

DOBRA, VIOLETA
 DOBRA, SHKELQIM
 49 ORION WAY
 WINDHAM ME 04062

B39598P233

Previous Owner
 MATTHEWS, BRANDON
 MATTHEWS, ERIN
 1 AVON LANE
 N WINDHAM ME 04062-5214
 Sale Date: 7/25/2022

Previous Owner
 IN LIKE F, LLC
 918 BROADWAY
 SOUTH PORTLAND ME 04106
 Sale Date: 4/18/2018

Previous Owner
 MCDONALD, DARREL K
 115 BIRCHWOOD RD
 GRAY ME 04039
 Sale Date: 9/09/2016

Inspection Witnessed By:

X	Date	Description	Date Insp.

Notes:

1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown

Validity 1 Arms Length Sale		
1.Valid	4.Split	7.Multiple
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.Estate

Verified 5 Public Record		
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.

Property Data			Assessment Record				
Neighborhood	5 Little Sebago		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	97,425	30,429	0	127,854
REVIEW	0		2012	97,425	30,429	0	127,854
Building Permit	0		2013	97,425	30,429	0	127,854
Zone/Land Use	12 Limited Residential		2014	97,425	30,429	0	127,854
Secondary Zone			2015	97,400	30,400	0	127,800
Topography	2 Rolling	4 Below Street	2016	97,400	30,400	0	127,800
1.Water	4.Below St	7.	2017	97,400	30,400	0	127,800
2.Rolling	5.Low	8.	2018	97,400	44,000	0	141,400
3.Above St	6.Swampy	9.	2019	169,700	81,700	0	251,400
Utilities	5 No Well	6 Septic System	2020	167,700	82,300	0	250,000
1.Public	4.Pri Well/Po	7.Cesspool	2021	167,700	82,300	0	250,000
2.Water	5.Dug Well	8.Lake	2022	167,700	82,300	0	250,000
3.Holding Ta	6.Septic	9.None	2023	167,700	97,600	0	265,300
Street	3 Gravel		Calc.	335,400	126,100	0	461,500
1.Paved	4.Proposed	7.					
2.Semi Imp	5.R/O/W	8.					
3.Gravel	6.	9.None					

Land Data						
Type	Effective		Influence		Influence Codes	Acres
	Frontage	Depth	Factor	Code		
11	054	000	100 %	0	1.Unimproved	
			%		2.Excess Frtg	
			%		3.Topography	
			%		4.Size/Shape	
			%		5.Access	
			%		6.Restriction	
			%		7.Open Space	
			%		8.Environmental	
			%		9.Condo	
			%		30.Blueberry(1-20	
			%		31.Blueberry(21 -	
			%		32.Crop Land	
			%		33.Pasture	
			%		34.Shorefront B	
			%		35.Shorefront C	
20		0.12	100 %	0	36.ANTENNA SITE	
			%		37.Softwood TG	
			%		38.Mixed Wood TG	
			%		39.Hardwood TG	
			%		40.Wasteland	
			%		41.Woodland	
			%		42.Mobile Home Si	
			%		43.Camp Site	
			%		44.Lot Improvemen	
			%		45.BA SF - Oce	
			%		46.SP Meadow Cond	
Total Acreage			0.12			

