

# RE/MAX BY THE BAY

THE DAVID BANKS TEAM  
DBANKS@DAVIDBANKSTEAM.COM  
O: 207.773.2345 & D: 207.553.7302

October 19, 2016

Town of Falmouth  
271 Falmouth Road  
Falmouth, ME 04105

To Whom It May Concern,

Below is a market analysis that has been prepared for a portion of 20 Mill Road, Falmouth, ME.

For the purpose of this analysis, I am basing my opinion on that portion of the property at 20 Mill Road being a 4,000+/- square foot parcel. Based on the current market value, I would determine that the property should be valued at \$7,500.

“THIS OPINION OR APPRAISAL WAS PREPARED SOLELY FOR THE CLIENT, PURPOSE AND FUNCTION STATED IN THIS REPORT AND IS NOT INTENDED FOR SUBSEQUENT USE. IT WAS NOT PREPARED BY A LICENSED OR CERTIFIED APPRAISER AND MANY NOT COMPLY WITH THE APPRAISAL STANDARDS OF THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE”.

Sincerely,

  
David M. Banks

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October 19, 2016

Town of Falmouth  
271 Falmouth Road  
Falmouth, ME 04105

To Nathan Poore and whom it may concern,

Tim Higgins owns the property at 22 Mill Road next to the Town Garage at 20 Mill Road. Tim is looking to purchase approximately 3,065 square feet of land from the town of Falmouth to add to his property at 22 Mill Road, which will allow him to construct a 2 car garage.

Tim has proposed to offer the town \$7,500 of value for the 3,065 square feet of land which David Banks has given an opinion of value on (see attached). Based on Owen Haskell's cost of \$1,200 for surveying the town parcel and portion proposed in the sale to Tim, Tim will pay \$6,300 and give the town the survey. Attached is a letter from John Swan of Owen Haskell noting that the land in the proposed purchase will not adversely affect the town's ability to split the lot in the future base on the existing zoning and lot size requirements.

Based on the current plans from DeWan and Associates Mill Road Rover Access Concept there will be trails on the land at 20 Mill Road. One trail head will enter the town land in the area of the 3,065 square feet Tim has proposed to purchase for the garage. Tim has offered to relocate the trail head and construct this disturbed portion at his cost. I have noted the approximate location of the new trail head on DeWan's plan in red.

We hope the town can consider Tim's offer and look forward to hearing your response.

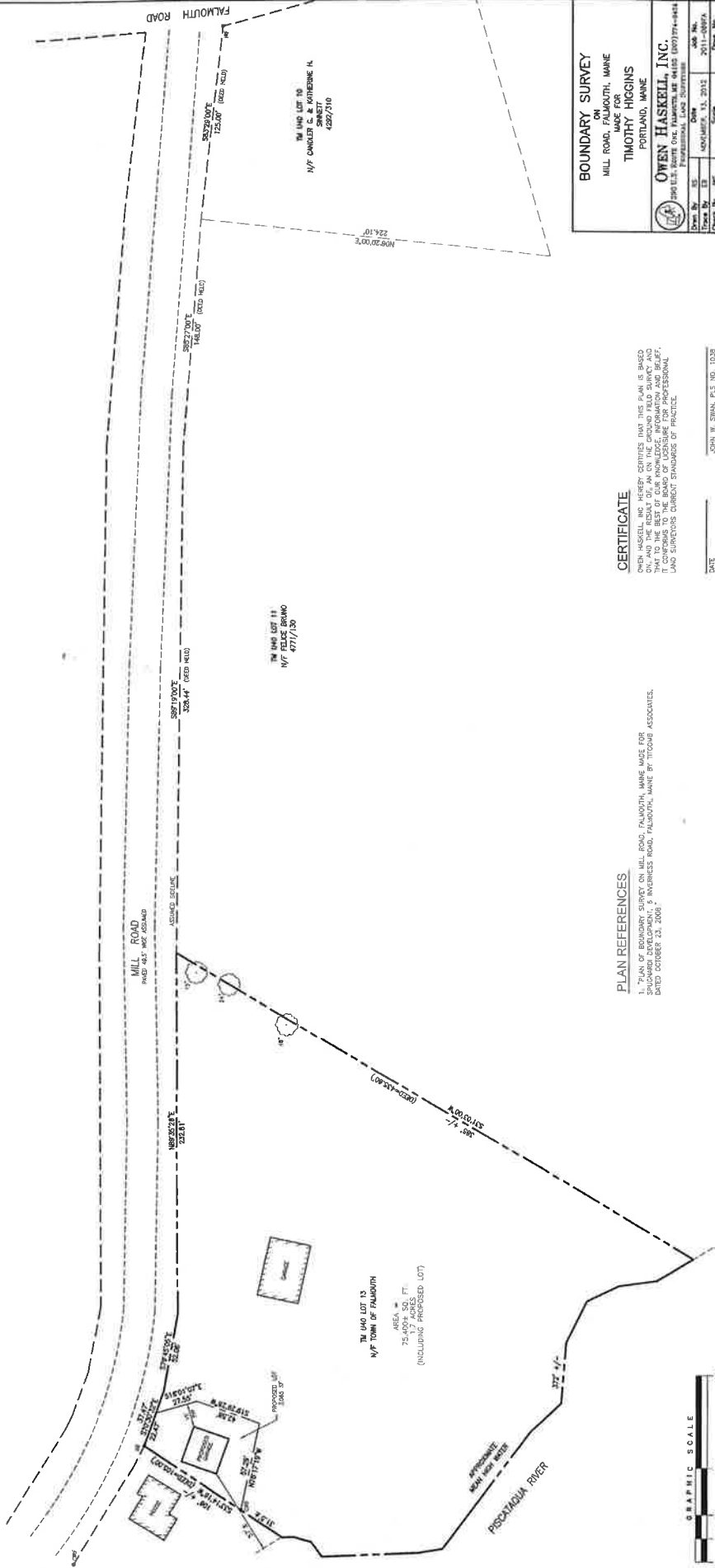
Sincerely,



David M. Banks



LOCATION MAP  
N.T.S.



**PLAN REFERENCES**

1. PLAN OF PROPOSED SURVEY ON MILL ROAD, FALMOUTH, MAINE MADE FOR TOWNSHIP OF FALMOUTH, COUNTY OF ANDROSCOGG, MAINE BY JOHN R. SHAW, P.E. DATED OCTOBER 23, 2006

**CERTIFICATE**

I, JOHN R. SHAW, P.E., LICENSE NO. 13037, DO HEREBY CERTIFY THAT THE PLAN IS TRUE AND CORRECT AS TO THE INFORMATION AND DATA THEREON AND THE RESULT OF MY OWN FIELD SURVEY AND CALCULATION AND THAT I AM AN ACTIVE MEMBER OF THE PROFESSIONAL LAND SURVEYORS' CURRENT STANDARDS OF PRACTICE.

DATE: \_\_\_\_\_ JOHN R. SHAW, P.E. NO. 13037

**BOUNDARY SURVEY**  
ON  
MILL ROAD, FALMOUTH, MAINE  
MADE FOR  
**TIMOTHY HIGGINS**  
PORTLAND, MAINE

**OWEN HASKELL, INC.**  
PROFESSIONAL LAND SURVEYORS

Date	10/23/2012	Job No.	1012-001
Drawn By	JRS	Scale	1" = 30'
Checked By	JRS	Sheet No.	201
Book No.	FILE	Block No.	185

TO THE LOT 10  
N/7 CORNER  
N. ANDROSCOGG R.  
482/216

TO THE LOT 11  
N/7 CORNER  
N. ANDROSCOGG R.  
477/200

TO THE LOT 13  
N/7 CORNER  
AREA =  
75,600 ± SQ. FT.  
(INCLUDING PROPOSED LOT)



OWEN HASKELL, INC.

Professional Land Surveyors

390 U.S. Route 1, Unit 10 • Falmouth, Maine 04105 • 207/774-0424 • FAX: 774-0511 • ohi@owenhaskell.com

September 15, 2016

Tim Higgins  
Higgins Builders  
83 Bay Street  
Portland, Maine 04103

RE: Mill Road Falmouth

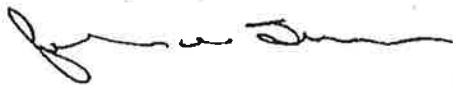
Dear Tim:

At your request we have surveyed the Town owned property on the Southerly side of Mill Road. We have also created a proposed 3,065 square foot lot to be conveyed to you so you can expand your existing lot to accommodate a garage.

Based on our survey this proposed lot will not affect the Town lot from being split. The entire lot does not have land area enough to be split into 2 lots. Also if the conveyance to you were to take place the remaining Town lot would still meet the land area requirements for a single lot.

To date you have spent slightly over \$1200.00 with Owen Haskell, Inc. on this project. Please let us know if there is anything further you need.

Very truly yours,  
OWEN HASKELL, INC.

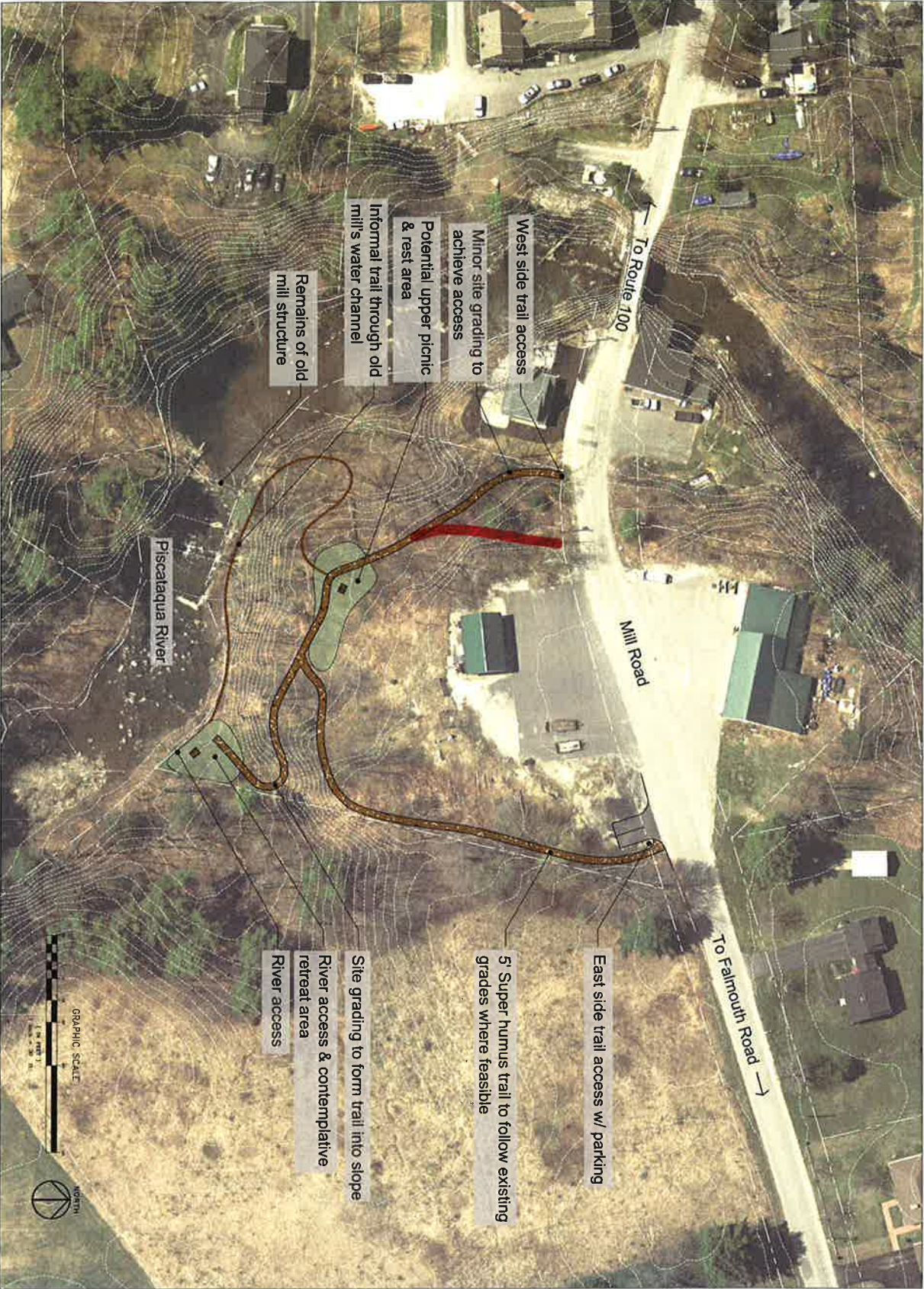


John W. Swan

Cc Falmouth Town Manager

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Proposed new location of trail

S-1	10.28.15	<p>MILL ROAD RIVER ACCESS CONCEPT</p>	<p>MILL ROAD PUBLIC OPEN SPACE</p>	<p><b>tjd&amp;a</b>          Terrence J. DeWan &amp; Associates          Landscape Architects &amp; Planners          121 West Main Street, Yarmouth, ME 04096          t: 207.846.0757 f: 207.846.0675 w: tjd&amp;a.net</p>
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