

**Multi-Family vs. Single Family  
Properties with Students**

<b>Multi-Family</b>	<b># Properties w/ Students</b>	<b># Students</b>	<b>Sum of Taxable Assessed Value</b>	<b>Sum of Prop. Taxes Per Property Type</b>	<b>Prop. Tax Revenue per Student</b>
Multi-Fam: 2-3 Family	18	25	9,634,900	\$143,175	\$5,726.98
Multi-Fam: Apt 4-7	2	2	1,277,600	\$18,985	\$9,492.57
Multi-Fam: Apt 8 +	14	207	109,903,700	\$1,633,169	\$7,889.71
Multi-Fam: Comm. BLDG/Misc**	6	8	12,978,500	\$192,861	\$24,107.56
Multi-Fam: Comm.BLDG + 1-3 Apts***	5	6	5,383,700	\$80,002	\$13,333.63
Multi-Fam: Condo 3+ Unit BLDGs	16	23	4,627,900	\$68,771	\$2,990.03
	<b>61</b>	<b>271</b>	<b>143,806,300</b>	<b>\$2,136,962</b>	<b>\$7,885.47</b>

Percent of Total Student Population → **9.4%**\*

<b>Single-Family</b>	<b># Properties w/ Students</b>	<b># Students</b>	<b>Sum of Taxable Assessed Value</b>	<b>Sum of Prop. Taxes Per Property Type</b>	<b>Prop. Tax Revenue per Student</b>
Single Fam: Single Family Dwelling	1,606	2,573	643,948,400	\$9,569,073	\$3,719.03
Single-Fam: Condo 1-2 Unit BLDG	8	11	2,691,700	\$39,999	\$3,636.24
	<b>1,614</b>	<b>2,584</b>	<b>646,640,100</b>	<b>\$9,609,072</b>	<b>\$3,718.68</b>

Percent of Total Student Population → **90.0%**\*

Notes:

\* 0.6% = Residents of Other Towns

\*\* "Multi-Fam: Comm. BLDG/Misc": Primary Parcel Use = Commercial Business, But also has Residents  
ex. Long-Term Stay Motel

\*\*\* "Multi-Fam: Comm. BLDG +1-3 Apts": Primary Parcel Use = Commercial Business, But also has Apartments

<b>2020-21 All Students % Stats</b>	
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Scarborough Residents	2,855
Other Towns	<u>17</u>
Total Students	2,872

<b>Multi-Family Stats</b>	
Students from New Multi-Family Developments (Built 2015-2020)	
# Students	55
% of Total	1.9%
Students from Pre-Exisitng Multi-Family Developments (Built Pre-2015)	
# Students	216
% of Total	7.5%

<b>Single Family Stats</b>	
Students from Homes that have been sold in past 5 years	
# Students	1,084
% of Total	37.7%
Students from Housing Stock that is at least 5 Years Old	
# Students	2,371
% of Total	82.6%

<b>All Combined Stats: Multi-Family &amp; Single Family</b>	
Students from Housing Stock that is at least 5 Years Old	
# Students	2,587
% of Total	90.1%

**Single Family Homes w/ Students**

Year Built			Sold Since 2015	
Year Built	# Homes	# Students	# Homes with Most Recent Sale 2015-2020	# Students
Pre-1950	123	187	38	59
1950-1959	59	86	31	48
1960-1969	84	129	30	45
1970-1979	192	297	84	124
1980-1989	193	310	81	137
1990-1999	354	561	144	218
2000-2009	371	628	110	190
2010-2014	102	173	30	50
2015-2020	136	213	136	213
<b>Totals</b>	<b>1,614</b>	<b>2,584</b>	<b>684</b>	<b>1,084</b>

**All Apartments  
≥ 4 Units**

Apartment Complex Name	St #	Street	Bldgs	Units	Total Taxable Assessed Value	Year Built	# Students	Student/Unit Ratio
THE OAKS	79	GORHAM RD	10	60	6,229,000	1986	72	1.20
SOUTHGATE	577	US ROUTE 1	2	38	3,178,800	2019	23	0.61
COACH LANTERN EAST	55	COACH LANTERN LN EAST	10	40	7,212,300	1972	23	0.58
COACH LANTERN WEST	1	COACH LANTERN LN WEST	11	50	8,028,300	1972	23	0.46
THE BEACON/GATEWAY	1000	GATEWAY BLVD	13	288	38,614,000	2019	20	0.07
FOXCROFT (1 OF 2)	103	FOXCROFT DR	7	53	6,838,800	1977	12	0.23
MEADOW WOODS	62	GORHAM RD	5	37	2,843,500	1984	12	0.32
FOXCROFT (2 OF 2)	105	FOXCROFT DR	8	53	6,970,200	1980	6	0.11
CARRIER WOODS	2	CARRIER WOODS RD	7	84	11,692,500	2018	6	0.07
SCARBOROUGH GARDEN	90	BROADTURN RD	4	16	739,200	1945	5	0.31
BURNHAM VILLAGE	8	NORTH ST	1	56	4,646,500	1990	2	0.04
n/a	377	US ROUTE 1	1	4	441,500	1940	1	0.25
n/a	59	EAST GRAND AVE	3	8	688,900	1900	1	0.13
WINNOCKS NECK SQUARE	30	WINNOCKS NECK RD	3	8	836,100	1971	1	0.13
CARRIAGE WALK	3	CARRIAGE WALK LN	4	48	6,409,500	2019	1	0.02
BESSEY COMMONS	1	BESSEY SCHOOL DR	1	54	5,812,200	1927	1	0.02
n/a	693	US ROUTE 1	4	8	549,600	1977	0	0.00
n/a	662	US ROUTE 1	1	4	258,300	1975	0	0.00
n/a	592	US ROUTE 1	5	10	582,300	1970	0	0.00
n/a	588	BLACK POINT RD	1	4	2,366,300	1930	0	0.00
n/a	571	US ROUTE 1	1	4	391,600	1960	0	0.00
n/a	360	PINE POINT RD	1	6	630,000	1900	0	0.00
BURNHAM TERRACE	339	US ROUTE 1	1	12	613,800	1969	0	0.00
WEST OAKS	122	MAPLE AVE	12	76	8,969,700	2006	0	0.00
n/a	113	PAYNE RD	1	4	320,600	1940	0	0.00
VILLAGE AT OAK HILL	72	GORHAM RD	4	39	2,599,200	1981	0	0.00
n/a	12	JONES CREEK DR	1	4	531,200	1990	0	0.00
OCEANSIDE HOUSE	7	PEARL ST	1	16	1,491,100	1897	0	0.00
BURNHAM BROOKSIDE	7	SHERMAN CIR	1	36	2,332,600	2018	0	0.00
GRIFFIN ROAD	5	GRIFFIN RD	1	36	3,782,900	2018	0	0.00
SOUTH VILLAGE	1	RICHARDS WAY	6	53	5,641,900	2019	0	0.00
			131	1,209	142,242,400		209	0.17

Prop Tax Revenue  
\$2,113,722

Revenue Per Student  
\$10,114

Town of Residence	# Students
Buxton	1
Gorham	1
Hollis	1
Old Orchard Beach	2
Piercy	2
South Portland	8
Westbrook	1
Windham	1
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