

## Town of Baldwin, ME

Sales from April 1, 2018 to March 31, 2020

PID	Map	Block	Lot	Unit	St #	Street Name	Sale Date	Sale Price	LUC	Land Use Descript	Style	Style Descript	Effective Area	Acres	Appraised Value	Nbhd	SI	Ratio	ABS
16	1	10			46	PEQUAWKET TR	11/4/2019	167,500	1010	SINGLE FAMILY	06	Old Style	1,541	0.40	156,300	40	1	0.93	0.027
71	1	58			62	SCHOOL ST	7/1/2019	173,500	1010	SINGLE FAMILY	05	Bungalow	1,465	2.07	173,100	50	1	1.00	0.038
105	1	82	1		2	GREENWOOD ACRES	4/1/2019	185,000	1010	SINGLE FAMILY	03	Colonial	2,352	0.75	181,500	60	1	0.98	0.021
115	1	82	11		13	GREENWOOD ACRES	6/15/2018	160,000	1010	SINGLE FAMILY	01	Ranch	1,582	0.90	181,400	60	1	1.13	0.174
116	1	82	12		15	GREENWOOD ACRES	2/10/2020	180,500	1010	SINGLE FAMILY	04	Cape	1,692	0.90	171,500	60	1	0.95	0.010
122	1	82	D		12	PEARL DR	11/14/2019	165,000	1010	SINGLE FAMILY	02	Split Level	1,338	0.75	162,500	60	1	0.98	0.025
137	1	95	A		50	FREEMONT AVE	10/29/2019	122,300	1030	MANUFACTURED HOME	44	DW Manu Hm	1,552	1.30	137,500	50	1	1.12	0.164
140	1	98			36	FREEMONT AVE	11/14/2018	175,000	1010	SINGLE FAMILY	08	Raised Ranch	1,895	2.20	195,200	50	1	1.12	0.155
168	3	10	B		8	CRAM RD	9/20/2019	33,000	1300	RES VAC LND DEV	99	Vacant Land		2.21	25,600	50	1	0.78	0.184
180	3	14	4		28	CRAM RD	11/19/2019	171,500	1010	SINGLE FAMILY	08	Raised Ranch	1,386	1.65	162,566	50	1	0.95	0.012
439	5	29			175	PIGEON BROOK RD	5/4/2018	136,000	1010	SINGLE FAMILY	06	Old Style	1,313	0.35	119,400	50	1	0.88	0.082
441	5	31			169	PIGEON BROOK RD	5/8/2019	182,300	1010	SINGLE FAMILY	06	Old Style	2,237	2.26	187,800	50	1	1.03	0.070
458	5	42	B		29	PIGEON BROOK RD	3/22/2019	201,000	1010	SINGLE FAMILY	01	Ranch	2,312	1.03	209,100	50	1	1.04	0.080
480	5	69			43	BROWN RD	8/27/2019	179,000	1011	SINGLE FAMILY/ACC APT	01	Ranch	1,752	0.85	193,200	50	1	1.08	0.119
492	6	4	3		760	PEQUAWKET TR	7/15/2019	201,000	1010	SINGLE FAMILY	01	Ranch	1,266	2.00	184,300	40	1	0.92	0.043
521	6	16	4		78	DEPOT RD	6/7/2019	158,000	1030	MANUFACTURED HOME	44	DW Manu Hm	1,216	10.00	121,800	50	1	0.77	0.189
602	8	15				SADDLEBACK RD	3/26/2019	29,000	1300	RES VAC LND DEV	99	Vacant Land		6.00	30,000	50	1	1.03	0.074
644	9	19			497	BRIDGTON RD	8/10/2018	207,000	1010	SINGLE FAMILY	03	Colonial	1,951	16.00	187,700	50	1	0.91	0.053
645	9	20			20	BRIDGTON RD	5/23/2018	49,999	1300	RES VAC LND DEV	99	Vacant Land		27.78	58,700	50	1	1.17	0.214
695	10	4			185	DOUGLAS HILL RD	9/28/2018	160,000	1010	SINGLE FAMILY	06	Old Style	2,216	0.60	148,900	50	1	0.93	0.029
701	10	9	I		218	DOUGLAS HILL RD	8/3/2018	35,000	1300	RES VAC LND DEV	99	Vacant Land		7.75	36,300	50	1	1.04	0.077
708	10	15			6	BEARS WAY	5/29/2018	112,000	1030	MANUFACTURED HOME	20	Manufact Housing	1,613	7.60	97,900	50	1	0.87	0.086
730	10	29	E		480	SADDLEBACK RD	6/28/2019	230,000	1010	SINGLE FAMILY	04	Cape	2,467	5.00	229,200	50	4	1.00	0.037
734	10	31	A		342	DOUGLAS HILL RD	9/21/2018	135,000	1030	MANUFACTURED HOME	44	DW Manu Hm	2,196	1.80	132,600	50	1	0.98	0.022
742	10	38			362	SADDLEBACK RD	4/9/2019	321,000	1010	SINGLE FAMILY	07	Modern/Contemp	1,459	70.00	322,800	50	4	1.01	0.046
750	11	6			168	SENATOR BLACK RD	9/7/2018	290,000	1010	SINGLE FAMILY	06	Old Style	2,589	32.00	262,000	50	1	0.90	0.057
769	11	17	A1		36	HALL RD	3/18/2020	120,000	1010	SINGLE FAMILY	03	Colonial	2,546	4.49	121,400	50	1	1.01	0.052
798	11	39			882	PEQUAWKET TR	8/8/2018	192,000	1010	SINGLE FAMILY	06	Old Style	2,243	7.00	180,300	40	1	0.94	0.021
818	11	55	A		257	SENATOR BLACK RD	9/12/2019	163,800	1010	SINGLE FAMILY	01	Ranch	1,480	0.85	154,200	50	1	0.94	0.019
827	11	64			997	PEQUAWKET TR	10/24/2018	145,000	1010	SINGLE FAMILY	04	Cape	2,107	0.35	138,000	40	1	0.95	0.008
931	13	7	A		13	WARDS HILL RD	9/14/2018	161,191	1010	SINGLE FAMILY	04	Cape	1,190	2.05	172,000	50	1	1.07	0.107
932	13	8			35	WARDS HILL RD	6/21/2019	218,000	1010	SINGLE FAMILY	04	Cape	2,033	5.00	233,800	50	1	1.07	0.112
987	9	44	E		16	FROST HEAVE RD	6/8/2018	179,900	1010	SINGLE FAMILY	01	Ranch	1,492	2.00	198,600	50	1	1.10	0.144
996	10	31	C		340	DOUGLAS HILL RD	6/27/2019	118,000	1030	MANUFACTURED HOME	20	Manufact Housing	1,118	2.50	112,100	50	1	0.95	0.010
1003	10	38	B		414	SADDLEBACK RD	11/4/2019	470,000	1010	SINGLE FAMILY	01	Ranch	5,017	10.19	473,200	50	4	1.01	0.047
1077	14	6			39	WYKES LN	8/30/2019	200,000	1012	SINGLE FAMILY LAKE	36	Camp	955	0.21	179,300	50	6	0.90	0.064
1085	14	10			25	WYKES LN	3/31/2020	170,000	1012	SINGLE FAMILY LAKE	36	Camp	846	0.22	161,900	50	6	0.95	0.008
1090	14	13	B		4	ROBERTS LN	7/22/2019	315,000	1012	SINGLE FAMILY LAKE	36	Camp	1,483	0.75	299,900	50	6	0.95	0.008
1099	14	22			38	BABES LN	9/16/2019	243,000	1012	SINGLE FAMILY LAKE	36	Camp	768	1.25	261,300	50	6	1.08	0.115
1142	7	21	A		12	MARSTON POND RD	11/1/2018	215,000	1010	SINGLE FAMILY	01	Ranch	2,094	4.00	211,500	50	1	0.98	0.024
1146	9	33	A4		37	WENTWORTH RD	8/9/2018	187,000	1010	SINGLE FAMILY	01	Ranch	954	7.17	171,000	50	1	0.91	0.046
1150	5	26	3			FIREFLY DR	9/18/2018	35,000	1300	RES VAC LND DEV	99	Vacant Land		3.58	28,900	50	1	0.83	0.134
1162	5	41	B		95	PIGEON BROOK RD	6/24/2019	325,000	1010	SINGLE FAMILY	01	Ranch	2,465	2.97	293,000	50	1	0.90	0.058
1164	6	3	F		4	LEDGE RD	10/10/2019	192,500	1010	SINGLE FAMILY	01	Ranch	1,325	3.43	181,400	50	1	0.94	0.018
1183	5	44	E		44	PIGEON BROOK RD	4/6/2018	204,000	1010	SINGLE FAMILY	01	Ranch	1,396	2.00	187,100	50	1	0.92	0.043
1222	3	3	I			CARL BURNELL RD	6/21/2018	43,500	1300	RES VAC LND DEV	99	Vacant Land		25.00	36,400	30	1	0.84	0.123
1223	3	3	7			CARL BURNELL RD	12/17/2019	15,000	1300	RES VAC LND DEV	99	Vacant Land		2.00	18,400	30	1	1.23	0.267
1232	3	10	G			BRIDGTON RD	3/12/2020	29,900	1300	RES VAC LND DEV	99	Vacant Land		2.92	27,200	50	1	0.91	0.050
1282	3	2	G			BRIDGTON RD	6/29/2018	30,325	1300	RES VAC LND DEV	99	Vacant Land		5.27	29,800	50	1	0.98	0.023
1596	7	20	B	1	40	SENATOR BLACK RD	4/13/2018	263,650	1010	SINGLE FAMILY	01	Ranch	2,112	7.81	252,900	50	3	0.96	0.001
1623	5	9	D		515	PEQUAWKET TR	2/14/2020	216,500	1010	SINGLE FAMILY	01	Ranch	1,367	2.00	208,600	40	1	0.96	0.004

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																	Median	0.96		
																	COD	7.34		