

M E M O R A N D U M

TOWN OF CUMBERLAND, MAINE

290 TUTTLE ROAD

CUMBERLAND, MAINE 04021

TEL: 207-829-2204 FAX: 829-2224

To: Bill Shane, Town Manager
From: Bill Healey, Assessor
Date: April 1, 2009
Re: Cumberland Current Assessment to Sale Price Information

Given all the publicity surrounding the real estate market and falling prices on the national level, I thought it would be a good time to explain what is going on in the Town of Cumberland Maine. While Cumberland has witnessed a loss in value, it is no where near as dramatic as other parts of the country. A review of sales data that took place between April 1, 2008 and January 31, 2009 indicates that on average, Cumberland property values dropped approximately 5% in the last 10 months. The Town's assessment ratio (assessment divided by sale price) on April 1, 2008 was 95%. Sales that took place in the last quarter of 2008 and early 2009 indicate a current assessment ratio of 99%. As you can see there is a value loss in Cumberland but not the 20% to 30% losses witnessed on the national level.

Also, it is important to note that listing prices of homes in Cumberland have become much more competitive. As marketing times have increased, sellers have had to rethink their pricing strategy. Some homes that have been on the market for an extended period have been reduced by as much as 30%. However, listing prices do not reflect the assessment ratio of a property. When the property does finally sell, the ratio can be determined. As witnessed by recent sales data in Cumberland, the sale price is very close to current assessed value.

As part of my recent sales review, I did an analysis of assessment quality. The Town's quality rating is currently 10%; less than 20% is considered to be good. Due to the quality and uniformity of our assessments, I am asking property owners who think their assessment is too high to provide proof in the form of a real estate appraisal. This helps the property owner and me to determine if the assessment is accurate within acceptable limits. The courts have determined assessments to be acceptable if they are not more than 10% greater than current market value. What I've seen thus far is that assessments outside of acceptable limits are the exception and not the rule in Cumberland.

Cumberland Sales Data September 2008 - January 2009

Map	Map Cut	Lot	Lot Cut	Unit	Property Location	Style Desc	Sale Date	Sale Price	Current Assessment	Ratio	Deviation
U10		9	E		10 STOCKHOLM DRIVE	Cape Cod	9/4/2008	\$505,000	\$347,600	0.69	0.27
U01		5	C		15 MARY LANE	Colonial	9/24/2008	\$1,300,000	\$903,400	0.69	0.27
U19	B	10			29 POND SHORE DRIVE	Cape Cod	9/22/2008	\$465,000	\$369,100	0.79	0.17
R02		1	A		101 TUTTLE ROAD	Colonial	9/25/2008	\$624,900	\$510,900	0.82	0.14
U13		111		U4	7 VILLAGE WAY #4	Condominium	12/17/2008	\$181,500	\$153,900	0.85	0.11
U06		67			15 WILDWOOD BLVD	Cape Cod	10/17/2008	\$458,500	\$392,100	0.86	0.10
U14	A	50			4 CRYSTAL LANE	Cape Cod	11/3/2008	\$277,500	\$248,600	0.90	0.06
R06		52			127 BLANCHARD ROAD	Cape Cod	10/1/2008	\$225,500	\$203,000	0.90	0.06
R04	B	30			58 CROSSING BROOK ROAD	Ranch	11/17/2008	\$244,000	\$220,600	0.90	0.06
U11		73			10 WILLOW LANE	Ranch	9/16/2008	\$267,000	\$245,700	0.92	0.04
U11	A	1		U5	5 LINDEN COURT	Condominium	9/15/2008	\$225,000	\$209,800	0.93	0.03
I08		11			STURDIVANT ISLAND	Outbuildings	10/15/2008	\$392,000	\$365,900	0.93	0.03
R02		11		A	10 TOWN LANDING ROAD	Cape Cod	10/16/2008	\$641,600	\$603,700	0.94	0.02
U19	A	12			21 MILL RIDGE ROAD	Colonial	11/25/2008	\$272,500	\$258,900	0.95	0.01
R02	D	3			U38 8 GOOSE LEDGE ROAD #38	Condominium	9/3/2008	\$360,000	\$343,100	0.95	0.01
R02	D	3			U35 4 GOOSE LEDGE ROAD #35	Condominium	10/24/2008	\$372,266	\$358,800	0.96	0.00
R03		10	H		WOODY CREEK LANE	Vacant Land	10/9/2008	\$177,000	\$173,100	0.98	0.02
U14		87			14 WOODSIDE DRIVE	Cape Cod	11/21/2008	\$289,900	\$286,300	0.99	0.03
R02	D	2		U35	34 YORK LEDGE DRIVE	Condominium	9/24/2008	\$320,000	\$319,300	1.00	0.04
R07		19	A		79 MILL ROAD	Colonial	12/5/2008	\$415,000	\$418,300	1.01	0.05
U22		54			8 FOREST LANE	Ranch	9/16/2008	\$210,000	\$211,900	1.01	0.05
R01		66			112 TUTTLE ROAD	Ranch	11/3/2008	\$179,900	\$182,500	1.01	0.05
R03	A	19			13 MUIRFIELD ROAD	Cape Cod	12/8/2008	\$449,000	\$456,900	1.02	0.06
R03		10			99 WOODY CREEK LANE	Modern/Contemp	10/9/2008	\$500,000	\$509,800	1.02	0.06
R02	D	3		U36	16 TORRY PINE DRIVE #36	Condominium	11/21/2008	\$325,900	\$332,800	1.02	0.06
R02	D	3		U32	7 TORRY PINE DRIVE #32	Condominium	12/22/2008	\$339,900	\$349,600	1.03	0.07
U01		36			11 LANTERN LANE	Colonial	10/1/2008	\$622,500	\$645,500	1.04	0.08
R02	D	3		U37	6 GOOSE LEDGE ROAD #37	Condominium	9/3/2008	\$334,750	\$348,000	1.04	0.08
R02	D	3		U33	12 TORRY PINE DRIVE #33	Condominium	12/1/2008	\$318,891	\$332,800	1.04	0.08
U06		7			176 FORESIDE ROAD	Ranch	10/27/2008	\$242,000	\$253,300	1.05	0.09
R03		47	C		29 HARRIS ROAD	Cape Cod	9/19/2008	\$212,500	\$224,600	1.06	0.10
R08	A	30			59 VALLEY ROAD	Cape Cod	9/17/2008	\$290,000	\$306,800	1.06	0.10
R06		6	A		289 GREELY ROAD	Ranch	11/10/2008	\$195,000	\$207,100	1.06	0.10
R02	D	3		U44	16 GOOSE LEDGE ROAD #44	Condominium	1/14/2009	\$310,000	\$343,500	1.11	0.15
R07	B	3			24 FIELD ROAD	Cape Cod	10/15/2008	\$400,000	\$453,300	1.13	0.17
R01		2	A		11 TOWN LANDING ROAD	Cape Cod	10/14/2008	\$483,000	\$547,400	1.13	0.17
U01		27			137 MIDDLE ROAD	Conventional	12/17/2008	\$240,000	\$273,300	1.14	0.18
U10		11			248 MAIN STREET	Ranch	1/26/2009	\$152,500	\$175,100	1.15	0.19
R02	C	2			100 RAVINE DRIVE	Colonial	1/5/2009	\$400,000	\$459,800	1.15	0.19
R08		42	H		86 AUTUMN RIDGE ROAD	Vacant Land	11/17/2008	\$90,000	\$108,200	1.20	0.24
R07		59	D		19 WESTMORE AVENUE	Vacant Land	11/24/2008	\$60,000	\$73,500	1.23	0.27
										Avg Ratio	Avg Deviation
										0.99	0.10

Quality Rating
0.10

Cumberland Sales Data April 2008 - January 2009

Map	Map Cut	Lot	Lot Cut	Unit	Property Location	Style Desc	Sale Date	Sale Price	Current Assessment	Ratio	Deviation
U01		5	H		37 MARY LANE	Modern/Contemp	7/23/2008	\$1,375,000	\$883,200	0.64	0.32
U10		9	E		10 STOCKHOLM DRIVE	Cape Cod	9/4/2008	\$505,000	\$347,600	0.69	0.27
U13		111		U1	2 VILLAGE WAY #1	Condominium	8/28/2008	\$249,000	\$172,500	0.69	0.27
U01		5	C		15 MARY LANE	Colonial	9/24/2008	\$1,300,000	\$903,400	0.69	0.27
U14		74			17 WOODSIDE DRIVE	Cape Cod	6/10/2008	\$330,000	\$243,400	0.74	0.22
U19	B	5			11 HILL TOP ROAD	Colonial	7/2/2008	\$475,000	\$358,200	0.75	0.21
U13		111		U2	4 VILLAGE WAY #2	Condominium	6/18/2008	\$220,000	\$168,500	0.77	0.19
R07		93			346 BLANCHARD ROAD	Cape Cod	8/4/2008	\$510,000	\$393,400	0.77	0.19
U06		4			164 FORESIDE ROAD	Conventional	5/15/2008	\$580,500	\$453,800	0.78	0.18
U19	B	10			29 POND SHORE DRIVE	Cape Cod	9/22/2008	\$465,000	\$369,100	0.79	0.17
R02		1	A		101 TUTTLE ROAD	Colonial	9/25/2008	\$624,900	\$510,900	0.82	0.14
R06	C	22			4 HOLLY DRIVE	Cape Cod	8/20/2008	\$425,000	\$358,900	0.84	0.12
R08		60			65 ORCHARD ROAD	Bungalow	7/15/2008	\$240,000	\$203,100	0.85	0.11
U13		111		U4	7 VILLAGE WAY #4	Condominium	12/17/2008	\$181,500	\$153,900	0.85	0.11
U06		67			15 WILLOW BLVD	Cape Cod	10/17/2008	\$458,500	\$392,100	0.86	0.10
R03		43	G		86 CHETS WAY	Vacant Land	7/30/2008	\$242,500	\$208,200	0.86	0.10
U13		17			34 PINEWOOD DRIVE	Conventional	6/30/2008	\$350,000	\$304,400	0.87	0.09
U05		2			83 US ROUTE ONE	Cape Cod	4/10/2008	\$1,200,000	\$1,045,900	0.87	0.09
R06	C	16			10 BAYBERRY LANE	Cape Cod	5/2/2008	\$435,000	\$379,200	0.87	0.09
U11		37			265 MAIN STREET	Cape Cod	6/30/2008	\$245,000	\$213,600	0.87	0.09
U11	A	1		U37	37 WINTERBERRY COURT	Condominium	5/16/2008	\$240,000	\$209,800	0.87	0.09
U14	A	50			4 CRYSTAL LANE	Cape Cod	11/3/2008	\$277,500	\$248,600	0.90	0.06
U01	A	23			12 PINE RIDGE ROAD	Cape Cod	4/23/2008	\$649,000	\$582,800	0.90	0.06
R06		52			127 BLANCHARD ROAD	Cape Cod	10/1/2008	\$225,500	\$203,000	0.90	0.06
R04	B	30			58 CROSSING BROOK ROAD	Ranch	11/17/2008	\$244,000	\$220,600	0.90	0.06
U13	B	9			18 HEMLOCK DRIVE	Colonial	6/5/2008	\$620,000	\$568,900	0.92	0.04
U11		73			10 WILLOW LANE	Ranch	9/16/2008	\$267,000	\$245,700	0.92	0.04
R04	B	27			4 MARION CIRCLE	Colonial	6/30/2008	\$255,000	\$235,600	0.92	0.04
U14	A	60			14 CRYSTAL LANE	Ranch	6/30/2008	\$260,000	\$240,400	0.92	0.04
U11	A	1		U5	5 LINDEN COURT	Condominium	9/15/2008	\$225,000	\$209,800	0.93	0.03
I08		11			STURDIVANT ISLAND	Outbuildings	10/15/2008	\$392,000	\$365,900	0.93	0.03
R02		11	A		10 TOWN LANDING ROAD	Cape Cod	10/16/2008	\$641,600	\$603,700	0.94	0.02
U06		29			25 BIRCH LANE	Conventional	4/17/2008	\$470,000	\$443,900	0.94	0.02
U19	A	12	E		21 MILL RIDGE ROAD	Colonial	11/25/2008	\$272,500	\$258,900	0.95	0.01
R07		70			19 OLD COLONY LANE	Colonial	4/3/2008	\$393,000	\$373,400	0.95	0.01
R02	D	3		U38	8 GOOSE LEDGE ROAD #38	Condominium	9/3/2008	\$360,000	\$343,100	0.95	0.01
R03	A	17			9 MUIRFIELD ROAD	Colonial	7/28/2008	\$387,500	\$370,600	0.96	0.00
U20		54			11 HIGHLAND AVENUE	Conventional	6/18/2008	\$186,000	\$178,100	0.96	0.00
R02	D	3		U35	4 GOOSE LEDGE ROAD #35	Condominium	10/24/2008	\$372,266	\$358,800	0.96	0.00
R07		70	I		4 LIBERTY LANE	Colonial	8/18/2008	\$414,700	\$400,900	0.97	0.01
R02	A	4	A		20 POWELL ROAD	Colonial	7/2/2008	\$430,000	\$419,800	0.98	0.02
U22		41			19 ISLAND AVENUE	Modern/Contemp	5/13/2008	\$570,000	\$556,900	0.98	0.02
R03		10	H		WOODY CREEK LANE	Vacant Land	10/9/2008	\$177,000	\$173,100	0.98	0.02
U22		10			11 FOREST LANE	Bungalow	6/24/2008	\$205,000	\$201,100	0.98	0.02
U14		87			14 WOODSIDE DRIVE	Cape Cod	11/21/2008	\$289,900	\$286,300	0.99	0.03
R04		19	A		24 BITTERSWEET LANE	Colonial	7/2/2008	\$460,000	\$457,700	1.00	0.04

Cumberland Sales Data April 2008 - January 2009

Map	Map Cut	Lot	Lot Cut	Unit	Property Location	Style Desc	Sale Date	Sale Price	Current Assessment	Ratio	Deviation
R02	D	2		U35	34 YORK LEDGE DRIVE	Condominium	9/24/2008	\$320,000	\$319,300	1.00	0.04
U12		16			3 BLANCHARD ROAD	Antique	6/18/2008	\$444,500	\$445,200	1.00	0.04
R05	C	9			78 IDLEWOOD DRIVE	Colonial	7/28/2008	\$510,000	\$511,300	1.00	0.04
R07		19	A		79 MILL ROAD	Colonial	12/5/2008	\$415,000	\$418,300	1.01	0.05
U22		54			8 FOREST LANE	Ranch	9/16/2008	\$210,000	\$211,900	1.01	0.05
R08	A	33			55 VALLEY ROAD	Colonial	7/28/2008	\$330,000	\$333,000	1.01	0.05
R01		66			112 TUTTLE ROAD	Ranch	11/3/2008	\$179,900	\$182,500	1.01	0.05
R03	A	19			13 MUIRFIELD ROAD	Cape Cod	12/8/2008	\$449,000	\$456,900	1.02	0.06
R04		15	C		12 HOPES WAY	Colonial	8/1/2008	\$520,000	\$530,000	1.02	0.06
U04		8	B	U8	17 FALCON DRIVE	Condominium	6/5/2008	\$525,000	\$535,200	1.02	0.06
R03		10			99 WOODY CREEK LANE	Modern/Contemp	10/9/2008	\$500,000	\$509,800	1.02	0.06
R02	D	3		U36	16 TORRY PINE DRIVE #36	Condominium	11/21/2008	\$325,900	\$332,800	1.02	0.06
R02	B	23			34 FRIAR LANE	Modern/Contemp	7/25/2008	\$385,000	\$393,900	1.02	0.06
R02	D	3		U31	5 TORRY PINE DRIVE #31	Condominium	7/10/2008	\$350,393	\$358,800	1.02	0.06
R02	D	3		U32	7 TORRY PINE DRIVE #32	Condominium	12/22/2008	\$339,900	\$349,600	1.03	0.07
U20		32			9 LAKE ROAD	Conventional	5/12/2008	\$164,900	\$170,400	1.03	0.07
U01		36			11 LANTERN LANE	Colonial	10/1/2008	\$622,500	\$645,500	1.04	0.08
R02	D	3		U37	6 GOOSE LEDGE ROAD #37	Condominium	9/3/2008	\$334,750	\$348,000	1.04	0.08
R02	D	3		U33	12 TORRY PINE DRIVE #33	Condominium	12/1/2008	\$318,891	\$332,800	1.04	0.08
U13	A	12	A	U2	330 MAIN STREET #2	Condominium	8/13/2008	\$159,000	\$166,200	1.05	0.09
U06		7			176 FORESIDE ROAD	Ranch	10/27/2008	\$242,000	\$253,300	1.05	0.09
R02	A	14			66 SCHOONER RIDGE RD	Colonial	5/29/2008	\$485,000	\$508,800	1.05	0.09
R03		47	C		29 HARRIS ROAD	Cape Cod	9/19/2008	\$212,500	\$224,600	1.06	0.10
R08	A	30			59 VALLEY ROAD	Cape Cod	9/17/2008	\$290,000	\$306,800	1.06	0.10
R06		6	A		289 GREELY ROAD	Ranch	11/10/2008	\$195,000	\$207,100	1.06	0.10
U01		55			11 STORNOWAY ROAD	Colonial	7/25/2008	\$680,000	\$724,900	1.07	0.11
U06	B	9			11 EBB TIDE DRIVE	Modern/Contemp	8/8/2008	\$1,115,000	\$1,189,300	1.07	0.11
R05		37	A		230 RANGE ROAD	Colonial	5/23/2008	\$295,000	\$320,600	1.09	0.13
R02	B	24			40 FRIAR LANE	Modern/Contemp	6/2/2008	\$318,000	\$348,100	1.09	0.13
U13	A	58			19 MAPLE STREET	Modern/Contemp	8/15/2008	\$299,500	\$330,000	1.10	0.14
R02	D	3		U44	16 GOOSE LEDGE ROAD #44	Condominium	1/14/2009	\$310,000	\$343,500	1.11	0.15
R07	B	3			24 FIELD ROAD	Cape Cod	10/15/2008	\$400,000	\$453,300	1.13	0.17
R01		2	A		11 TOWN LANDING ROAD	Cape Cod	10/14/2008	\$483,000	\$547,400	1.13	0.17
R01		27			137 MIDDLE ROAD	Conventional	12/17/2008	\$240,000	\$273,300	1.14	0.18
R01		38	A		77 MIDDLE ROAD	Raised Ranch	6/2/2008	\$175,000	\$200,900	1.15	0.19
U10		11			248 MAIN STREET	Ranch	1/26/2009	\$152,500	\$175,100	1.15	0.19
R02	C	2			100 RAVINE DRIVE	Colonial	1/5/2009	\$400,000	\$459,800	1.15	0.19
R08		42	H		86 AUTUMN RIDGE ROAD	Vacant Land	11/17/2008	\$90,000	\$108,200	1.20	0.24
R07		59	D		19 WESTMORE AVENUE	Vacant Land	11/24/2008	\$60,000	\$73,500	1.23	0.27
										Avg Ratio	Avg Deviation
										0.96	0.10

Quality Rating
0.10

Single Family AGENT SYNOPSIS



MLS#: 892288 Status: Current
26 Highland Avenue Cumberland, ME 04021

Kickout: No
List Price: ↓ \$ 179,900
Original Price: \$ 195,000
List Date: 05/15/08

Directions: Route 100 to Highland Avenue, #26 on left.

CURRENT ASSESSMENT
\$ 164,100

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Style: Ranch #Rooms: 5 #Bedrooms: 1 #Baths: F = 0 3/4 = 1 1/2 = 1
Foundation Sz +/-: SqFt Fin. Above Grade +/-: 1270 SqFt Fin. Below Grade +/-: 0 SqFt Finished Total +/-: 1270
Source of Square Footage: Public Record
Year Built +/-: 1940 Color: Natural Lot Size (Acr) +/-: 0.410 Road Frontage +/-:
Surveyed: No Seasonal: No Zone: MDR
Flood Zone: Unkn Water Body:
Wtr Frt: No Amt Wtr Frntge +/-: WF Shared +/-: WF Owned +/-:

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	1	1	1		1					B
Size:										
Cathedral Ceil:	No									
Skylight:		Yes								
Fireplace:			2							
Wood Stove:			No							
Wood Stove HU:			Yes							

Appliances:

Remarks

Beautiful Ranch in convenient location. Hardwood floors, tile 1.5 baths with private back yard and mature landscaping. 1+BRs. A must see!!!

Property Features - NOTE: Check Detail Reports for complete list of Features.

Site: Level, Rolling/Sloping, Well Landscaped	Construction: Wood Frame
Driveway: Gravel	Basement Info: Full
Parking:	Foundation Mtrls:
Location: Suburban	Exterior: Shingle
Uses: Residential	Roof: Shingle
Restrictions:	Heat System: Forced, Hot Water
Rec. Water:	Heat Fuel: Oil
Roads: Paved, Public	Water Heater: Off Heating System
Transportation: Major Road Access	Cooling: No Cooling
Electric: Circuit Breakers	Floors: Wood, Tile/Brick
Gas: No Gas	Veh. Storage: Off Street Parking
Sewer: Private	Amenities:
Water: Private	Access. Amenities:
	Equipment:

Tax/Deed/Community Information

Book/Page/Partial: 16056/150/ Map/Block/Lot: U20/40 Tax Amount/Yr: \$ 2,352 / (07-08)
Tax Reduction: School: SAD 51

Off Market Information

DOM: 319

DAYS ON MARKET

Listing Contact Information

List Office: Powers Real Estate 2123	Office: 207-846-1200
List Agent: Patrick Powers 003098	LAgt Ph: 207-846-1200
CoList Agt:	LAgt Cell: 207-650-1167
CoList Email:	CoL Cell:
Show Intr: Call Listing Broker, Electronic Lockbox, Notice Required	SAF/BAF/TBF: / 3.00% / 3.00%

Virtual Tour:

Internal Rmks
/Contingency:

Information Printed by: [REDACTED]

Printed: 03/30/09



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Single Family AGENT SYNOPSIS



MLS#: 892682 Status: Current
53 Mere Wind Drive Cumberland, ME 04021

Kickout: No
List Price: ↓ \$ 585,000
Original Price: \$ 650,000
List Date: 05/19/08

Directions: Greely Rd to Mere Wind Drive to 53 on the right.

CURRENT ASSESSMENT
\$ 582,100

Neigh'd/Assoc: Windy Knolls

Assoc. Fee /Mo:

General/Land Information

Style: Colonial #Rooms: 9 #Bedrooms: 3 #Baths: F = 2 3/4 = 1 1/2 = 1
Foundation Sz +/-: SqFt Fin. Above Grade +/-: 3418 SqFt Fin. Below Grade +/-: 250 SqFt Finished Total +/-: 3668
Source of Square Footage: Public Record
Year Built +/-: 1996 Color: Green Lot Size (Acr) +/-: 5.040 Road Frontage +/-: 248
Surveyed: Yes Seasonal: No Zone: Residential
Flood Zone: No Water Body:
Wtr Frt: No Amt Wtr Frntge +/-: WF Shared +/-: WF Owned +/-:

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	1	1	1	2	2	2	2	1		B

Size:
Cathedral Ceil: No Skylight: No Fireplace: 1 Wood Stove: No Wood Stove HU: No
Appliances: Dishwasher, Dryer, Microwave, Range-Electric, Refrigerator, Washer

Remarks

Custom built 3-4 Br, 3.5 Bath Colonial on beautifully landscaped 5 acre lot in a small neighborhood setting affording privacy & convenience. Features include center island cherry kitchen w/breakfast area opening onto huge deck overlooking in-ground pool.

Property Features - NOTE: Check Detail Reports for complete list of Features.

Site: Open, Scenic View, Wooded	Construction: Wood Frame
Driveway: Paved	Basement Info: Finished, Full
Parking: 1-10 Spaces, Garage, On Site, Paved	Foundation Mtrls: Poured Concrete
Location: Subdivision	Exterior: Clapboard
Uses: Residential	Roof: Shingle
Restrictions:	Heat System: Forced, Hot Water
Rec. Water:	Heat Fuel: Oil
Roads: Public, Paved	Water Heater: Off Heating System
Transportation:	Cooling: No Cooling Equipment:
Electric: Circuit Breakers	Floors: Partially Carpeted, Tile/Brick, Vinyl, Wood
Gas: Bottled	Veh. Storage: 2 Cars, Attached, Auto Door Opener, Direct Entry to Living, Off Street Parking
Sewer: Private, Septic Existing On Site	Amenities: Deck, Laundry-1st Floor, Master Bedroom w/Bath, Patio, Pool-In Ground
Water: Public	Access. Amenities:

Tax/Deed/Community Information

Book/Page/Partial: 21471/61/No Map/Block/Lot: R04/350 Tax Amount/Yr: \$ 7,883 / (08-09)
Tax Reduction: Yes School: SAD 51

Off Market Information

DOM: 315

DAYS ON MARKET

Listing Contact Information

List Office: RE/MAX Heritage 1049	Office: 207-846-4300
List Agent: Patricia Rabidoux 001860	LAgt Ph: 207-846-4300 Ext.:106
CoList Agt:	LAgt Cell:
CoList Email	CoL Cell:
Show Intr: Call Listing Broker	SAF/BAF/TBF: 1 2.50% / 2.500%

Virtual Tour: <http://lighthousecomputing.net/video/ReMAXHeritage/53MerewindDrive>

Internal Rmks
/Contingency:

Information Printed by:

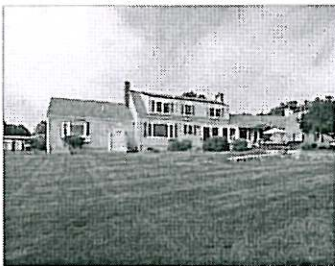
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Single Family AGENT SYNOPSIS



MLS#: 910828 Status: Current
13 Stornoway Road Cumberland, ME 04110

Kickout: No
List Price: ↓ \$ 849,000
Original Price: \$ 895,000
List Date: 09/19/08

Directions: Rte 88 North to Stornoway on right. Sign on property on right.

*CURRENT ASSESSMENT
P 787,000*

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Style: Cape #Rooms: 7 #Bedrooms: 3 #Baths: F = 3 3/4 = 0 1/2 = 1
Foundation Sz +/-: SqFt Fin. Above Grade +/-: 2924 SqFt Fin. Below Grade +/-: 0 SqFt Finished Total +/-: 2924
Source of Square Footage: Public Record
Year Built +/-: 1969 Color: White Lot Size (Acr) +/-: 1.390 Road Frontage +/-:
Surveyed: Unknown Seasonal: No Zone: LDR
Flood Zone: Unknt Water Body:
WtrFrt: No Amt Wtr Frntge +/-: WF Shared +/-: WF Owned +/-:

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	1	1	1	1	1	2	2			

Size:
Cathedral Ceil: No Skylight: No Fireplace: 3 Wood Stove: No Wood Stove HU: No
Appliances: Dishwasher, Disposal, Dryer, Microwave, Range-Gas, Refrigerator, Washer

Remarks

Cumberland Foreside Robert Walker Cape with great water views. This home offers 3 bedrooms, 3 fireplaces, hardwood floors, granite countertops and an inground pool with stone patio. A gracious home.

Property Features - NOTE: Check Detail Reports for complete list of Features.

Site: Scenic View, Well Landscaped	Construction: Wood Frame
Driveway: Paved	Basement Info: Full, Finished
Parking: 1-10 Spaces, Garage	Foundation Mtrls: Poured Concrete
Location: Near Country Club, Near Shopping, Neighborhood, Suburban	Exterior: Shingle
Uses: Residential	Roof: Composition, Shingle
Restrictions: No Restrictions	Heat System: Baseboard
Rec. Water: Water View	Heat Fuel: Oil
Roads: Paved	Water Heater: Off Heating System
Transportation: Major Road Access	Cooling: No Cooling
Electric: 220 Volts	Floors: Partially Carpeted, Tile/Brick, Wood
Gas: Bottled, Underground	Veh. Storage: 2 Cars, Garage
Sewer: Private	Amenities: 1ST Floor Bedroom, Attic, Laundry-1st Floor, Master Bedroom w/Bath, Out Building,
Water: Public	Access. Amenities:

Equipment:

Tax/Deed/Community Information

Book/Page/Partial: 15153/331/ Map/Block/Lot: 1/54 Tax Amount/Yr: \$ 11,018 / (08-09)
Tax Reduction: School:

Off Market Information

DOM: 192

DAYS ON MARKET

Listing Contact Information

List Office: Legacy Properties Sotheby's International Realty 2259	Office: 207-780-8900
List Agent: Robert Stevens 002970 Email: rstevens@legacysir.com	LAgt Ph: 207-770-2202
CoList Agt: Linda Schrader 010313 CoL Agt Ph: 207-770-2220	LAgt Cell: 207-415-0857
CoList Email: lschrader@legacypropertytiessir.com	CoL Cell: 207-415-7427
Show Intr: Sign On Property, Notice Required, Call Listing Broker	SAF/BAF/TBF: 2.50%

Virtual Tour:

Internal Rmks
/Contingency:

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