

NW HOLDINGS LLC
6 STATE STREET
WESTBROOK ME 04092

B36288P110
Previous Owner
5 SPRING HILL DRIVE LLC
55 BRADLEY DRIVE

WESTBROOK ME 04092
Sale Date: 12/23/2019
Previous Owner
HANNA REALTY ASSOCIATES, LLC
PO BOX 1120

PORTLAND ME 04104
Sale Date: 12/23/2019

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
2960sq ft for new tenant

Gray

Property Data		
Neighborhood	71 COMML USE	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	12 Limited Residential	
Secondary Zone	24 Resource Protection	
Topography	1 Level	
1. Well	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	4. Filled Well/Point 6 Septic System	
1. Public	4. Driv Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	1 Paved	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	20	
Field Review	0	
Sale Data		
Sale Date	12/23/2019	
Price	575,000	
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
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.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2011	47,500	60,577	0	108,077
2012	47,500	60,577	0	108,077
2013	47,500	60,577	0	108,077
2014	47,500	60,577	0	108,077
2015	47,500	60,600	0	108,100
2016	47,500	60,600	0	108,100
2017	47,500	60,600	0	108,100
2018	47,500	60,600	0	108,100
2019	60,400	61,800	0	122,200
2020	60,400	61,800	0	122,200
2021	100,600	61,800	0	162,400
2022	100,600	61,800	0	162,400
2023	100,600	61,800	0	162,400
Calc.	157,200	174,300	0	331,500

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
1. Water (0-200)			%		1. Unimproved
2. Water (201-400)			%		2. Excess Frtg
3. Water (401-800)			%		3. Topography
4. Water (801-1600)			%		4. Size/Shape
5. Water (1601-3200)			%		5. Access
6. Water (3201-6400)			%		6. Restriction
7. Water (6401-12800)			%		7. Open Space
8. Water (12801-25600)			%		8. Environmental
9. Water (25601-51200)			%		9. Condo
10. Water (51201-102400)			%		30. Blueberry(1-20
11. Water (102401-204800)			%		31. Blueberry(21 -
12. Water (204801-409600)			%		32. Crop Land
13. Water (409601-819200)			%		33. Pasture
14. Water (819201-1638400)			%		34. Shorefront B
15. Water (1638401-3276800)			%		35. Shorefront C
16. Water (3276801-6553600)			%		36. ANTENNA SITE
17. Water (6553601-13107200)			%		37. Softwood TG
18. Water (13107201-26214400)			%		38. Mixed Wood TG
19. Water (26214401-52428800)			%		39. Hardwood TG
20. Water (52428801-104857600)			%		40. Wasteland
21. Water (104857601-209715200)			%		41. Woodland
22. Water (209715201-419430400)			%		42. Mobile Home Si
23. Water (419430401-838860800)			%		43. Camp Site
24. Water (838860801-1677721600)			%		44. Lot Improvemen
25. Water (1677721601-3355443200)			%		45. BA SF - Oce
26. Water (3355443201-6710886400)			%		46. SP Meadow Cond
27. Water (6710886401-13421772800)			%		
28. Water (13421772801-26843545600)			%		
29. Water (26843545601-53687091200)			%		
30. Water (53687091201-107374182400)			%		
31. Water (107374182401-214748364800)			%		
32. Water (214748364801-429496729600)			%		
33. Water (429496729601-858993459200)			%		
34. Water (858993459201-1717986918400)			%		
35. Water (1717986918401-3435973836800)			%		
36. Water (3435973836801-6871947673600)			%		
37. Water (6871947673601-13743895347200)			%		
38. Water (13743895347201-27487790694400)			%		
39. Water (27487790694401-54975581388800)			%		
40. Water (54975581388801-109951162777600)			%		
41. Water (109951162777601-219902325555200)			%		
42. Water (219902325555201-439804651110400)			%		
43. Water (439804651110401-879609302220800)			%		
44. Water (879609302220801-1759218604441600)			%		
45. Water (1759218604441601-3518437208883200)			%		
46. Water (3518437208883201-7036874417766400)			%		
47. Water (7036874417766401-14073748835532800)			%		
48. Water (14073748835532801-28147497671065600)			%		
49. Water (28147497671065601-56294995342131200)			%		
50. Water (56294995342131201-112589990684262400)			%		
51. Water (112589990684262401-225179981368524800)			%		
52. Water (225179981368524801-450359962737049600)			%		
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54. Water (900719925474099201-1801439850948198400)			%		
55. Water (1801439850948198401-3602879701896396800)			%		
56. Water (3602879701896396801-7205759403792793600)			%		
57. Water (7205759403792793601-14411518807585587200)			%		
58. Water (14411518807585587201-28823037615171174400)			%		
59. Water (28823037615171174401-57646075230342348800)			%		
60. Water (57646075230342348801-115292150460684697600)			%		
61. Water (115292150460684697601-230584300921369395200)			%		
62. Water (230584300921369395201-461168601842738790400)			%		
63. Water (461168601842738790401-922337203685477580800)			%		
64. Water (922337203685477580801-1844674407370955161600)			%		
65. Water (1844674407370955161601-3689348814741910323200)			%		
66. Water (3689348814741910323201-7378697629483820646400)			%		
67. Water (7378697629483820646401-14757395258967641292800)			%		
68. Water (14757395258967641292801-29514790517935282585600)			%		
69. Water (29514790517935282585601-59029581035870565171200)			%		
70. Water (59029581035870565171201-118059162071741131342400)			%		
71. Water (118059162071741131342401-236118324143482262684800)			%		
72. Water (236118324143482262684801-472236648286964525369600)			%		
73. Water (472236648286964525369601-944473296573929050739200)			%		
74. Water (944473296573929050739201-1888946593147858101478400)			%		
75. Water (1888946593147858101478401-3777893186295716202956800)			%		
76. Water (3777893186295716202956801-7555786372591432405913600)			%		
77. Water (7555786372591432405913601-15111572745182864811827200)			%		
78. Water (15111572745182864811827201-30223145490365729623654400)			%		
79. Water (30223145490365729623654401-60446290980731459247308800)			%		
80. Water (60446290980731459247308801-120892581961462918494617600)			%		
81. Water (120892581961462918494617601-241785163922925836989235200)			%		
82. Water (241785163922925836989235201-483570327845851673978470400)			%		
83. Water (483570327845851673978470401-967140655691703347956940800)			%		
84. Water (967140655691703347956940801-1934281311383406695913881600)			%		
85. Water (1934281311383406695913881601-3868562622766813391827763200)			%		
86. Water (3868562622766813391827763201-7737125245533626783655526400)			%		
87. Water (7737125245533626783655526401-15474250491067253567311052800)			%		
88. Water (15474250491067253567311052801-30948500982134507134622105600)			%		
89. Water (30948500982134507134622105601-61897001964269014269244211200)			%		
90. Water (61897001964269014269244211201-123794003924538028538488422400)			%		
91. Water (123794003924538028538488422401-247588007849076057076976844800)			%		
92. Water (247588007849076057076976844801-495176015698152114153953689600)			%		
93. Water (495176015698152114153953689601-990352031396304228307917379200)			%		
94. Water (990352031396304228307917379201-1980704062792608576215834758400)			%		
95. Water (1980704062792608576215834758401-3961408125585217152431669516800)			%		
96. Water (3961408125585217152431669516801-7922816251170434304863339033600)			%		
97. Water (7922816251170434304863339033601-1584563250234086860972667867200)			%		
98. Water (1584563250234086860972667867201-3169126500468173721945335734400)			%		
99. Water (3169126500468173721945335734401-6338253000936347443890671468800)			%		
100. Water (6338253000936347443890671468801-12676506001872694887781342937600)			%		
101. Water (12676506001872694887781342937601-25353012003745389775562685875200)			%		
102. Water (25353012003745389775562685875201-50706024007490779551125717750400)			%		
103. Water (50706024007490779551125717750401-101412048014981551110223435500800)			%		
104. Water (101412048014981551110223435500801-20282409602996310222044687101600)			%		
105. Water (20282409602996310222044687101601-40564819205992620444089374203200)			%		
106. Water (40564819205992620444089374203201-81129638411985240888178748406400)			%		
107. Water (81129638411985240888178748406401-162259276823970481776357496812800)			%		
108. Water (162259276823970481776357496812801-324518553647940963552714993625600)			%		
109. Water (324518553647940963552714993625601-649037107295881927105429987251200)			%		
110. Water (6490371072958819					

