

Quimby Appraisal & Right of Way Services, LLC
21 Quimby Road, Brooks, ME. 04921
Cell:207-557-3201 Email: rowray@fairpoint.net



Date: 12/30/2019

Town of Windham
8 School Drive
Windham, ME. 04062

WIN:22166.00
Route: Route 35
Town: Windham
Parcel:2

Dear Sir /Madam:

As you may already know, the Maine Department of Transportation is currently working on plans to construct a sidewalk along the north side of the Tandberg Trail (Route 35) In Windham. The sidewalk begins just west of Manchester Drive and extends to Route 302. The project is recommended by the Town of Windham's 21st Century Master Plan. This letter informs you of the proposed project and your involvement as a property owner. The plans indicate that the Department will acquire some rights in land from your property as part of this project.

I have been hired by the Department to conduct an analysis of the real estate market in the area and estimate the value of the rights to be acquired for the project. The objective is to estimate the amount of compensation to be paid each owner for the land and rights acquired for the project. As part of the valuation process, the areas to be acquired on all the involved properties will be inspected and photographed. Maine Law, Title 23 MRSA Section 153-B (2) provides the owner be offered a right to accompany the appraiser during the inspection of the property for the purpose of completing an appraisal. I am planning on being in Winthrop on January 13th and 14th, 2019 to make these inspections. I would be happy to meet with you to discuss the project and process at this time. If you would like to meet, give me a call at 207-557-3201 or email me at rowray@fairpoint.net and we can set up an appointment.

If you decide to sell the property, state law requires that you inform the potential buyer that the Department intends to acquire an interest in this property. Following the completion of the appraisal, a representative of the Department will contact you to present the State's offer and explain the details of the valuation process, the acquisition process and the proposed construction. The objective is to reach a settlement based on the Department's offer of just compensation.

The Department's intention is to have you understand what is being done and why it is being done, with the least amount of inconvenience to you as an owner.

Please give me a call at 207-557-3201 if you have questions or would like to meet.

Very truly yours,

Raymond E Quimby, Jr.
Certified General Appraiser.