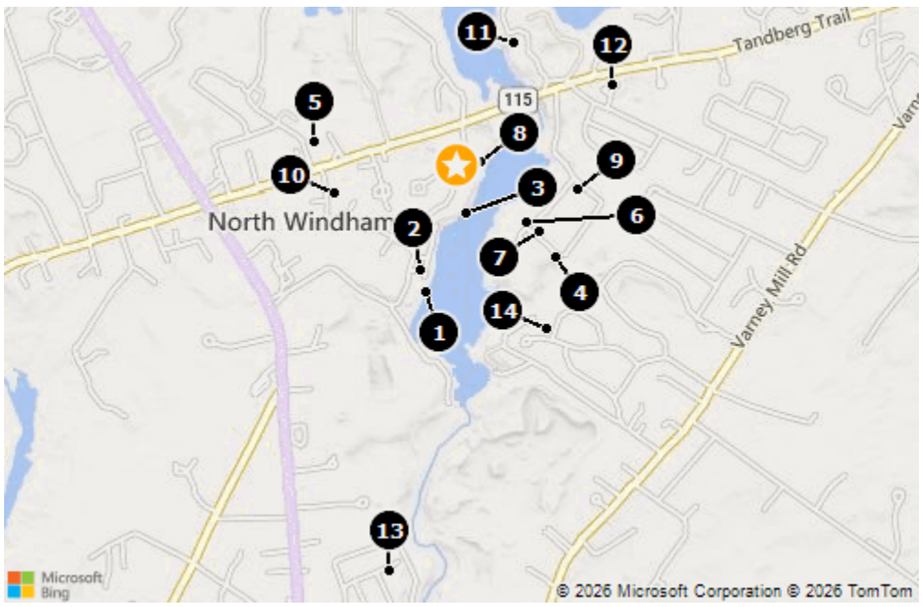
ICE SiteX Report

OrderID: 98655485

SiteX Property Information Report



Subject Property Location

17 EMERSON DR, WINDHAM, ME 04062-5462

County:	**CUMBERLAND ME**	Census Tract:	230050048.041017
Property Use:	Single Family Residential	Zoning:	RM
Parcel Number:	WINM M:55 B:77	Thomas Bros Pg-Grid:	

Valuation

Value:	**$445,000**	FSD:	23	Common Confidence Score:	33
Value Range:	$342,650 - $547,350	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$126,400	Market Land Value:		Tax Year:	2025
Assd Improvement:	$188,900	Market Improvment Value:		Total Taxable Value:	$3,803
Total Assessed Value:	$315,300	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	D4241R
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 77
City/Muni/Twp: WINDHAM

Property Characteristics

Lot Size:	20,038 SF	Bedrooms:	3	Pool:	
Building Area:	1000 SF	Baths:	1	Fireplace:	
Year Built:	1974	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:	Ranch	Basement:	Unfinished	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/24/2019	Sales Price:	N/A
Document #:	54050 BK-PG 34493-238	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/29/2017	Sales Price:	N/A
Document #:	000000060528 BK-PG 34493 -0236	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			
City/Muni/Twp: WINDHAM			

Prior Transfer

Recording Date:	05/14/2013	Sales Price:	N/A
Document #:	26992 BK-PG 25740-9	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/14/2013	Sales Price:	N/A
Document #:	000000026918 BK-PG 30640 -0115	Type of Sale:	Price as "0", "None", "No Consideration"
Document Type:			

ICE SiteX Report

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Legal Description:
City/Muni/Twp: WINDHAM

Prior Transfer

Recording Date:	01/25/2008	Sales Price:	N/A
Document #:	4169 BK-PG 25673-187	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/09/2008	Sales Price:	N/A
Document #:	BK-PG 25740 -7	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 77
City/Muni/Twp: WINDHAM

Prior Transfer

Recording Date:	01/09/2008	Sales Price:	N/A
Document #:	BK-PG 25740 -0007	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
City/Muni/Twp: WINDHAM

Mortgage Record

Recording Date:	12/10/2007	Loan Amount:	N/A
Document #:	BK-PG 25673-0187	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: WINDHAM

Area Sales Analysis

Total Area Sales	$6,181,250	Median # of Bedrooms	3
Median Lot Size	22,608 SF	Median # of Baths	1.5
Median Living Area	1,484 SF	Median Year Built	1972
Price Range - 2 Yrs	to $945,000	Age Range	1 years to 126 years
Median Value	$433,625	Median Age	54 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**1 FERN AVE** **WINDHAM, ME 04062-5218**	09/21/2026	$395,000	$285	1384	6/2/1	1940	7,841 SF	
		APN: WINM M:54 B:12 Document #: 41524 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINDHAM City/Muni/Twp: WINDHAM								
2	.26Mi.	**74 EMERSON DR** **WINDHAM, ME 04062-5461**	06/08/2026	$452,250	$285	1584	8/4/2	1940	13,939 SF	
		APN: WINM M:54 B:14 Document #: 22222 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINDHAM City/Muni/Twp: WINDHAM								
3	.11Mi.	**42 EMERSON DR** **WINDHAM, ME 04062-5460**	05/27/2026	$515,000	$403	1275	5/2/1	1900	10,890 SF	
		APN: WINM M:55 B:29 Document #: 20648 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINDHAM City/Muni/Twp: WINDHAM								
4	.35Mi.	**102 RUNNING BROOK RD** **WINDHAM, ME 04062-6111**	05/22/2026	$470,000	$516	910	7/4/1	1970	20,865 SF	
		APN: WINM M:19A B:31 Document #: 20114 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINDHAM City/Muni/Twp: WINDHAM								
5	.34Mi.	**5 SANDBAR RD** **WINDHAM, ME 04062-5522**	04/13/2026	$560,000	$316	1767	6/3/1	1961	29,185 SF	
		APN: WINM M:18 B:36 Document #: 13828 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINDHAM City/Muni/Twp: WINDHAM								
6	.2Mi.	**31 COLLINWOOD CIR** **WINDHAM, ME 04062-5158**	12/01/2025	$325,000	$314	1032	5/2/1	1972	24,350 SF	
		APN: WINM M:19A B:13 Document #: 49721 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINDHAM City/Muni/Twp: WINDHAM								
7	.25Mi.	**121 RUNNING BROOK RD** **WINDHAM, ME 04062-6112**	11/14/2025	$300,000	$274	1092	8/3/1	1972	20,430 SF	
		APN: WINM M:19A B:55 Document #: 47384 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINDHAM City/Muni/Twp: WINDHAM								
8	.05Mi.	**14 EMERSON DR** **WINDHAM, ME 04062-5459**	09/26/2025	$400,000	$164	2436	9/4/2	2005	53,143 SF	
		APN: WINM M:55 B:18 Document #: 39418 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINDHAM City/Muni/Twp: WINDHAM								
9	.29Mi.	**47 RUNNING BROOK RD** **WINDHAM, ME 04062-5161**	09/22/2025	$415,000	$325	1275	7/3/1	1972	20,865 SF	

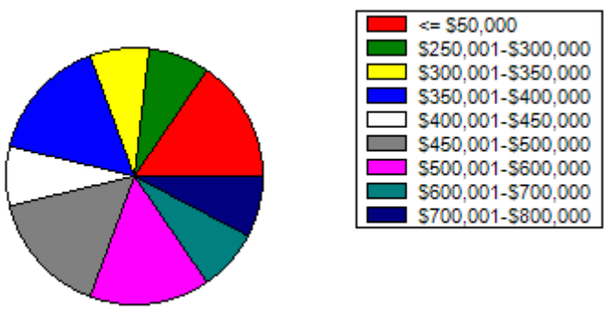
ICE SiteX Report

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	APN: WINM M:19A B:48 Document #: 38779 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINDHAM City/Muni/Twp: WINDHAM								
10	.29Mi.	**6 COLLINS POND RD** **WINDHAM, ME 04062-5583**	08/21/2025			1825	7/3/2	1970	20,038 SF
	APN: WINM M:54 B:47 Document #: 33247 Document Type: Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINDHAM City/Muni/Twp: WINDHAM								
11	.32Mi.	**16 GIN MILL LN** **WINDHAM, ME 04062-5480**	08/19/2025	$945,000	$197	4796	11/5/4	1988	108,900 SF
	APN: WINM M:56 B:4 L:A Document #: 32907 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINDHAM City/Muni/Twp: WINDHAM								
12	.4Mi.	**18 AERIE DR** **WINDHAM, ME 04062-6118**	08/08/2025	$679,000	$291	2328	8/3/2	2025	35,284 SF
	APN: GRAY M:063 B:035 L:024-006 Document #: 30703 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:GRAY City/Muni/Twp: GRAY								
13	.41Mi.	**13 AERIE DR** **WINDHAM, ME 04062-6118**	08/04/2025	$725,000	$445	1628	6/3/2	2025	39,640 SF
	APN: GRAY M:063 B:035 L:024-010 Document #: 29746 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:GRAY City/Muni/Twp: GRAY								
14	.43Mi.	**2 UPLAND RD** **WINDHAM, ME 04062-5227**	07/25/2025			1344	7/3/2	1983	25,221 SF
	APN: WINM M:15D B:16 L:17 Document #: 27900 Document Type: Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WINDHAM City/Muni/Twp: WINDHAM								

Comparable Sales Chart

% Distribution Sales for Two Years



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.

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.	**17 EMERSON DR**	**01/09/2008**		$315,300	1,000	7/3/1	1974	20,038 SF	
.02Mi.	**11 EMERSON DR**	**06/19/1973**		$324,300	1,000	6/3/1	1974	21,301 SF	
.02Mi.	**3 GREENWOOD TER**	**08/27/1990**		$298,200	892	4/2/1	1978	32,626 SF	
.04Mi.	**24 EMERSON DR**	**01/28/1999**		$362,200	1,496	6/3/2	1940	20,473 SF	
.04Mi.	**5 GREENWOOD TER**	**02/07/2017**		$304,000	864	4/2/1	1974	29,142 SF	
.04Mi.	**7 EMERSON DR**	**05/25/1973**		$311,600	1,000	5/3/1	1974	22,608 SF	
.05Mi.	**14 EMERSON DR**	**09/26/2025**		$640,200	2,436	9/4/2	2005	1 SF	
.05Mi.	**18 EMERSON DR**	**01/25/1999**		$633,200	2,118	5/3/2	1999	35,284 SF	
.06Mi.	**2 GREENWOOD TER**	**05/26/1993**		$331,100	1,000	5/3/1	1993	25,221 SF	
.06Mi.	**9 GREENWOOD TER**	**12/06/2005**		$313,400	844	4/2/1	1974	30,448 SF	
.06Mi.	**10 GREENWOOD TER**	**03/20/2024**		$341,300	1,100	5/2/1	1974	20,038 SF	
.06Mi.	**28 EMERSON DR**	**06/16/2017**		$413,900	1,092	4/2/1	1945	22,651 SF	
.07Mi.	**135 TANDBERG TRL**	**12/08/2023**		$341,600	960	5/3/1	1970	17,860 SF	
.07Mi.	**133 TANDBERG TRL**	**11/20/2003**		$309,100	1,068	5/3/1	1964	13,939 SF	
.07Mi.	**137 TANDBERG TRL**	**05/13/2025**		$340,100	960	5/3/1	1968	18,295 SF	
.07Mi.	**10 EMERSON DR**	**07/21/2023**		$437,100	1,029	5/3/2	1995	14,810 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	76%

ICE SiteX Report

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Demographics & Income

Median Age:	42.7 years old	Households:	7,521
Median Household Income:	$102,477	Households w/Family:	70%
Household Income Per Capita:	$49,246	Households w/Family Married:	57%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

School District

School District Zone:	Regional School Unit 14	Students:	3,051
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.43Mi.	**Manchester School** Number of Students: 357 Student-Teacher Ratio: 12.8	B+	Public	4 - 5
3.43Mi.	**Windham High School** Number of Students: 939 Student-Teacher Ratio: 12.13 Advanced Placement: Yes	D+	Public	9 - 12
3.31Mi.	**Windham Primary School** Number of Students: 727 Student-Teacher Ratio: 12.98	B-	Public	KG - 3
3.35Mi.	**Windham Middle School** Number of Students: 571 Student-Teacher Ratio: 12.2	C	Public	6 - 8

Flood Report

The Subject Property of **17 EMERSON DR, WINDHAM, ME 04062-5462** 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	83%	LOWER
BURGLARY	84%	LOWER
MOTOR VEHICLE THEFT	80%	LOWER
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	55%	NOTABLY LOWER
FORCIBLE RAPE	113%	HIGHER
MURDER	87%	LOWER
OVERALL	80%	LOWER

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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