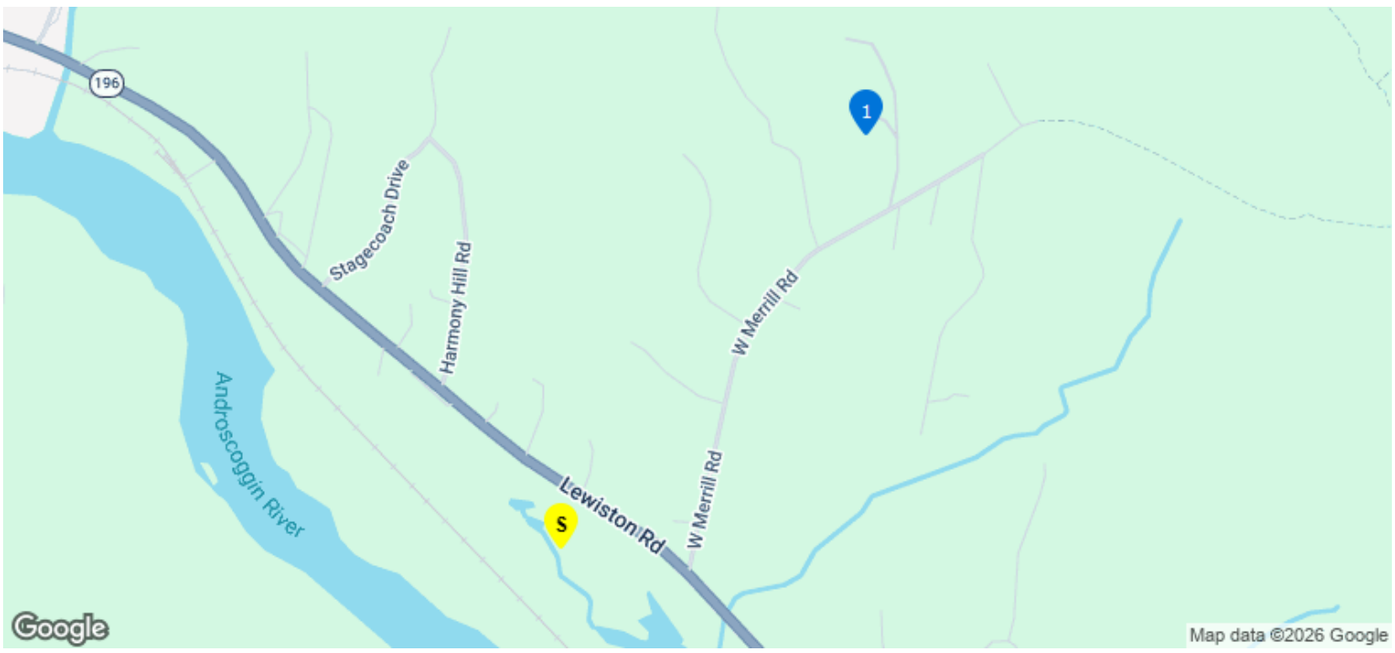
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

1062 LEWISTON RD, TOPSHAM, ME 04086-6053

County:	**SAGADAHOC ME**	Census Tract:	9703.01
Property Use:	Single Family Residential	Zoning:	NO
Parcel Number:	TOPM M:R03 L:010-A	Thomas Bros Pg-Grid:	

Valuation

Value:	**$403,000**	FSD:	63	Common Confidence Score:	14
Value Range:	$149,110 - $656,890	ICE Confidence Score:	37		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$80,100	Market Land Value:		Tax Year:	2025
Assd Improvement:	$245,600	Market Improvment Value:		Total Taxable Value:	$4,169
Total Assessed Value:	$325,700	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	587
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10-A

Abbreviated Description:	LOT:10-A CITY:TOPSHAM
City/Muni/Twp:	TOPSHAM

Property Characteristics

Lot Size:	5.200 AC	Bedrooms:	3	Pool:	
Building Area:	864 SF	Baths:	1	Fireplace:	
Year Built:	1978	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Log
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:	Ranch\Rambler	Basement:	Unfinished Basement	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/01/2025	Sales Price:	N/A
Document #:	2025R-02041 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/08/2024	Sales Price:	N/A
Document #:	2024R-05894 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/09/2024	Sales Price:	N/A
Document #:	2024R-05332 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	09/24/2024	Loan Amount:	N/A
Document #:	2024R-05018 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)

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Contract Date:	09/18/2024		
TD Due Date:	10/01/2054	Type Finance:	
Legal Description:			
Map Ref: 0			
City/Muni/Twp: TOPSHAM			

Prior Transfer

Recording Date:	06/26/2023	Sales Price:	N/A
Document #:	2023R-02752 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	06/13/2023	Loan Amount:	N/A
Document #:	2023R-02548 BK-PG -	Loan Type:	Non Purchase Money Loan
Contract Date:	06/07/2023		
TD Due Date:	07/01/2053	Type Finance:	
Legal Description:			
Map Ref: 0			
City/Muni/Twp: TOPSHAM			

Prior Transfer

Recording Date:	09/12/2022	Sales Price:	N/A
Document #:	2022R-06415 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	05/16/2022	Sales Price:	N/A
Document #:	2022R-03371 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	05/02/2022	Loan Amount:	N/A
Document #:	2022R-03038 BK-PG -	Loan Type:	Non Purchase Money Loan
Contract Date:	04/21/2022		
TD Due Date:	06/01/2052	Type Finance:	
Legal Description:			
Map Ref: 0			
City/Muni/Twp: TOPSHAM			

Prior Transfer

Recording Date:	10/19/2020	Sales Price:	N/A
Document #:	2020R-08130 BK-PG 2020-4442	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	07/02/2020	Sales Price:	N/A
Document #:	2020R-04518 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	06/30/2020	Loan Amount:	N/A
Document #:	2020R-04442 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/29/2020		
TD Due Date:		Type Finance:	
Legal Description:			
City/Muni/Twp: TOPSHAM			

Prior Transfer

Recording Date:	06/30/2020	Sales Price:	N/A
Document #:	2020R-04441 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	06/29/2020		
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: TOPSHAM			

Prior Transfer

Recording Date:	03/05/2015	Sales Price:	N/A
Document #:	1470 BK-PG 2605-37	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	03/05/2015	Loan Amount:	N/A
Document #:	000000001471 BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:		Type Finance:	
Legal Description:			
Map Ref: 0			
City/Muni/Twp: TOPSHAM			

Mortgage Record

Recording Date:	08/15/2005	Loan Amount:	N/A
Document #:	000000007339 BK-PG 02605-0037	Loan Type:	Unknown Loan Type

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TD Due Date:	Type Finance:
Legal Description:	
Map Ref: 0	
City/Muni/Twp: TOPSHAM	

Prior Transfer

Recording Date:	04/12/1972	Sales Price:	N/A
Document #:	BK-PG 381-1094	Type of Sale:	Per Assessor
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: TOPSHAM			

Area Sales Analysis

Total Area Sales	$550,000	Median # of Bedrooms	2
Median Lot Size	6 SF	Median # of Baths	1
Median Living Area	1,088 SF	Median Year Built	2015
Price Range - 2 Yrs	$550,000 to $550,000	Age Range	11 years to 11 years
Median Value	$550,000	Median Age	11 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	4.58Mi.	**2 FOREST DR** **TOPSHAM, ME 04086-1104**	10/01/2026	$340,000	$341	996	5/2/1	1964	9,148 SF	
		APN: TOPM M:R05A L:032 Document #: 2026R-05595 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:TOPSHAM City/Muni/Twp: TOPSHAM								
2	4.72Mi.	**220 CONGRESS CIR** **TOPSHAM, ME 04086-1102**	10/20/2026	$392,000	$257	1528	7/4/2	1956	14,344 SF	
		APN: TOPM M:R04 L:040-F-220 Document #: 2026R-06034 Document Type: Quit Claim Deed (arm's length) Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:TOPSHAM City/Muni/Twp: TOPSHAM								
3	4.76Mi.	**23 CORNISH DR** **BOWDOIN, ME 04287-7559**	10/27/2026	$98,400			//		1,420,056 SF	
		APN: BOWD M:05 L:87-0 Document #: 2026R-06180 Document Type: Quit Claim Deed (arm's length) Price Code: Land Use: Governmental/Public Use (General) Legal: Abbreviated Description: City/Muni/Twp:BOWDOIN City/Muni/Twp: BOWDOIN								
4	4.91Mi.	**15 MALLETT DR** **TOPSHAM, ME 04086-1313**	10/06/2026	$280,000	$185	1512	5/3/1	1964	14,375 SF	
		APN: TOPM M:U21 L:017 Document #: 2026R-05676 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:TOPSHAM City/Muni/Twp: TOPSHAM								
5	5.17Mi.	**1158 MAIN ST** **BOWDOIN, ME 04287-7307**	10/28/2026	$55,000			//		60,984 SF	
		APN: BOWD M:05 L:28-03-ON Document #: 2026R-06231 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOWDOIN City/Muni/Twp: BOWDOIN								
6	5.22Mi.	**428 CATHANCE RD** **TOPSHAM, ME 04086-5507**	10/19/2026	$230,000	$177	1298	6/3/1	1945	24,394 SF	
		APN: TOPM M:R10 L:024 Document #: 2026R-06005 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:TOPSHAM City/Muni/Twp: TOPSHAM								
7	5.3Mi.	**5 WESTERN AVE** **TOPSHAM, ME 04086-1705**	10/19/2026			1188	6/3/1	1949	6,534 SF	
		APN: TOPM M:U03 L:020 Document #: 2026R-06010 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:TOPSHAM City/Muni/Twp: TOPSHAM								
8	5.5Mi.	**10 ELM ST** **TOPSHAM, ME 04086-1414**	10/14/2026	$447,000	$229	1955	5/3/1		5,663 SF	
		APN: TOPM M:U06 L:051 Document #: 2026R-05822 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:TOPSHAM City/Muni/Twp: TOPSHAM								
9	5.52Mi.	**11 ELM ST** **TOPSHAM, ME 04086-1411**	10/07/2026			2214	4/2/2	1900	2,614 SF	
		APN: TOPM M:U06 L:032 Document #: 2026R-05679 Document Type: Warranty Deed Price Code: A Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:TOPSHAM City/Muni/Twp: TOPSHAM								
10	5.65Mi.	**28 ELM ST** **TOPSHAM, ME 04086-1419**	10/05/2026			3404	10/5/3	1820	52,272 SF	
		APN: TOPM M:U07 L:005 Document #: 2026R-05648 Document Type: Deed Price Code: Land Use: Duplex (2 units, any combination) Legal: Abbreviated Description: City/Muni/Twp:TOPSHAM City/Muni/Twp: TOPSHAM								
11	5.75Mi.	**75 ADAMS LANDING RD** **TOPSHAM, ME 04086-5530**	10/07/2026				//		165,528 SF	
		APN: TOPM M:R09 L:040-14 Document #: 2026R-05690 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:TOPSHAM City/Muni/Twp: TOPSHAM								
12	5.84Mi.	**39 JADES WAY** **BOWDOINHAM, ME 04008-4245**	10/14/2026	$425,000	$253	1680	4/2/1	2002	92,783 SF	
		APN: BOWN M:R01 L:031-D Document #: 2026R-05824 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOWDOINHAM City/Muni/Twp: BOWDOINHAM								

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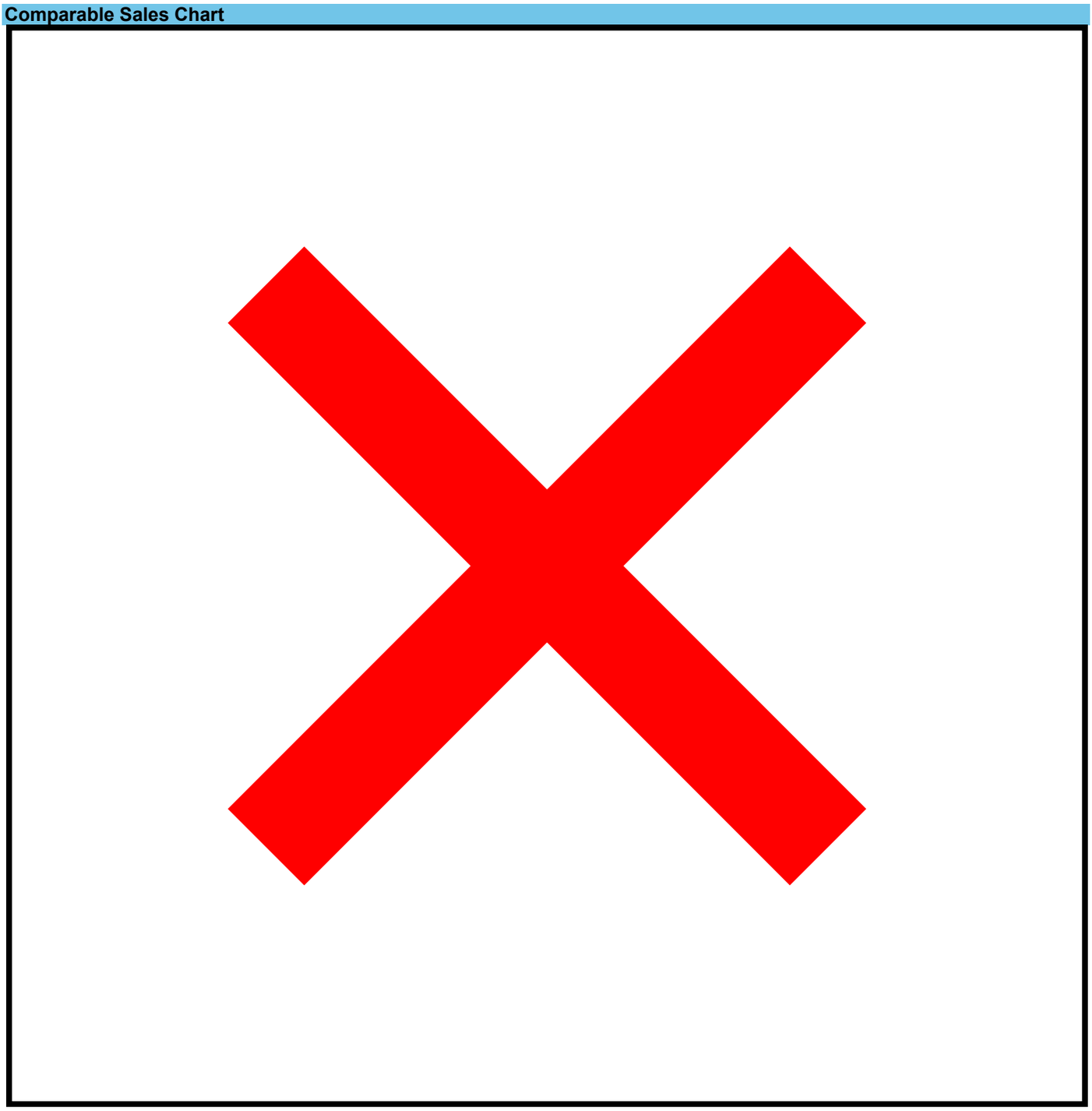
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13	6.22Mi.	**11 PINEWOOD DR** **TOPSHAM, ME 04086-1836**	10/05/2026	$330,000	$357	925	4/2/1	1958	9,583 SF
		APN: TOPM M:U09 L:034 Document #: 2026R-05656 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:TOPSHAM City/Muni/Twp: TOPSHAM							
14	6.24Mi.	**307 LEWIS HILL RD** **BOWDOIN, ME 04287-7323**	10/05/2026	$2,250,000			//		3,441,240 SF
		APN: BOWD M:07 L:45-0 Document #: 2026R-05629 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOWDOIN City/Muni/Twp: BOWDOIN							
15	6.35Mi.	**6 COOT LN** **TOPSHAM, ME 04086-1535**	10/20/2026			1344	5/3/2	1985	69,260 SF
		APN: TOPM M:U18 L:195 Document #: 2026R-06028 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:TOPSHAM City/Muni/Twp: TOPSHAM							
16	6.46Mi.	**706 MIDDLESEX RD** **TOPSHAM, ME 04086-5350**	10/21/2026	$510,000	$289	1764	6/3/2	1998	94,961 SF
		APN: TOPM M:R12 L:006-A Document #: 2026R-06074 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:TOPSHAM City/Muni/Twp: TOPSHAM							
17	6.78Mi.	**43 TEGANS WAY** **BOWDOINHAM, ME 04008-4476**	10/05/2026	$675,000			//		260,924 SF
		APN: BOWN M:R02 L:042-013 Document #: 2026R-05630 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOWDOINHAM City/Muni/Twp: BOWDOINHAM							
18	7.37Mi.	**473 BAY RD** **BOWDOINHAM, ME 04008-4006**	10/01/2026	$589,000	$272	2164	6/3/2	1986	69,696 SF
		APN: BOWN M:R09 L:009-B Document #: 2026R-05582 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOWDOINHAM City/Muni/Twp: BOWDOINHAM							
19	7.37Mi.	**37 BAY RD** **BOWDOINHAM, ME 04008-4000**	09/25/2026			1466	//	1992	25,700 SF
		APN: BOWN M:U02 L:009 Document #: 2026R-05471 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BOWDOIN City/Muni/Twp: BOWDOIN							
20	7.78Mi.	**78 MUDDY RIVER LN** **BOWDOINHAM, ME 04008-4029**	09/29/2026			948	4/2/1	1950	92,347 SF
		APN: BOWN M:R09 L:013 Document #: 2026R-05546 Document Type: Quit Claim Deed (arm's length) Price Code: Land Use: Single Family Residential (Assumed) Legal: Abbreviated Description: City/Muni/Twp:BOWDOINHAM City/Muni/Twp: BOWDOINHAM							

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Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1062 LEWISTON RD**	**04/12/1972**		$325,700	864	5/3/1	1978	5 SF	
.07Mi.	**1072 LEWISTON RD**			$392,900	1,533	6/4/2	1964	5 SF	
.1Mi.	**1028 LEWISTON RD**	**03/01/2023**		$185,800	828	5/1/1	1936	8 SF	
.14Mi.	**1075 LEWISTON RD**	**03/27/1974**		$299,100	960	5/3/1	1970	28,750 SF	
.17Mi.	**15 HILLSIDE DR**	**07/05/1995**		$298,600	960	5/3/1	1975	4 SF	
.2Mi.	**16 HILLSIDE DR**			$184,100				4 SF	
.23Mi.	**16 SERENITY LN**	**06/24/2010**		$493,800	1,560	6/3/2	2010	2 SF	
.23Mi.	**26 SERENITY LN**			$600,900	2,338	8/4/2	2008	2 SF	
.23Mi.	**1115 LEWISTON RD**	**06/16/2003**		$309,800	1,176	5/3/1	1948	25,265 SF	
.24Mi.	**6 SERENITY LN**	**07/20/2007**		$467,100	1,456	7/4/2	2012	2 SF	
.28Mi.	**10 HARMONY HILL RD**	**10/03/2008**		$398,200	1,344	5/3/2	2003	38,661 SF	
.29Mi.	**9 W MERRILL RD**	**09/13/2005**		$766,400				24 SF	S
.29Mi.	**29 SERENITY LN**	**04/11/2008**		$547,100	1,640	6/2/2	2008	2 SF	
.29Mi.	**15 SERENITY LN**	**07/25/2006**		$374,100	1,498	5/3/1	1979	2 SF	
.31Mi.	**7 SERENITY LN**	**07/20/2007**		$515,200	1,768	6/3/2	2013	3 SF	
.33Mi.	**1125 LEWISTON RD**	**03/05/2024**		$350,600	1,309	6/3/1	1948	1 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	48.9 years old	Households:	4,277
Median Household Income:	$80,620	Households w/Family:	62%
Household Income Per Capita:	$43,162	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	22%

School District

School District Zone:	School Administrative District 75	Students:	2,302
Number of Schools:	7	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.76Mi.	**Mt Ararat High School** Number of Students: 732 Student-Teacher Ratio: 12.2 Advanced Placement: Yes	C-	Public	9 - 12
5.00Mi.	**Woodside Elementary School** Number of Students: 294 Student-Teacher Ratio: 10.81	A	Public	KG - 5
4.42Mi.	**Mt Ararat Middle School** Number of Students: 533 Student-Teacher Ratio: 11.1	B	Public	6 - 8

Flood Report

The Subject Property of **1062 LEWISTON RD, TOPSHAM, ME 04086-6053** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	131%	NOTABLY HIGHER
BURGLARY	59%	NOTABLY LOWER
MOTOR VEHICLE THEFT	144%	NOTABLY HIGHER
FORCIBLE ROBBERY	101%	SIMILAR
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	116%	HIGHER
MURDER	118%	HIGHER
OVERALL	105%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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