

127 SHAKER ROAD LLC
PO BOX 2131
WINDHAM ME 04062

B35969P170

Previous Owner
MHP
C/O LOU WOOD
120 EXCHANGE ST SUITE 120
PORTLAND ME 04101
Sale Date: 9/11/2019

Property Data			Assessment Record				
Neighborhood	81 Fair-Traffic		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	860,000	30,773	0	890,773
REVIEW	0		2012	860,000	30,773	0	890,773
Building Permit	0		2013	860,000	30,773	0	890,773
Zone/Land Use	11 Rural Residential & Agri		2014	860,000	30,773	0	890,773
Secondary Zone	22 Wellhead Prot II		2015	860,000	30,800	0	890,800
Topography	1 Level		2016	860,000	30,800	0	890,800
1. Hill	4. Below St	7.	2017	860,000	30,800	0	890,800
2. Rolling	5. Low	8.	2018	860,000	30,800	0	890,800
3. Above St	6. Swampy	9.	2019	1,240,000	7,500	0	1,247,500
Utilities	2 Public Water 6 Septic System		2020	1,240,000	7,500	0	1,247,500
1. Public	4. Dr. Well/Po	7. Cesspool	2021	1,240,000	7,500	0	1,247,500
2. Water	5. Dug Well	8. Lake	2022	1,240,000	7,500	0	1,247,500
3. Holding Ta	6. Septic	9. None	2023	1,240,000	7,500	0	1,247,500
Street	1 Paved		Calc.	2,206,500	8,000	0	2,214,500
1. Paved	4. Proposed	8.					
2. Semi Imp	5. R/O/W	9.					
3. Gravel	6.						

Proposed Sale

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:

Gray

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11. Water (0-200)				%		1. Unimproved
12. Water (201-400)				%		2. Excess Frtg
13. Water (401-800)				%		3. Topography
14. Water (801-160)				%		4. Size/Shape
15. Water (1601-32)				%		5. Access
				%		6. Restriction
				%		7. Open Space
				%		8. Environmental
				%		9. Condo
Square Foot	Square Feet		Acres/Sites		Acres	
16. Water (3201-	42	62.00	75	%	0	30. Blueberry(1-20
17. Water SF Amen	73	10.00	100	%	0	31. Blueberry(21 -
18. Water View	24	10.00	100	%	0	32. Crop Land
19. Water Influen				%		33. Pasture
20. ShoreFront A				%		34. Shorefront B
				%		35. Shorefront C
				%		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		20.00				

Sale Data		
Sale Date	9/11/2019	
Price	1,700,000	
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.

