6 Wildwood Cir, Portland, ME 04103-2778, Cumberland County

APN: PTLD-000411-A000001-000006 CLIP: 2329670789



MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
2	**3**	**1**	**$335,000**	**07/16/2018**
Bldg Sq Ft	**Lot Sq Ft**	**MLS Yr Built**	**Type**	
1,699	**N/A**	**1988**	**CONDO**	

OWNER INFORMATION

Owner Name	**Sanaie Rachel F & Paymon**	Tax Billing Zip+4	**2339**
Owner Name 2	**Sanaie Paymon**	Tax Billing Carrier Route	**C003**
Tax Billing Address	**215 Andover Ct Ne**	Foreign Country	
Tax Billing City & State	**Leesburg, VA**	Do Not Mail	
Tax Billing Zip	**20176**	Owner Occupied	**No**

COMMUNITY INSIGHTS

Median Home Value	**$605,616**	School District	**PORTLAND PUBLIC SCHOOLS**
Median Home Value Rating	**8 / 10**	Family Friendly Score	**17 / 100**
Total Crime Risk Score (for the neighborhood, relative to the nation)	**25 / 100**	Walkable Score	**74 / 100**
Total Incidents (1 yr)	**156**	Q1 Home Price Forecast	**$609,143**
Standardized Test Rank	**43 / 100**	Last 2 Yr Home Appreciation	**11%**

LOCATION INFORMATION

Town	**Portland City**	Zoning	
School District		Topography	
Subdivision	**Alden's Walk**	Neighborhood Code	
Neighborhood		Tax Map	**411**
Census Tract	**22.00**	Block	
Zip Code	**04103**	Lot	
Zip + 4	**2778**	Within 250 Feet of Multiple Flood Zone	**No**
Carrier Route	**C059**		

TAX INFORMATION

Tax-ID 1	**PTLD-000411-A000001-000006**	Assessment Year	**2024**
Tax-ID 2	**131791**	Total Assessment	**$328,200**
Tax-ID 3	**000131791**	Improved Assessment	**$262,560**
% Improved	**80%**	Land Assessment	**$65,640**
Tax Area	**60545**	Tax Year	**2024**
Exemption(s)		Annual Tax	**$4,926**
Legal Description			

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	**$328,200**	**$328,200**	**$328,200**
Assessed Value - Land	**$65,640**	**$65,640**	**$65,640**
Assessed Value - Improved	**$262,560**	**$262,560**	**$262,560**
YOY Assessed Change ($)	**$0**	**$0**	
YOY Assessed Change (%)	**0%**	**0%**	

Tax Year	Total Tax	Change ($)	Change (%)
2022	**$4,467**		
2023	**$4,729**	**$262**	**5.87%**
2024	**$4,926**	**$197**	**4.17%**

CHARACTERISTICS

Land Use - CoreLogic	**Condominium**	Fireplaces	**1**
Total Units	**1**	Cooling Type	**Yes**
Style	**Townhouse**	Heat Type	**Unit Heaters**
Stories	**1**	Porch	

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Year Built	1988	Porch Sq Ft	
Building Sq Ft	1,699	Patio Type	
Above Grade Sq Ft		Garage Type	
Total Rooms	6	Garage Sq Ft	
Bedrooms	2	Roof Type	
Total Baths	3	Roof Material	
Full Baths	Tax: 2 MLS: 3	Interior Wall	
Half Baths	1	Exterior	Wood Siding
Basement Type	MLS: Concrete Perimeter;Slab	Foundation	
Basement Sq Ft		Floor Cover	
Finished Basement Sq Ft		Pool	
Unfinished Basement Sq Ft		Pool Sq Ft	
Attic Sq Ft		Lot Acres	
Fireplace	Y	Lot Sq Ft	

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Q					
U					

Feature Type	Value
Q	
U	

Building Description	Building Size

SELL SCORE

Rating	Very High	Value As Of	2026-06-21 06:33:02
Sell Score	879		

ESTIMATED VALUE

RealAVM™	$604,200	Confidence Score	98
RealAVM™ Range	$571,600 - $636,900	Forecast Standard Deviation	5
Value As Of	06/15/2026		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value	2871	Cap Rate	3.1%
Estimated Value High	3948	Forecast Standard Deviation (FSD)	0.38
Estimated Value Low	1794		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION

MLS Status	Closed	MLS Current List Price	$350,000
MLS Listing #	1351851	MLS Orig. List Price	$350,000
MLS Area	PORTLAND	MLS Sale Date	07/16/2018
MLS D.O.M	5	MLS Sale Price	$335,000
MLS Listing Date	05/18/2018	MLS Listing Agent	002090-David Banks
MLS Status Change Date	07/16/2018	MLS Listing Broker	RE/MAX BY THE BAY
MLS Pending Date	05/29/2018	MLS Selling Agent	016326-Ryan Cote
MLS Contingency Date		MLS Selling Broker	RE/MAX SHORELINE
MLS Withdrawn Date			

MLS Status	Closed	Expired	Expired	Closed	Expired
MLS Listing #	836609	791131	723135	270229	263372
MLS Listing Date	03/19/2007	04/20/2006	09/30/2004	03/24/1999	12/10/1998
MLS Listing Price	$299,900	$324,900	$329,900	$189,000	$179,900
MLS Orig Listing Price	$325,000	$333,000	$329,900	$189,000	$179,900

MLS Sale Date	**08/15/2008**	**05/28/1999**
MLS Close Price	**$295,000**	**$183,000**
MLS Expiration Date		
MLS Withdrawn Date		

LAST MARKET SALE & SALES HISTORY

Recording Date	**07/17/2018**	Multi/Split Sale	
Sale Date	**07/16/2018**	Document Number	**34997-30**
Sale Price	**$335,000**	Owner Name	**Sanaie Rachel F & Paymon**
Price Per Square Foot		Owner Name 2	**Sanaie Paymon**
Deed Type	**Warranty Deed**	Seller	**Miller Heather G**
Sale Type		Title Company	

Recording Date	07/17/2018
Sale Date	**07/16/2018**
Sale Price	**$335,000**
Nominal	
Document Number	**34997-30**
Document Type	**Warranty Deed**
Multi/Split Sale Type	
Buyer Name	**Sanaie Rachel F & Paymon**
Buyer Name 2	**Sanaie Paymon**
Seller Name	**Miller Heather G**

MORTGAGE HISTORY

Mortgage Date	06/25/2025	04/29/2020	07/17/2018
Mortgage Amount	**$62,635**	**$268,000**	**$268,000**
Mortgage Lender	**Figure Lndg LLC**	**Residential Mtg Svcs Inc**	**Androscoggin Bk**
Borrower Name	**Sanaie Rachel**	**Sanaie Rachel F**	**Sanaie Rachel F & Paymon**
Borrower Name 2	**Sanaie Paymon**	**Sanaie Paymon**	**Sanaie Paymon**
Mortgage Type	**Conventional**	**Conventional**	**Conventional**
Mortgage Purpose	**Refi**	**Refi**	**Resale**
Mortgage Term	**30**	**30**	**30**
Mortgage Period	**Years**	**Years**	**Years**
Mortgage Int Rate			**4**
Mortgage Int Rate Type			**Adjustable Int Rate Loan**

FORECLOSURE HISTORY

Document Type
Default Date
Foreclosure Filing Date
Recording Date
Document Number
Book Number
Page Number
Default Amount
Final Judgment Amount
Original Doc Date
Original Document Number
Original Book Page
Lender Name
Foreclosure Case #

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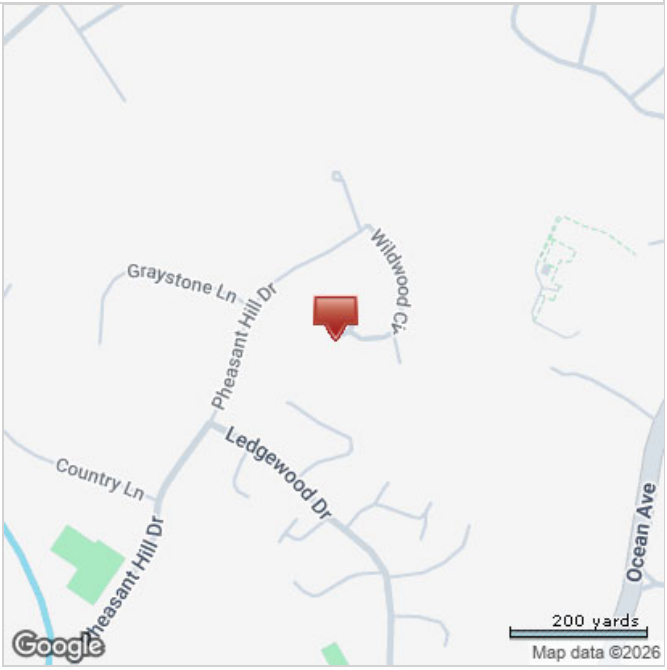
PROPERTY MAP





*Lot Dimensions are Estimated

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