

Town of Windham

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MEMORANDUM

DATE: December 12, 2018
TO: Windham Town Council; Donald Gerrish, Interim Town Manager
FROM: Elisa Trepanier, Assessor/GIS Coordinator
RE: Development Information Request

This memo is in response to the Council's request for information on current development. I have been asked to provide the following:

- *The number of lots created last year; including a tally of subdivision lots vs. lots created by lot splits:*

For the time period April 1, 2017 through April 1, 2018 the Assessing Office processed 44 subdivision lots and 42 lot splits. These totals do not include condominium units that are all on the same lot, land swaps or additional land sales to abutters.

- *Is there a difference in value for properties created in subdivision vs. outside subdivision?*

The current Windham real estate market trend indicates that properties within a subdivision are very desirable. Typically, these subdivisions will have underground utilities, sidewalks, public water, public roads and a sense of neighborhood.

The market value of many properties located within subdivisions in Windham is higher than that of lots purchased outside of a subdivision and the assessed values reflect that. For example, properties located in Valley View, Mystic Woods and Sebago Heights tend to sell much higher than lots outside of these subdivisions. It is also notable that homes within a subdivision seem to sell faster than those outside a subdivision.

- *Cluster subdivisions generally have smaller lots than regular subdivisions. Does this affect the ability to sell those smaller lots?*

Cluster subdivision lots are selling very well and have become popular in the Windham real estate market.

Sales information is available on the Town's website at: <http://gis.vgsi.com/WindhamME/>