25,000.00	25,000	100%		25,000
4.00	Acres-Rear Land <5	2,500.00	10,000	100%		10,000
1.80	Acres-Next Acres	1,000.00	1,800	100%		1,800
Total Acres 6.80		5,411.76 Per Acre			Land Total	36,800
Acpt Land		36,800	Accepted Bldg	0	Total	36,800

New Sharon

Valuation Report

08/14/2025

Name: Angeli, Leeanne

Page 1

Angeli, Frank

11-73-00

Account: 18

Card: 1 of 1

Map/Lot:

Location:

146 Kimball Pond Road

Neighborhood 5 NBHD 5

Sale Data

Zoning/Use New Sharon all
 Topography
 Utilities
 Street Gravel

Sale Date 02/02/2023
 Sale Price 24,000
 Sale Type Land Only
 Financing Private Finance
 Verified Public Record
 Validity Arms Length Sale

Reference 1 Old Acct 1018

Reference 2 Account: 0712000018

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Undeveloped Dirt Road	25,000.00	25,000	100%		25,000
2.30	Acres-Rear Land <5	2,500.00	5,750	100%		5,750
Total Acres 3.30	9,318.18 Per Acre				Land Total	30,750

Acpt Land

30,750

Accepted Bldg

0 Total

30,750

New Sharon

Valuation Report

02/27/2025

Name: CRESPI, MICHAEL D

Page 1

10-27

Account: 192 Card: 1 of 1

Map/Lot:

Location:

310 Kimball Pond Road

Neighborhood 5 NBHD 5

Sale Data

Zoning/Use New Sharon all
 Topography Rolling/
 Utilities /
 Street Gravel

Sale Date 11/16/2024
 Sale Price 38,500
 Sale Type Land Only
 Financing Private Finance
 Verified Public Record
 Validity Arms Length Sale

Reference 1 Old Acct 1961

Reference 2 Account: 0712000192

Tran/Land/Bldg 0 0 0

1ST 2 2ND 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Undeveloped Dirt Road	25,000.00	25,000	100%	-----	25,000
4.00	Acres-Rear Land <5	2,500.00	10,000	100%	-----	10,000
Total Acres 5	7,000.00 Per Acre				Land Total	35,000

Calc. Land

35,000 Calc. Bldg

0 Total

35,000

New Sharon
Name: Strata Trust Co. FBO Lauren Freeman IRA

Valuation Report

02/27/2025

Page 1

17-14

Account: 890 Card: 1 of 1

Map/Lot:

Location:

28 York Hill Road

Neighborhood 5 NBHD 5

Sale Data

Zoning/Use New Sharon all
Topography /
Utilities /
Street Street Surface

Sale Date ~~6/17/2021~~ 11/12/24
Sale Price ~~17,500~~ \$23,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 Old Acct 1128

Reference 2 Account: 0712000889

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Undeveloped Dirt Road	25,000.00	25,000	100%	-----	25,000
2.10	Acres-Rear Land <5	2,500.00	5,250	100%	-----	5,250
Total Acres 3.1	9,758.06 Per Acre				Land Total	30,250

Calc. Land

30,250

Calc. Bldg

0 **Total**

30,250

New Sharon
Name: ADLEY, AMY E

Valuation Report

02/27/2025

Page 1

16-11-01

Account: 836 Card: 1 of 1

Map/Lot:

Location:

667 Mile Hill Road

Neighborhood 4 NBHD 4

(-10% LESS THAN NBHD 5)
APPROXIMATELY

Sale Data

Zoning/Use New Sharon all
Topography Rolling/
Utilities /
Street Paved

Sale Date 12/22/2023
Sale Price 34,000
Sale Type Land Only
Financing Private Finance
Verified Public Record
Validity Arms Length Sale

Reference 1 Old Acct 1912
Reference 2 Account: 0712001276

Tran/Land/Bldg 0 0 0

1ST 0 2ND 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Undeveloped	28,440.00	28,440	100%	-----	28,440
2.11	Acres-Rear Land <5	2,250.00	4,748	100%	-----	4,747
Total Acres 3.11	10,671.06 Per Acre				Land Total	33,187

Calc. Land

33,190

Calc. Bldg

0 Total

33,190

Town of New Sharon, Maine
Time Trending Analysis

4/1/2022-3/31/2023														
Account	Sir#	Street Name	Map/Lot	Acreage	Total Value	MSG	Sale Type	Sale Price	Sale Date	Building Style	Year Built	SQ FT Living Area	Ratio	Old Value
813	148	Swan Road	16-16-01	10.00	45,020	5	2	45,000	4/13/2022	Vacant Land	0	0	1.00	148,567
133	9	Industry Road	01-89	1.40	203,380	5	2	170,000	4/27/2022	Conventional	1950	1530	1.20	142,850
1248	113	Hampshire Hill Road	17-30-02	2.48	284,080	5	2	323,000	5/6/2022	Cape Cod	2016	1900	0.88	172,770
627	123	Mercer Road	11-86-00	7.00	195,250	4	2	210,000	5/26/2022	Ranch	1982	1066	0.93	169,380
139	170	Glenn Harris Road	13-72	39.00	85,280	5	1	75,000	6/27/2022	Cottage/Camp	2022	394	1.14	48,500
1161	153	Howey Road	06-31	32.50	53,500	5	1	50,000	5/31/2022	Vacant Land	0	0	1.07	39,300
1162	Howey Road	13-09	42.25	101,550	5	2	170,000	5/31/2022	Vacant Land	1970	308	0.60	66,710	
295	767	Mill Hill Road	16-14	5.46	297,750	4	2	280,000	6/8/2022	Cape Cod	1967	1653	1.15	205,710
740	312	Industry Road	12-26	1.40	224,770	5	2	230,000	6/17/2022	Ranch	2010	1124	0.98	69,800
385	350	MERCER ROAD	19-64	11.16	42,930	4	1	60,000	6/28/2022	Vacant Land	0	0	0.72	29,590
267	George Thomas Road	03-04	6.90	36,803	5	1	33,000	7/8/2022	Vacant Land	0	0	1.12	22,740	
538	128	Interstate Road	04-48	6.00	229,750	5	2	240,000	8/1/2022	Raised Ranch	2006	896	0.95	90,500
477	381	York Hill Road	09-20	15.00	31,560	5	1	40,000	9/20/2022	Vacant Land	0	0	0.79	22,300
100	CAPE COD HILL ROAD	04-66	7.58	33,890	4	1	31,500	9/21/2022	Vacant Land	0	0	1.26	26,700	
540	51	Farmington Falls Road	01-30	0.52	160,536	4	2	180,000	9/23/2022	Ranch	2000	854	0.89	77,150
293	20	Farmington Falls Road	01-24	0.61	294,640	4	2	271,186	10/7/2022	Convenience Stores	0	0	1.05	279,620
696	BUTENFIELD ROAD	14-63	2.80	27,000	5	1	20,000	10/25/2022	Vacant Land	0	0	1.35	16,900	
528	331	Beans Corner Road	13-51	30.00	209,460	5	2	225,000	11/10/2022	Garrison/C Colonial	1960	1020	0.91	100,690
198	297	Swan Road	18-46-47	2.06	191,710	5	2	187,000	11/18/2022	Ranch	1963	816	0.85	96,020
586	711	Cape Cod Hill Road	03-30	1.00	182,060	4	2	187,000	11/18/2022	Contemporary	1980	1923	0.97	114,460
144	FLAKOSKA ROAD	10-36-02	18.36	49,360	5	1	46,500	11/22/2022	Vacant Land	0	0	1.04	18,690	
389	6	Water Street	01-22	0.18	60,460	4	2	62,500	12/7/2022	Two Family	1860	2400	0.97	50,000
18	146	Kimball Pond Road	11-73-00	3.30	30,750	5	1	24,000	2/12/2023	Vacant Land	0	0	1.28	17,900
1319	383	Lane Road	19-60-01	21.90	271,640	5	2	275,000	3/14/2023	Ranch	2013	1364	0.99	140,430

Median 0.98

4/1/2023-3/31/2024														
Account	Sir#	Street Name	Map/Lot	Acreage	Total Value	MSG	Sale Type	Sale Price	Sale Date	Building Style	Year Built	SQ FT Living Area	Ratio	Old Value
483	22	Starks Road	01-80	0.95	213,320	4	2	194,000	4/19/2023	Ranch	2005	1200	1.16	116,330
1255	LAKE VIEW DRIVE		17-30-09	2.53	28,830	5	1	30,000	5/12/2023	Vacant Land	0	0	0.96	16,400
417	26	Taylor Road	19-57	1.30	151,160	5	2	153,000	5/26/2023	Conventional	1994	2080	0.99	130,270
108	786	Mill Hill Road	16-38	2.80	226,030	4	2	240,000	6/30/2023	Ranch	1976	1564	0.94	177,260
633	26	Starks Road	01-58	0.92	207,280	4	2	220,000	7/12/2023	Conventional	1900	2037	0.94	91,300
216	675	INDUSTRY ROAD	14-18	4.27	46,080	5	1	60,000	7/26/2023	Vacant Land	0	0	0.77	23,240
1391	43	GLORIA ROAD	08-34-02	2.03	131,540	5	2	141,440	7/28/2023	Cottage/Camp	1990	720	0.93	18,760
428	217	Vienna Road	02-99	2.60	223,980	4	2	275,000	7/31/2023	Ranch	1975	1280	0.81	114,280
456	64	Mill Hill Road	11-103-05	3.00	154,900	4	2	172,000	8/31/2023	Singlewide	0	868	0.90	52,400
1128	204	Kimball Pond Road	11-70-00	10.00	103,170	5	2	114,000	10/13/2023	Double Wide	1994	1782	0.84	98,530
1290	231	Swan Road	16-30-01	3.84	181,540	5	2	206,000	12/6/2023	Ranch	2013	1008	0.88	43,360
46	Sandy River Road		19-21	5.00	33,750	5	1	40,000	12/6/2023	Vacant Land	0	0	0.84	21,490
835	687	Mill Hill Road	16-11-01	3.11	33,190	4	1	34,000	12/21/2023	Vacant Land	0	0	0.98	20,920
299	248 SWAN ROAD		18-13	6.10	38,100	5	1	38,000	1/16/2024	Vacant Land	0	0	1.00	23,780
675	446	Beans Corner Road	14-45	34.50	161,660	5	2	127,000	1/30/2024	Double Wide	1993	1404	1.27	125,440
341	582	Mercer Road	19-47	0.73	103,120	4	2	119,900	2/21/2024	Singlewide	0	924	0.86	38,750
88	624	Mill Hill Road	17-57-01	2.30	391,620	4	2	518,000	2/22/2024	Cape Cod	2002	3060	1.20	241,040

Median 0.94

**County Commissioner's Meeting
Agenda Discussion and Analysis
August 19, 2025**

Notice of Tax Abatement Appeal Hearing Buzzell v Town of New Sharon

RECOGNITION: Communications Director, Brad Timberlake, will present awards to his staff.

APPOINTMENTS: None

Agenda Item: Administrator's Report

- We have received notification that Payment 3 from CVS in the amount of \$16,895.93, TEVA in the amount of \$9,384.79 and a Distributor Payment 5 in the amount of \$32,199.16 have been sent out we will be receiving checks in the next week or so.
- We have received confirmation and sent out Snow Contract Renewals for all of our snow removal contractors for FY2025/2026.
- The Sheriff's office has conducted interviews for the new Deputy position added in the FY2026 Budget. Rex Schweighofer has been given a conditional offer for this position.
- The jail is filling 5 vacancies. Conditional offers have been provided to Benjamin Blatt, David Drown, Zhoreen Malik, Eryn Laliberte, and Clark Kendrick (parttime). They will be starting on August 25, 2025.
- We have received confirmation from 4 out of 5 of our snow contractors confirming that they will be renewing their snow contract with the County for FY2025-2026. Contracts have been prepared and were sent out last week.
- On July 7, 2025, the governor approved Bill 1287 regarding the Registry of Deeds disposition of funds. Beginning September 1, 2025, through FY2027, Deeds will pay over to the State Tax Assessor 90.8% of the transfer tax collected and 9.2% will be retained for the county for reimbursement for services rendered. A copy of Bill 1287 is in your flower folder.
- A3 Communications has completed the project at the Courthouse. The Main Street entrance to the Courthouse now is badge accessible. The door lock on the exterior door at the Courthouse is scheduled to automatically unlock at 8AM and lock at

4PM. You are still able to use your badge for access to open before or after those times as well.

Recommendation: Motion to accept the Administrator's Report.

Motion to approve the hiring of Rex Schweighofer for the new deputy position for Sheriff's office.

Minutes: Provided to you prior to the Commissioner's Meeting

Recommendation: Motion to approve July 29, 2025, Minutes.

Treasurer's Report: Included in the packet

Recommendation: Motion to accept the Treasurer's Report.

Opioid Settlement Committee Up-date

Comments: The Opioid Committee met and reviewed the seven applications that were received. The committee has recommended one application be accepted for funding, a copy of which can be found in your packet. Sergeant Close will discuss the outcome of the meeting and the recommendations from the committee.

Recommendation: None at this time

MCCA Donation Acceptance

Comments: The MCCA would like to donate \$600 to Franklin County to offset the cost of hosting the July MCCA meeting at the EOC.

Recommendation: Motion to accept the donation of \$600 from the MCCA to offset the cost of hosting the July meeting.

TIF Scholarships

Comments: The TIF Committee has reviewed and made recommendations for the scholarships which can be found in your flower folder.

Recommendations: Award TIF Scholarships

Jail – Transport Officer

Comments: Commissioner Fowler has requested this item be put on the agenda, please see the enclosed cost breakdown for the Transport Officer that was requested in the packet.

Recommendation: None at this time.

Jail – Mission Statement

Comments: Commissioner Fowler has requested this item be put on the agenda

Recommendation: None at this time.

Communications - Equipment Reserve Account Transfer

Comments: Communications is requesting \$10,000 be transferred from their Equipment Reserve Account to their Equipment and Services line to cover the cost of a new recorder/logger that failed at the beginning of August. This system records all incoming and outgoing phone calls and all radio traffic to all first responders in Franklin County. At this time there is \$55,215.10 in the Dispatch Equipment Reserve Account, \$29,999.10 of which is being used to cover the remaining balance for the replacement of the Dispatch Consoles.

Recommendation: Motion to transfer \$10,000 from the Communications Equipment Reserve Account to the Equipment and Services line.
Disbursement Policy

Comments: Each year, the Commissioners must review and approve the Disbursement Policy. This policy allows for flexibility to sign off on WEX, retirement, payroll, credit card, Health Trust and committed contract payments outside of the regular warrant schedule to ensure bills and payroll are done on time. See the policy attached in the packet.

Recommendation: Motion to accept the Disbursement Policy.

OLD Business:

TIF Application – United Methodist Economic Ministry

Comments: At the request of the Commissioners, the Economic Ministry Wood Bank was asked to consider a better-quality processor that would allow for more years of service. They have complied and found a processor for \$80,000 with a usage of 490 hours. A copy of their revised budget is included in the flower folder.

Recommendations: None at this time.

Commissioner's Office

July 2025 Monthly Report

This month, the Commissioners' Office continued to support county operations by coordinating departmental needs, processing administrative requests, and ensuring compliance with state and local policies. Key administrative activities included budget monitoring, agenda preparation for commissioner meetings, and coordination of personnel actions.

Significant time was dedicated to fulfilling sixteen Freedom of Access Act (FOAA) requests, which required approximately 12 hours of staff time to complete. Staff also coordinated and attended three onsite bridge meetings related to the two bridge projects currently under review, working closely with engineers, contractors, and municipal representatives to address design, funding, and timeline considerations.

The Commissioners' Office also coordinated the MCCA Quarterly Meeting, held on July 9, 2025, at the Franklin County Emergency Operations Center, providing logistical support and ensuring the event ran smoothly.

In human resources, the department conducted one interview for a Sheriff's Office Deputy position, completed one exit interview, and facilitated one new employee orientation to support smooth transitions into county service. Additionally, staff participated in one grant meeting to review funding opportunities, compliance requirements, and potential project applications to support unorganized territory initiatives.

The Commissioners' Office also coordinated and responded to a Department of Labor inspection, addressing identified issues and implementing corrective actions to ensure compliance with workplace safety and labor standards. Staff completed wage and benefit updates for 89 employees as part of the new fiscal year's payroll adjustments.

PAM PRODAN, TREASURER – Report August 19, 2025, Franklin County Commissioners mtg.

Current cash and investment (CDARS) balances from trio-web.com Ledger Detail Report

General Fund Operating Cash \$2,881,153.33

General Fund Payroll Cash \$34,895.09

General Fund CDARS \$0.00

ARPA Fund Cash \$1,280,713.12

ARPA Fund CDARS \$0.00

UT General Fund Cash \$1,561,587.63

UT General Fund CDARS \$0.00

UT TIF Fund Cash \$1,622,181.36

UT TIF CDARS: \$2,044,593.39

Interest rates

General Fund Operating Cash 3.50% 6/30/2025 All invested w/Intrafi Cash Service at Androscoggin Savings

ARPA Fund Cash 3.00% 6/30/2025 All invested w/ Intrafi Cash Service at Frankin Savings

UT General Fund Cash 3.50% 6/30/2025 All invested w/Intrafi Cash Service at Androscoggin Savings

UT TIF Fund Cash 3.50% 6/30/2025 All invested w/Intrafi Cash Service at Androscoggin Savings

UT TIF CDARS: 3.85% 8/7/2025 invested at Androscoggin Savings

Town Tax Payments

County taxes are to be paid fifty percent (50%) on or before September 1, 2025, and fifty percent (50%) on or before February 1, 2026. Pursuant to 36 M.R.S.A. S 892-A, county taxes not paid prior to the 60th day after the date for payment are delinquent. Interest begins November 1, 2025, and April 1, 2026. A total of \$ 4,814,386.00 will be due on or before September 1, 2025. As of the writing of this report, 3 municipalities have made their first tax payments, totaling \$985,719.00.

Warrants

AP Warrants for signatures 8/19/2025 (amounts as of the time of this writing)

AP County Warrant \$115,961.43

UT Warrant \$567,903.28

Payroll Warrant \$219,400.03

Jail Transport Position Cost Analysis (Including Payroll Taxes & On-Call Pay)

This cost analysis outlines the annual expense of employing a Jail Transport position, including salary, on-call pay, health benefits for a family, retirement contributions, and employer payroll taxes.

Cost Component	Amount
Hourly Rate	\$22.41
Annual Hours	2,080
Base Annual Salary	\$46,612.80
On-Call Pay	\$6,005.48
Total Salary (Base + On-Call)	\$52,618.28
Health Benefits (Annual)	\$30,997.92
Retirement Contribution (12.1%)	\$6,366.81
Payroll Taxes (7.65%)	\$4,025.30
Total Annual Cost	\$94,008.31

Note: The earlier calculation provided to Commissioner Fowler was calculated based on the current Transport Officer, not bringing someone in at the base rate. We did not have any internal applicants for the position, so we are hiring at base rate. The calculation of On Call pay is split by 50% as the two Transport positions will split the shifts.

Detention Center Vision Statement

The Franklin County Detention Facility envisions itself as a model for small county adult detention centers, reflecting the highest values of our community. We are committed to delivering fair, impartial, and effective correctional services that comply with state standards while fostering a safe, respectful, and rehabilitative environment for all. Our facility strives to shift from a punitive model to a restorative one, guided by principles of dignity, accountability, and evidence-based practices.

Through innovative programs supported by our BJA Comprehensive Opioid, Stimulant, and Substance Use Program (COSSUP) grant, we aim to address the root causes of substance use and reduce recidivism by aligning our work with the Sequential Intercept Model. We are dedicated to enhancing access to treatment, recovery, and reentry services during the pre-release phase—creating a continuum of care that extends beyond incarceration. By implementing system-wide changes, building strong community partnerships, and emphasizing staff development, our goal is to prevent overdose deaths, promote long-term recovery, and support successful reintegration for every individual in our care.

Detention Center Mission Statement

The mission of the Franklin County Detention Facility is to protect the public by securely and humanely confining individuals in a safe, structured, and cost-effective environment. We are committed to ensuring appropriate supervision and care while upholding the rights and dignity of those in our custody.

Through standards established by the State Department of Corrections, evidence-based programs, comprehensive behavioral health services, and the dedication of a well-trained staff, we strive to address substance use, mental health needs, and other root causes of criminal behavior. Our ultimate goal is to return individuals to society better prepared for success, equipped with the tools to avoid relapse, reduce recidivism, and lead productive, law-abiding lives.

Disbursement Policy

Purpose. This policy allows designated County officers (Commissioners), acting on behalf of the full board of County officers, to review, approve, and sign the County Treasurer's disbursement warrants, for wages, retirement submissions, and state warrants.

This policy is in addition to, not in lieu of, majority power. Nothing in this policy is intended to replace the authority of the full board of County officers, acting by majority vote, to act on any treasurer's warrant, including warrants for wages and benefits.

Delegation of authority. The following authority is granted with respect to the Treasurer's disbursement warrants **for County employee wages, retirement submissions, WEX payments, and all credit card payments (to avoid late charges), and Health Trust Payments, Committed Contracts (specific project) warrants only:**

Current County officers. The County officers in office at the time of execution of this policy are **Robert Carlton, Thomas Saviello, Thomas Skolfield, Jeff Gilbert and Fenwick Fowler.**

Any one of the County officers named above may review, approve, and sign such warrants.

Effective date. This policy becomes effective on the date indicated below. **Copies.** The Chair of the County officers will furnish copies of this policy to the County Clerk and to the County Treasurer. If the Clerk and the Treasurer are the same person, a copy shall nonetheless be provided to that person in each capacity.

Lapse. This policy lapses one year after its effective date, if not sooner amended or canceled.

Renewal. This policy may be renewed at any time before its lapse. Thereafter, it may be readopted at any time. Any renewal is valid for one year from its effective date unless a sooner date of expiration is specified.

Reminder. If the County Treasurer is an elected official, the Treasurer is requested to provide such an annual reminder.

Original. The Chair of the County officers will maintain the original policy on file unless the County Clerk is an appointed official, in which case the County Administrator/Clerk shall maintain it on file if requested to do so by the Chair.

Adopted on: July 25, 2023

COUNTY OFFICERS:

Renewed on: _____

Attested:

Amy Bernard
Franklin County Administrator

Dear Vern,

July 9, 2025

We are honored and humbled by your response to our grant request. I am so glad you spoke about the processor, the one we had in mind would have been about \$15,000 new but had concerns about the size and durability. The commissioner's offer was a perfect opportunity to go bigger. I was able to find a 2011 Timberwolf Pro with 499 hours on the machine. The new machine is averaging around \$80,000.00. This wood processor comes with a conveyor, 4 and 6 way splitting wedges, bars and chains. The seller is pretty firm on his price set at \$38,000 but he has a 1 cord dump trailer that he would include bringing the request up to \$40,000. I brought a lifelong logger, woodsman, mechanic and equipment operator with me, he highly recommended making this purchase. We took the opportunity by looking at the whole plan again and rethinking a couple of things to make this a successful Mission and a huge impact on low-income families in Franklin County. If we produce 300 cord of wood and sell it for \$250.00 per cord the income would be \$75,000 annually, then to hire two part time employees, purchase a truck and tractor we would be up and running. If significant other grants aren't available, our ability to purchase the equipment could be compromised and we will have to seek sustaining funding. If we added those costs to this grant, it would allow us to become self-sustaining. At the risk of being too greedy we humbly ask you to consider the following: an additional \$20,000 for processor, \$10,000 2 part-time employees, \$20,000 tractor, \$30,000 truck, \$5,000 fuel, \$10,000 consultant. For a total additional request is \$95,000 or \$145,000 total request. We know we still must raise money for things like infrastructure (cement pad, pole barn, driveway) so we have a consultant in mind we have been speaking with for grant writing and grant management. Your generous offer of a larger grant has made it possible for us to get through phase 2 and go directly to phase 3 with anticipated grants and corporate sponsors. It was anticipated that we would need to buy a truck and tractor for next year, including it now would ensure that we have the equipment that we will need next year without having another round of requests. In other words, we could become self-sustaining with these additional requests and be able to deliver discounted firewood to the poor, disabled and elderly in Franklin County for the years to come. We thank you so much for considering this request and thank you for your public service in a job that might prove at times to be less desirable than others.

Sincerely,

Jim Webster

Properties Manager

UMEM 2025 TIF Grant Request Overview			
Update: 07/10/25			
Grants/Contributions			
Description	Dollars	%	Notes
TIF	140,000	21.1%	TIF Grant % of total \$572k Budget
Masons	20,000	3.0%	Coordinated with Masonic Charitable Organization via local Lodges
Corp sponsors & Churches	52,000	7.9%	TBD
Total UMEM	212,000	32.0%	UMEM portion of Total \$667K
WMCA collaboration	450,000	68.0%	30 dwellings per year @ \$15k per dwelling, funding sourced by WMCA
Total Budget	662,000	100.0%	UMEM & UMCA Collaboration

UMEM Phase 1 & 2 Costs		
Description	Dollars	%
Wood Processor & Trailer	40,000	28.6%
2 Part time employees	10,000	7.1%
Tractor	20,000	14.3%
Consultant	5,000	3.6%
Firewood	30,000	21.4%
Truck	30,000	21.4%
Fuel/Oil	5,000	3.6%
Total Phase 1 & 2 cost	140,000	100.0%

21.1%

Phase 3 Later		
Driveway/Groundwork	10,000	7.1%
Pole Barn	7,250	5.2%
Cement Pad	7,250	5.2%
Grapple	7,500	5.4%
Water and Electricity	5,000	3.6%
	37,000	