4 WINDING BROOK LN

Location	4 WINDING BROOK LN	**Mblu**	089/ / 014/ 005/000
Acct#	Z0276R	**Owner**	TRAHAN MARGARET
Total Market Value	$713,300	**PID**	5621
Building Count	1	**User Field 4**	
User Field 5		**Topography**	
Utility	Public Sewer	**Location**	
Street/Road			

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2026	$480,500	$232,800	$713,300

Owner of Record

Owner	TRAHAN MARGARET	**Sale Price**	$565,000
Co-Owner		**Certificate**	
Address	4 WINDING BROOK LN	**Book & Page**	19369/770
	SACO, ME 04072	**Sale Date**	12/29/2023
		Instrument	201

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
TRAHAN MARGARET	$565,000		19369/770	201	12/29/2023
HOPKINS CATHY M	$304,900		16346/0446	201	06/19/2012
LABBE NORMAN G	$160,000		5531/0226	UNKQ	10/03/1990

Building Information

Building 1 : Section 1

Year Built:	1987
Living Area:	2,595
Replacement Cost:	$542,523
Building Percent Good:	87
Replacement Cost Less Depreciation:	$472,000

Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	GOOD
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Modern
Kitchen Style:	Good

Building Photo



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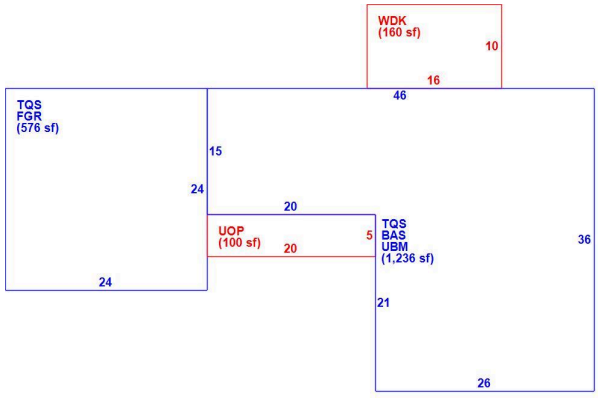
Building Layout



(ParcelSketch.ashx?pid=5621&bid=5621)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
TQS	Three Quarter Story	1,812	1,359
BAS	First Floor	1,236	1,236
FGR	Garage, Framed	576	0
UBM	Basement, Unfinished	1,236	0
UOP	Porch, Open, Unfinished	100	0
WDK	Deck, Wood	160	0
		5,120	2,595

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	FP 1 3/4 OR 2	1.00 UNITS	$6,400	1
PLMX	EXT PLUMB FIX	2.00 UNITS	$2,100	1

Land

Land Use

Use Code 1010
Description SINGLE FAM MDL-01

Land Line Valuation

Size (Acres) 0.54
Frontage

Zone	WR	**Depth**	
Neighborhood	183	**Total Market Land**	$232,800
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2026	$480,500	$232,800	$713,300
2025	$466,600	$166,900	$633,500
2024	$466,600	$166,900	$633,500
2023	$448,200	$166,900	$615,100

Valuation History

Exemptions			
Exemption Year	**Code**	**Description**	**Amount**
2025	24	HOMESTEAD	$25,000
2022	43	TAX STABILIZATION	$0

Visit History

Visit History		
Visit Date	**Purpose of Visit**	**Notes**
12/22/2008	Changed Lot Size	PER SUB DIV
7/7/2007	Listed NOH	CURRENT INFO
12/23/2002	Listed NOH	

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