

Group Summary by Style
WATERVILLE, ME

5/29/2025

Style	Count	Median A/S Ratio	COD	COV
01, Ranch	76	0.8970	14.34	21.1
02, Split-Level	4	0.9592	5.2	6.97
03, Colonial	38	0.9535	13.88	16.52
04, Cape Cod	63	0.8867	12.8	17.83
05, Bungalow	10	0.8868	11.52	15.44
06, Conventional	41	0.8698	18.78	21.93
07, Modern/Contemp	2	0.9691	1.72	2.44
08, Raised Ranch	6	0.8870	15.33	19.84
09, Family Flat	7	0.8682	13.06	20.46
10, Family Duplex	5	0.9588	13.31	20.23
11, Family Conver.	58	0.9121	17.6	21.43
12, Commercial	1	1.0791	0	0
14, Apartments	2	0.9712	9.85	13.94
17, Store	5	0.8147	22.22	26.85
18, Office Bldg	4	0.7509	22.4	29.86
19, Profess. Bldg	1	0.9109	0	0
20, Manufact Home	9	0.8218	22.1	30.67
30, Restaurant	1	1.0241	0	0
40, Light Indust	1	1.0575	0	0
51, DW Manuf Hm	7	0.8770	7.54	9.68
53, Pre-Eng Warehs	2	0.4721	8.48	12
55, Condominium	22	0.8207	21.49	25.66
56, Condo Office	2	0.8468	17.94	25.37
60, New Englander	3	0.9088	10.86	20.91

4/11/2023
to
4/11/2025

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5/29/2025

Style	Count	Median A/S Ratio	COD	COV
78, Airport Hangar	1	1.0000	0	0
80, Stores/Apt Com	3	0.6367	13.63	22.12
81, Office/Apt Com	2	0.8092	1.28	1.81
98, Indust Condo	6	0.8218	12.4	16.13
99, Vacant Land	13	0.9950	21.28	28.77
	395	0.8921	16.29	21.06

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zon e	Sale Type
01, Ranch (76 items)															
01, Ranch	1.66	433	27//20/////	78 W RIVER RD	\$250,000.00	0001	50	69	2,006	08/22/2023	0.0575	\$237,400.00	0.9496	RB	R
01, Ranch	0.56	471	32//2/////	73 W RIVER RD	\$220,000.00	0001	50	69	1,618	08/11/2023	0.0065	\$197,700.00	0.8986	RB	R
01, Ranch	0.36	613	32//117/////	22 GILBERT ST	\$218,000.00	0001	50	60	1,223	12/10/2024	0.0527	\$183,000.00	0.8394	RB	R
01, Ranch	0.64	617	32//136/////	2 PATRICIA TER	\$220,000.00	0001	60	60	1,882	02/13/2025	0.2074	\$241,900.00	1.0995	RB	R
01, Ranch	0.68	626	32//160/////	4 FRANKLIN ST	\$281,000.00	0001	60	80	2,457	09/27/2023	0.088	\$275,400.00	0.9801	RB	R
01, Ranch	0.42	645	32//179/////	37 FRANKLIN ST	\$185,000.00	0001	70	74	1,596	06/21/2024	0.2149	\$204,800.00	1.107	RB	R
01, Ranch	0.06	688	33//36/////	21 GROVE ST	\$131,500.00	0001	30	77	1,109	01/12/2024	0.2001	\$91,000.00	0.692	RC	R
01, Ranch	0.77	803	35//14/////	60 SHORES RD	\$310,000.00	0001	80	70	1,648	10/11/2024	0.1118	\$241,900.00	0.7803	RR	R
01, Ranch	0.17	873	37//2/////	11 GILBERT ST	\$219,000.00	0001	50	57	1,253	05/11/2024	0.088	\$176,100.00	0.8041	RB	R
01, Ranch	0.16	891	37//20/////	9 MORGAN ST	\$172,000.00	0001	50	75	1,270	07/24/2023	0.0416	\$160,600.00	0.9337	RB	R
01, Ranch	0.16	892	37//21/////	11 MORGAN ST	\$165,000.00	0001	50	72	1,552	04/17/2023	0.2115	\$182,100.00	1.1036	RB	R
01, Ranch	0.21	1116	37//225/////	88 MERRYFIELD AVE	\$186,000.00	0001	50	65	762	07/14/2023	0.1174	\$144,100.00	0.7747	RB	R
01, Ranch	0.64	1945	42//2/////	22 FIRST RANGEWAY	\$235,000.00	0001	60	80	1,679	01/03/2025	0.07	\$193,200.00	0.8221	RA	R
01, Ranch	0.487626	1964	42//4/////	30 FIRST RANGEWAY	\$335,000.00	0001	60	74	2,245	09/29/2023	0.0808	\$271,800.00	0.8113	RA	R
01, Ranch	0.34	2038	42//55/////	10 CHERRY HILL TER	\$280,000.00	0001	75	70	2,106	11/28/2023	0.1368	\$288,100.00	1.0289	RA	R
01, Ranch	0.26	2085	42//103/////	67 VIOLETTE AVE	\$268,500.00	0001	60	68	1,571	10/04/2024	0.1532	\$198,400.00	0.7389	RB	R
01, Ranch	0.23	2111	42//129/////	27 CLEARVIEW AVE	\$274,000.00	0001	60	36	1,864	08/01/2023	0.0791	\$266,100.00	0.9712	RB	R
01, Ranch	0.69	2144	42//163/////	37 FIRST RANGEWAY	\$249,900.00	0001	60	72	1,825	10/30/2024	0.0231	\$228,700.00	0.9152	RB	R
01, Ranch	0.38	2150	42//169/////	33 BARNET AVE	\$420,000.00	0001	70	0	1,603	02/11/2025	0.7997	\$38,800.00	0.0924	RB	R
01, Ranch	0.44	2151	42//170/////	31 BARNET AVE	\$325,000.00	0001	70	17	1,774	05/30/2024	0.0624	\$310,200.00	0.9545	RB	R
01, Ranch	0.41	2158	42//177/////	34 BARNET AVE	\$452,000.00	0001	70	3	3,426	09/19/2024	0.2426	\$512,900.00	1.1347	RB	R
01, Ranch	0.53	2217	43//271/////	12 CLEARVIEW AVE	\$367,500.00	0001	60	35	2,364	10/26/2023	0.0766	\$356,000.00	0.9687	RB	R
01, Ranch	0.24	2226	43//36/////	5 CLEARVIEW AVE	\$282,000.00	0001	60	34	1,838	07/07/2023	0.0302	\$260,100.00	0.9223	RB	R

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zon e	Sale Type
01, Ranch	0.23	2228	43//38/////	9 CLEARVIEW AVE	\$350,000.00	0001	60	37	2,188	12/29/2023	0.0175	\$306,100.00	0.8746	RB	R
01, Ranch	0.18	2251	43//61/////	14 VIOLETTE AVE	\$200,000.00	0001	50	77	1,682	03/04/2025	0.0684	\$192,100.00	0.9605	RB	R
01, Ranch	0.19	2301	43//1111/////	10 MATHEWS AVE	\$226,000.00	0001	50	71	1,192	10/07/2024	0.1381	\$170,400.00	0.754	RB	R
01, Ranch	0.46	3005	46//63/////	8 CHARLAND TER	\$473,000.00	0001	70	65	3,429	06/24/2024	0.0056	\$419,300.00	0.8865	RA	R
01, Ranch	0.4	3010	46//68/////	11 MT MERCI AVE	\$225,000.00	0001	60	74	1,300	08/16/2024	0.1708	\$162,300.00	0.7213	RA	R
01, Ranch	0.13	3025	47//4/////	48 FRANCIS ST	\$170,000.00	0001	50	71	1,192	11/20/2023	0.0497	\$160,100.00	0.9418	RB	R
01, Ranch	0.28	3155	47//135/////	8 BRESCIA CT	\$279,000.00	0001	70	72	1,680	01/07/2025	0.1527	\$206,300.00	0.7394	RA	R
01, Ranch	0.36	3158	47//138/////	9 BRESCIA CT	\$240,000.00	0001	70	75	1,523	02/29/2024	0.0321	\$206,400.00	0.86	RA	R
01, Ranch	0.23	3219	47//199/////	6 NOYES AVE	\$305,000.00	0001	70	70	1,858	01/03/2025	0.078	\$248,300.00	0.8141	RA	R
01, Ranch	1.17	3254	47//234/////	12 OAK KNOLL DR	\$381,525.00	0001	60	67	3,858	05/10/2024	0.3495	\$473,700.00	1.2416	RA	R
01, Ranch	1.17	3257	47//237/////	11 OAK KNOLL DR	\$385,000.00	0001	60	68	2,802	03/28/2024	0.0809	\$312,300.00	0.8112	RA	R
01, Ranch	0.13	3278	47//258/////	121 WESTERN AVE	\$258,000.00	0001	50	93	2,598	03/29/2024	0.0978	\$255,400.00	0.9899	RB	R
01, Ranch	0.17	3325	47//305/////	3 MAE TER	\$269,900.00	0001	50	65	1,658	03/29/2024	0.1507	\$200,100.00	0.7414	RB	R
01, Ranch	0.23	3945	51//43/////	21 MERRILL ST	\$292,100.00	0001	70	62	1,771	04/26/2024	0.0376	\$249,600.00	0.8545	RA	R
01, Ranch	0.23	3968	51//66/////	23 GLEN AVE	\$275,000.00	0001	70	67	1,896	09/09/2024	0.0999	\$272,800.00	0.992	RA	R
01, Ranch	0.29	3969	51//67/////	21 GLEN AVE	\$315,000.00	0001	70	66	1,675	09/20/2024	0.0715	\$258,500.00	0.8206	RA	R
01, Ranch	0.19	4066	51//166/////	2 RIVERVIEW ST	\$207,000.00	0001	50	70	1,265	11/06/2023	0.0031	\$185,300.00	0.8952	RB	R
01, Ranch	0.21	4097	51//197/////	10 OAKDALE ST	\$220,000.00	0001	50	62	1,213	06/30/2023	0.0889	\$176,700.00	0.8032	RB	R
01, Ranch	0.35	4107	51//208/////	56 BOUTELLE AVE	\$190,000.00	0001	50	38	1,261	05/30/2023	0.1642	\$200,700.00	1.0563	RB	R
01, Ranch	0.27	4375	52//256/////	16 PROSPECT ST	\$200,000.00	0001	60	63	1,382	07/17/2024	0.0309	\$184,600.00	0.923	RB	R
01, Ranch	0.16	4628	56//41/////	1 RUPERT ST	\$242,000.00	0001	70	68	1,801	01/31/2024	0.0534	\$228,800.00	0.9455	RB	R
01, Ranch	0.23	4683	57//15/////	38 ROOSEVELT AVE	\$272,000.00	0001	70	67	1,609	05/31/2023	0.0233	\$249,000.00	0.9154	RB	R
01, Ranch	0.14	4780	57//113/////	29 EDWARDS ST	\$162,000.00	0001	30	71	1,010	04/25/2024	0.1223	\$124,700.00	0.7698	RC	R
01, Ranch	0.327594	4916	57//249/////	34 ABBOTT ST	\$190,000.00	0001	50	65	1,194	10/16/2023	0.0032	\$170,100.00	0.8953	RB	R

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01, Ranch	0.07	5134	58//57/////	4 MYRTLE ST	\$136,000.00	0001	40	85	1,168	01/24/2025	0.1351	\$139,700.00	1.0272	RB	R
01, Ranch	0.17	5139	58//62/////	1 WILLOW ST	\$160,000.00	0001	50	75	1,128	12/15/2023	0.0223	\$146,300.00	0.9144	RB	R
01, Ranch	0.28	5272	62//46/////	35 COLUMBIA RD	\$180,000.00	0001	50	80	1,156	08/07/2024	0.141	\$135,200.00	0.7511	RB	R
01, Ranch	0.36	5401	63//87/////	48 CENTRAL AVE	\$215,600.00	0001	50	95	1,079	04/05/2024	0.2131	\$146,400.00	0.679	RB	R
01, Ranch	0.16	5448	63//135/////	61 CENTRAL AVE	\$230,000.00	0001	50	75	1,632	07/31/2024	0.0999	\$182,200.00	0.7922	RB	R
01, Ranch	0.19	5468	63//155/////	9 GREENWOOD ST	\$320,000.00	0001	50	75	2,736	01/10/2024	0.0052	\$283,800.00	0.8869	RB	R
01, Ranch	0.360147	5614	66//77/////	408 MAIN ST	\$245,000.00	0001	50	65	1,483	03/08/2024	0.0566	\$204,700.00	0.8355	RA	R
01, Ranch	0.69	5679	67//16/////	7 PENNY LN	\$355,000.00	0001	60	34	2,170	01/26/2024	0.0592	\$337,700.00	0.9513	RA	R
01, Ranch	0.73	5693	67//30/////	28 PLEASANT HILL DR	\$295,000.00	0001	60	18	1,510	08/13/2024	0.0323	\$272,700.00	0.9244	RA	R
01, Ranch	0.72	5698	67//35/////	38 PLEASANT HILL DR	\$322,000.00	0001	60	15	1,541	06/04/2024	0.0424	\$273,600.00	0.8497	RA	R
01, Ranch	0.12	5755	68//25/////	11 MONTCALM ST	\$168,000.00	0001	50	75	1,020	06/01/2023	0.0689	\$138,300.00	0.8232	RB	R
01, Ranch	0.24	5834	68//108/////	14 MT PLEASANT ST	\$300,000.00	0001	50	59	1,572	07/22/2024	0.1624	\$218,900.00	0.7297	RB	R
01, Ranch	4.92	5923	72//42/////	7 STONE RIDGE DR	\$499,000.00	0001	70	36	3,496	12/23/2024	0.2346	\$562,200.00	1.1267	RA	R
01, Ranch	0.34	5949	73//10/////	48 RIDGE RD	\$215,000.00	0001	50	60	1,404	11/17/2023	0.0088	\$189,900.00	0.8833	RA	R
01, Ranch	0.357002	102825	29//3/////	12 FIELDSTONE DR	\$397,500.00	0001	80	14	2,042	05/24/2024	0.1733	\$423,500.00	1.0654	RR/RD	R
01, Ranch	0.407002	102829	30//2/////	4 FIELDSTONE DR	\$312,000.00	0001	80	18	1,760	08/28/2024	0.2133	\$344,900.00	1.1054	RR/RD	R
01, Ranch	0.35	103606	35//49/////	16 MEADOW DR	\$335,000.00	0001	80	10	1,182	10/30/2024	0.0593	\$279,000.00	0.8328	RR/RD	R
01, Ranch	0.510009	103615	35//40/////	3 MEADOW DR	\$310,000.00	0001	80	9	1,348	04/05/2023	0.2063	\$340,500.00	1.0984	RR/RD	R
01, Ranch	0.473485	103623	30//75/////	23 MEADOW DR	\$335,000.00	0001	80	8	1,770	09/12/2024	0.3306	\$409,600.00	1.2227	RR/RD	R
01, Ranch	0.412925	103637	30//61/////	38 MEADOW DR	\$383,000.00	0001	80	6	1,674	07/12/2024	0.7315	\$61,500.00	0.1606	RR/RD	R
01, Ranch	0.543526	103640	29//23/////	44 MEADOW DR	\$49,800.00	0001	80	0	2,374	02/01/2024	0.4814	\$68,400.00	1.3735	RR/RD	R
01, Ranch	0.369238	103644	29//19/////	45 MEADOW DR	\$49,800.00	0001	80	0	1,424	04/18/2024	0.3127	\$60,000.00	1.2048	RR/RD	R
01, Ranch	1.905762	103705	46//52//1////	1 ST ANGELA WAY	\$390,000.00	0001	60	20	5,461	02/10/2025	0.2328	\$438,700.00	1.1249	RA	R
01, Ranch	1.19	105105	17//17//2////	10 WEBB RD	\$302,800.00	0001	50	2	1,685	07/24/2023	0.1472	\$314,700.00	1.0393	RB	R
01, Ranch	1.51	105111	17//17//3////	12 WEBB RD	\$359,000.00	0001	50	2	1,692	06/26/2023	0.0502	\$338,300.00	0.9423	RB	R

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01, Ranch	0.62904	105157	11//140/////	250 EIGHT ROD RD	\$359,000.00	0001	50	2	2,183	06/27/2023	0.2135	\$396,900.00	1.1056	R	R
01, Ranch	0.663659	105158	11//130/////	240 EIGHT ROD RD	\$359,000.00	0001	50	2	1,534	08/30/2024	0.0459	\$303,800.00	0.8462	R	R
01, Ranch	0.65551	105160	12//70//2//	210 EIGHT ROD RD	\$350,000.00	0001	50	2	1,536	02/14/2025	0.0238	\$303,900.00	0.8683	R	R
01, Ranch	0.757943	105161	16//45/////	190 EIGHT ROD RD	\$375,000.00	0001	50	2	1,563	06/05/2024	0.0412	\$319,100.00	0.8509	R	R
02, Split-Level (4 items)															
02, Split-Level	0.23	3965	51//63/////	10 GROUSE LN	\$392,000.00	0001	70	49	2,247	05/16/2024	0.0145	\$344,000.00	0.8776	RA	R
02, Split-Level	0.24	4748	57//81/////	18 EUSTIS PKY	\$275,000.00	0001	70	60	2,242	03/14/2024	0.1439	\$284,900.00	1.036	RB	R
02, Split-Level	1	5639	66//35/////	409 MAIN ST	\$357,500.00	0001	50	74	3,120	07/26/2024	0.0466	\$335,600.00	0.9387	RA	R
02, Split-Level	1.62	6390	59//22/////	6 MARSTON RD	\$395,000.00	0001	60	23	2,570	02/15/2024	0.0876	\$387,000.00	0.9797	RR	R
03, Colonial (38 items)															
03, Colonial	0.25	996	37//125/////	86 MULBERRY LN	\$280,000.00	0001	60	37	2,337	11/02/2023	0.1893	\$302,800.00	1.0814	RB	R
03, Colonial	1.3	1029	37//138/////	6 WESTVIEW DR	\$555,000.00	0001	75	45	4,056	12/15/2023	0.0128	\$488,000.00	0.8793	RA	R
03, Colonial	0.29	1416	38//243/////	1 WILLIAMS ST	\$354,000.00	0001	40	76	2,470	06/07/2024	0.126	\$271,200.00	0.7661	RB	R
03, Colonial	0.5	1995	42//12/////	11 CHERRY HILL DR	\$300,000.00	0001	75	70	2,843	05/03/2023	0.2416	\$340,100.00	1.1337	RA	R
03, Colonial	0.54	2005	42//22/////	22 CHERRY HILL DR	\$395,000.00	0001	75	70	2,660	03/27/2025	0.1606	\$415,800.00	1.0527	RA	R
03, Colonial	0.41	2132	42//151/////	19 FOREST PK	\$379,000.00	0001	70	34	2,738	04/02/2024	0.0718	\$365,300.00	0.9639	RB	R
03, Colonial	0.43	2202	43//11/////	36 FOREST PK	\$460,000.00	0001	70	24	2,925	02/10/2025	0.024	\$421,400.00	0.9161	RB	R
03, Colonial	0.48	2209	43//18/////	27 FOREST PK	\$519,000.00	0001	70	33	3,055	06/30/2023	0.0208	\$473,800.00	0.9129	RB	R
03, Colonial	0.23	2218	43//28/////	8 CLEARVIEW AVE	\$325,000.00	0001	60	38	1,683	12/19/2024	0.1136	\$253,000.00	0.7785	RB	R
03, Colonial	0.23	2227	43//37/////	7 CLEARVIEW AVE	\$316,500.00	0001	60	36	2,441	03/19/2025	0.1218	\$320,900.00	1.0139	RB	R
03, Colonial	0.3	2229	43//39/////	11 CLEARVIEW AVE	\$426,000.00	0001	60	32	3,520	08/29/2023	0.1638	\$449,800.00	1.0559	RB	R
03, Colonial	0.559986	2230	43//40/////	13 CLEARVIEW AVE	\$440,000.00	0001	60	33	2,779	12/29/2023	0.0376	\$376,000.00	0.8545	RB	R
03, Colonial	0.38	2413	43//179/////	33 OAKLAND ST	\$415,000.00	0001	50	1	2,235	12/18/2024	0.0521	\$348,600.00	0.84	RB	R
03, Colonial	0.16	2479	43//245/////	6 BURLEIGH ST	\$337,000.00	0001	50	105	3,464	07/06/2023	0.1797	\$361,200.00	1.0718	RB	R
03, Colonial	0.29	2984	46//42/////	4 MARTIN AVE	\$315,000.00	0001	70	70	1,928	09/28/2023	0.1073	\$247,200.00	0.7848	RA	R
03, Colonial	0.29	2985	46//43/////	2 MARTIN AVE	\$285,000.00	0001	70	63	3,033	07/28/2023	0.3068	\$341,700.00	1.1989	RA	R

Record Detail by Style
WATERVILLE, ME

5/29/2025

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
03, Colonial	0.12	3311	47///291/////	4 BROOKLYN AVE	\$224,000.00	0001	50	81	1,407	01/10/2025	0.2595	\$141,700.00	0.6326	RB	R
03, Colonial	0.46	3406	48//10/////	52 BURLINGH ST	\$330,000.00	0001	60	120	2,611	01/02/2025	0.1067	\$329,600.00	0.9988	RB	R
03, Colonial	0.16	3436	48//40/////	4 BARTLETT ST	\$223,000.00	0001	60	115	2,268	11/21/2024	0.22	\$248,000.00	1.1121	RB	R
03, Colonial	0.16	3442	48//46/////	18 BARTLETT ST	\$350,000.00	0001	60	99	2,348	09/18/2024	0.1695	\$252,900.00	0.7226	RB	R
03, Colonial	0.16	3444	48//48/////	13 BARTLETT ST	\$285,000.00	0001	60	105	2,446	07/27/2023	0.0314	\$263,200.00	0.9235	RB	R
03, Colonial	0.46	3605	48//202/////	76 PLEASANT ST	\$202,500.00	0001	50	120	3,381	03/13/2025	0.1548	\$212,000.00	1.0469	RDRB	R
03, Colonial	0.140497	3626	48//223/////	8 PLEASANT PL	\$215,000.00	0001	50	123	1,965	12/15/2023	0.0912	\$211,400.00	0.9833	RD	R
03, Colonial	0.34	3910	51//8/////	98 MAYFLOWER HILL DR	\$459,000.00	0001	90	70	3,341	05/01/2023	0.1693	\$487,200.00	1.0614	RA	R
03, Colonial	0.23	3978	51//76/////	20 GLEN AVE	\$354,000.00	0001	70	64	2,069	06/21/2024	0.1045	\$278,800.00	0.7876	RA	R
03, Colonial	0.23	3979	51//77/////	22 GLEN AVE	\$379,000.00	0001	70	68	2,244	07/09/2024	0.0678	\$312,400.00	0.8243	RA	R
03, Colonial	0.28	4058	51//158/////	17 LAFAYETTE ST	\$209,000.00	0001	50	105	1,043	08/30/2024	0.3079	\$122,100.00	0.5842	RB	R
03, Colonial	0.23	4123	52//2/////	32 MORRILL AVE	\$320,000.00	0001	60	119	2,268	09/25/2024	0.0833	\$258,800.00	0.8088	RB	R
03, Colonial	0.2	4624	56//37/////	46 JOHNSON HTS	\$300,000.00	0001	70	78	1,971	05/09/2023	0.0509	\$282,900.00	0.943	RB	R
03, Colonial	0.24	4717	57//49/////	20 HILLCREST ST	\$376,000.00	0001	70	80	2,915	08/28/2024	0.0801	\$305,300.00	0.812	RB	R
03, Colonial	0.28	4723	57//55/////	18 JOHNSON HTS	\$340,000.00	0001	70	72	2,017	08/06/2024	0.1606	\$248,700.00	0.7315	RB	R
03, Colonial	0.24	4739	57//71/////	25 JOHNSON HTS	\$318,000.00	0001	70	75	2,987	08/29/2023	0.2085	\$350,000.00	1.1006	RB	R
03, Colonial	0.12	5114	58//37/////	11 DONALD ST	\$135,000.00	0001	40	105	1,594	05/08/2023	0.2686	\$156,700.00	1.1607	RB	R
03, Colonial	0.26	5116	58//39/////	7 DONALD ST	\$214,850.00	0001	40	83	1,758	06/14/2024	0.0813	\$174,200.00	0.8108	RB	R
03, Colonial	0.19	5450	63//137/////	13 HAROLD ST	\$225,000.00	0001	50	125	2,700	08/02/2024	0.1968	\$245,000.00	1.0889	RB	R
03, Colonial	1.55	5919	72//34/////	2 STONE RIDGE DR	\$558,000.00	0001	70	37	4,478	11/16/2023	0.1601	\$587,100.00	1.0522	RA	R
03, Colonial	0.44	5957	73//26/////	72 RIDGE RD	\$260,000.00	0001	50	53	2,172	05/01/2023	0.1567	\$272,700.00	1.0488	RA	R
03, Colonial	0.38	6210	43//8/////	30 FOREST PK	\$347,900.00	0001	70	33	2,576	06/23/2023	0.2249	\$388,600.00	1.117	RB	R
04, Cape Cod (63 items)															
04, Cape Cod	2.2	331	17//38/////	5 WEBB RD	\$310,500.00	0001	50	75	1,991	04/28/2023	0.0702	\$298,800.00	0.9623	RB	R
04, Cape Cod	0.37	632	32//166/////	16 FRANKLIN ST	\$248,000.00	0001	70	78	1,266	09/13/2024	0.0651	\$205,100.00	0.827	RB	R
04, Cape Cod	0.34	635	32//169/////	22 FRANKLIN ST	\$237,400.00	0001	70	78	1,228	10/21/2024	0.1107	\$185,500.00	0.7814	RB	R

Record Detail by Style
WATERVILLE, ME

5/29/2025

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
04, Cape Cod	0.39	653	32//187/////	17 FRANKLIN ST	\$210,000.00	0001	70	75	1,217	01/22/2024	0.0665	\$201,300.00	0.9586	RB	R
04, Cape Cod	0.379982	776	34//52/////	180 WATER ST	\$150,000.00	0001	20	125	1,594	10/06/2023	0.0601	\$124,800.00	0.832	RC	R
04, Cape Cod	0.14	911	37//40/////	39 WILKES ST	\$155,000.00	0001	50	73	1,107	07/22/2024	0.015	\$140,600.00	0.9071	RB	R
04, Cape Cod	0.12	913	37//42/////	131 CARVER ST	\$187,500.00	0001	50	75	1,380	10/11/2023	0.109	\$187,700.00	1.0011	RB	R
04, Cape Cod	0.25	914	37//43/////	133 CARVER ST	\$217,150.00	0001	50	75	1,387	06/25/2024	0.0019	\$193,300.00	0.8902	RB	R
04, Cape Cod	0.12	931	37//60/////	29 STERLING ST	\$235,000.00	0001	50	64	1,176	02/02/2024	0.0832	\$190,100.00	0.8089	RB	R
04, Cape Cod	0.28	934	37//63/////	40 SAWYER ST	\$204,400.00	0001	50	115	1,476	11/17/2023	0.0458	\$191,700.00	0.9379	RB	R
04, Cape Cod	0.28	965	37//94/////	108 CARVER ST	\$257,000.00	0001	50	75	1,162	03/04/2024	0.2582	\$162,900.00	0.6539	RB	R
04, Cape Cod	0.16	1066	37//175/////	4 LOWELL ST	\$240,000.00	0001	50	65	1,421	08/30/2023	0.025	\$208,100.00	0.8671	RB	R
04, Cape Cod	0.16	1196	38//21/////	7 COLLETTE ST	\$275,000.00	0001	60	73	1,620	11/22/2024	0.1474	\$204,800.00	0.7447	RB	R
04, Cape Cod	0.15	1207	38//32/////	33 KENNEDY MEM DR	\$145,000.00	0001	40	125	609	09/20/2023	0.3397	\$80,100.00	0.5524	CZD	R
04, Cape Cod	0.17	1359	38//186/////	14 SILVERMOUNT ST	\$225,000.00	0001	60	79	1,748	11/07/2023	0.0732	\$217,200.00	0.9653	RB	R
04, Cape Cod	0.15	1405	38//232/////	12 TARDIFF ST	\$174,000.00	0001	40	77	1,788	10/10/2024	0.37	\$219,600.00	1.2621	RB	R
04, Cape Cod	1.03	1858	41//46/////	775 LINCOLN ST	\$255,000.00	0001	50	96	3,578	04/14/2023	0.4671	\$346,600.00	1.3592	CZD/RB	R
04, Cape Cod	0.17	1890	41//72/////	17 WASHINGTON ST	\$259,000.00	0001	40	22	1,603	09/12/2024	0.0426	\$242,100.00	0.9347	CC	R
04, Cape Cod	0.64	1998	42//15/////	6 CHERRY HILL DR	\$400,000.00	0001	75	75	3,784	04/04/2023	0.2877	\$471,900.00	1.1798	RA	R
04, Cape Cod	0.31	2068	42//85/////	73 FIRST RANGEWAY	\$255,000.00	0001	60	73	3,232	08/25/2023	0.3212	\$309,400.00	1.2133	RB	R
04, Cape Cod	0.18	2095	42//113/////	60 VIOLETTE AVE	\$262,000.00	0001	60	65	1,518	01/24/2025	0.0085	\$231,500.00	0.8836	RB	R
04, Cape Cod	0.367309	2116	42//134/////	28 CLEARVIEW AVE	\$410,000.00	0001	60	37	2,931	08/19/2024	0.1159	\$413,300.00	1.008	RB	R
04, Cape Cod	0.379982	2139	42//158/////	10 FOREST PK	\$372,500.00	0001	70	35	2,900	02/28/2024	0.277	\$435,500.00	1.1691	RB	R
04, Cape Cod	0.18	2252	43//62/////	12 VIOLETTE AVE	\$220,000.00	0001	50	75	1,289	01/24/2025	0.0044	\$195,300.00	0.8877	RB	R
04, Cape Cod	0.19	2256	43//66/////	4 VIOLETTE AVE	\$245,000.00	0001	50	75	1,558	08/26/2024	0.0299	\$225,900.00	0.922	RB	R
04, Cape Cod	0.26	2259	43//69/////	3 VIOLETTE AVE	\$295,000.00	0001	50	72	1,634	07/11/2024	0.0728	\$241,700.00	0.8193	RB	R
04, Cape Cod	0.18	2299	43//109/////	14 MATHEWS AVE	\$215,000.00	0001	50	70	1,341	08/09/2023	0.0358	\$184,100.00	0.8563	RB	R
04, Cape Cod	0.33	2400	43//166/////	5 OAKLAND ST	\$190,000.00	0001	50	105	1,513	09/18/2023	0.0468	\$178,400.00	0.9389	RB	R
04, Cape Cod	0.32	2427	43//193/////	69 OAKLAND ST	\$231,000.00	0001	50	75	1,212	05/12/2023	0.0445	\$195,800.00	0.8476	RB	R

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
04, Cape Cod	0.159091	2443	43//209/////	16 FRANCIS ST	\$221,000.00	0001	50	73	1,449	03/22/2024	0.0093	\$199,200.00	0.9014	RB	R
04, Cape Cod	0.33	2963	46//21/////	9 AUBREY ST	\$249,000.00	0001	70	64	1,465	12/13/2023	0.0054	\$220,800.00	0.8867	RA	R
04, Cape Cod	0.14	3026	47//5/////	50 FRANCIS ST	\$285,000.00	0001	50	73	1,743	09/16/2024	0.056	\$238,300.00	0.8361	RB	R
04, Cape Cod	0.16	3055	47//34/////	17 FRANCIS ST	\$265,000.00	0001	50	72	1,827	07/27/2023	0.0253	\$229,700.00	0.8668	RB	R
04, Cape Cod	0.33	3087	47//66/////	148 WESTERN AVE	\$265,000.00	0001	50	71	1,648	07/18/2024	0.0366	\$226,700.00	0.8555	RB	R
04, Cape Cod	0.15	3117	47//97/////	19 ELMHURST ST	\$238,000.00	0001	50	77	1,534	08/28/2023	0.0171	\$216,400.00	0.9092	RB	R
04, Cape Cod	0.14	3126	47//106/////	12 BROAD ST	\$245,000.00	0001	50	75	1,665	08/22/2024	0.0643	\$202,800.00	0.8278	RB	R
04, Cape Cod	0.16	3135	47//115/////	151 FIRST RANGEWAY	\$245,000.00	0001	50	75	1,522	01/24/2025	0.0345	\$210,100.00	0.8576	RB	R
04, Cape Cod	0.48	3143	47//123/////	148 FIRST RANGEWAY	\$325,000.00	0001	50	75	2,572	10/16/2024	0.0519	\$306,800.00	0.944	RA	R
04, Cape Cod	0.46	3180	47//160/////	4 ROBERTS AVE	\$539,000.00	0001	70	86	2,757	08/06/2024	0.2242	\$360,000.00	0.6679	RA	R
04, Cape Cod	0.23	3200	47//180/////	4 TAYLOR AVE	\$290,000.00	0001	70	58	2,339	10/18/2023	0.3258	\$353,200.00	1.2179	RA	R
04, Cape Cod	0.23	3221	47//201/////	46 MAYFLOWER HILL DR	\$350,000.00	0001	80	70	2,563	01/22/2025	0.2025	\$383,100.00	1.0946	RA	R
04, Cape Cod	0.2	3308	47//288/////	20 MAE TER	\$319,000.00	0001	50	64	1,321	08/18/2023	0.2517	\$204,300.00	0.6404	RB	R
04, Cape Cod	0.1	3310	47//290/////	2 BROOKLYN AVE	\$226,500.00	0001	50	81	1,015	12/06/2024	0.2709	\$140,700.00	0.6212	RB	R
04, Cape Cod	0.21	3346	47//326/////	15 MESSALONSKEE AVE	\$265,000.00	0001	50	74	1,518	11/30/2023	0.1208	\$204,400.00	0.7713	RB	R
04, Cape Cod	0.15	3480	48//84/////	22 PLEASANT ST	\$289,000.00	0001	50	155	2,118	03/27/2025	0.0004	\$257,700.00	0.8917	RD	R
04, Cape Cod	0.34	3919	51//171/////	85 MAYFLOWER HILL DR	\$403,500.00	0001	90	77	2,214	09/27/2024	0.0179	\$367,200.00	0.91	RA	R
04, Cape Cod	0.180005	4042	51//141/////	56 EDGE MONT AVE	\$230,000.00	0001	50	125	1,562	05/30/2024	0.0451	\$194,800.00	0.847	RB	R
04, Cape Cod	0.22	4098	51//198/////	29 EDGE MONT AVE	\$260,000.00	0001	50	76	1,232	08/20/2024	0.1513	\$192,600.00	0.7408	RB	R
04, Cape Cod	0.12	4102	51//202/////	53 PLEASANTDALE AVE	\$285,600.00	0001	50	79	1,824	02/28/2025	0.1526	\$211,200.00	0.7395	RB	R
04, Cape Cod	0.114601	4181	52//63/////	28 EDGE MONT AVE	\$257,000.00	0001	50	125	1,946	07/01/2024	0.0172	\$233,700.00	0.9093	RB	R
04, Cape Cod	0.16	4271	52//152/////	20 ELMWOOD AVE	\$205,000.00	0001	50	82	1,030	04/17/2024	0.1326	\$155,700.00	0.7595	RB	R
04, Cape Cod	0.11	4279	52//160/////	83 NORTH ST	\$180,000.00	0001	50	85	1,152	11/12/2024	0.0132	\$158,200.00	0.8789	RB	R
04, Cape Cod	0.1	4300	52//181/////	24 PLEASANTDALE AVE	\$200,000.00	0001	50	85	1,091	04/27/2023	0.0299	\$184,400.00	0.922	RB	R
04, Cape Cod	0.12	4324	52//205/////	7 COLONIAL ST	\$269,000.00	0001	50	113	1,620	11/01/2023	0.0731	\$220,300.00	0.819	RB	R
04, Cape Cod	0.12	4699	57//31/////	294 MAIN ST	\$248,000.00	0001	30	105	1,706	08/22/2024	0.1554	\$182,700.00	0.7367	RB	R

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
04, Cape Cod	0.16	4836	57//169/////	69 OAK ST	\$305,000.00	0001	50	77	1,712	07/30/2024	0.1695	\$220,400.00	0.7226	RB	R
04, Cape Cod	0.23	4927	57//261/////	38 MAY ST	\$269,000.00	0001	50	76	1,694	10/20/2023	0.0324	\$248,700.00	0.9245	RB	R
04, Cape Cod	0.16	4945	57//279/////	20 DONALD ST	\$195,000.00	0001	40	95	1,877	06/30/2023	0.2571	\$224,100.00	1.1492	RB	R
04, Cape Cod	0.08	4946	57//280/////	22 DONALD ST	\$199,250.00	0001	40	105	1,152	06/08/2023	0.2266	\$132,600.00	0.6655	RB	R
04, Cape Cod	0.17	5368	63//41/////	99 DRUMMOND AVE	\$197,000.00	0001	50	71	1,430	10/10/2024	0.0851	\$192,500.00	0.9772	RB	R
04, Cape Cod	0.19	5466	63//153/////	13 GREENWOOD ST	\$230,000.00	0001	50	77	1,428	04/17/2023	0.0183	\$209,400.00	0.9104	RB	R
04, Cape Cod	0.330005	5741	68//111/////	141 DRUMMOND AVE	\$245,000.00	0001	50	95	1,221	05/26/2023	0.1562	\$180,300.00	0.7359	RB	R
04, Cape Cod	0.19	5810	68//83/////	14 BROADWAY ST	\$285,000.00	0001	50	105	1,905	08/28/2023	0.1437	\$295,200.00	1.0358	RB	R
05, Bungalow (10 items)															
05, Bungalow	0.16	1228	38//53/////	25 MERRYFIELD AVE	\$226,900.00	0001	50	83	1,503	04/17/2024	0.1142	\$176,500.00	0.7779	RB	R
05, Bungalow	1.16	2222	43//32/////	49 COOL ST	\$287,000.00	0001	50	89	2,188	06/07/2023	0.0069	\$258,000.00	0.899	RB	R
05, Bungalow	0.45	2366	43//132/////	76 OAKLAND ST	\$155,000.00	0001	50	98	996	04/28/2023	0.0595	\$147,500.00	0.9516	RB	R
05, Bungalow	1	3468	48//72/////	17 BURLLEIGH ST	\$249,900.00	0001	50	105	1,777	10/11/2024	0.0319	\$230,900.00	0.924	RB	R
05, Bungalow	0.18	4313	52//194/////	35 PLEASANTDALE AVE	\$165,000.00	0001	50	97	1,279	02/07/2024	0.1188	\$127,600.00	0.7733	RB	R
05, Bungalow	0.08	4397	52//280/////	7 BROOK ST	\$167,000.00	0001	30	110	794	06/02/2023	0.2711	\$103,700.00	0.621	RC	R
05, Bungalow	0.14	4414	52//298/////	14 HILLSIDE AVE	\$154,500.00	0001	30	80	848	02/23/2024	0.2351	\$101,500.00	0.657	RC	R
05, Bungalow	0.12	4838	57//171/////	65 OAK ST	\$170,000.00	0001	50	97	1,545	10/15/2024	0.115	\$171,200.00	1.0071	RB	R
05, Bungalow	0.16	4862	57//195/////	66 HIGH ST	\$164,500.00	0001	50	100	1,596	08/21/2024	0.0514	\$155,200.00	0.9435	RB	R
05, Bungalow	0.37	5459	63//146/////	6 GREENWOOD ST	\$251,000.00	0001	50	110	1,557	10/12/2023	0.0176	\$219,500.00	0.8745	RB	R
06, Conventional (41 items)															
06, Conventional	2.4	193	13//80/////	454 W RIVER RD	\$260,000.00	0001	50	145	2,802	06/27/2024	0.321	\$315,400.00	1.2131	RB	R
06, Conventional	1.2	389	22//100/////	237 W RIVER RD	\$290,000.00	0001	50	165	2,600	08/06/2024	0.1913	\$314,200.00	1.0834	RB	R
06, Conventional	0.35	730	34//6/////	209 WATER ST	\$245,000.00	0001	30	145	1,573	12/20/2024	0.226	\$163,200.00	0.6661	RC	R
06, Conventional	0.14	743	34//19/////	18 GROVE ST	\$182,000.00	0001	30	115	1,425	06/23/2023	0.0992	\$144,300.00	0.7929	RC	R
06, Conventional	0.1	766	34//42/////	183 WATER ST	\$95,000.00	0001	20	125	1,417	08/23/2024	0.3395	\$117,000.00	1.2316	RC	R
06, Conventional	0.15	774	34//50/////	174 WATER ST	\$150,000.00	0001	20	125	1,848	08/31/2023	0.0228	\$130,400.00	0.8693	RC	R
06, Conventional	0.144091	785	34//61/////	208 WATER ST	\$171,500.00	0001	30	80	1,312	10/16/2024	0.1119	\$133,800.00	0.7802	RC	R

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
06, Conventional	1.32	1060	37///169/////	17 YEATON ST	\$184,000.00	0001	50	105	1,420	06/09/2023	0.1084	\$184,100.00	1.0005	RB	R
06, Conventional	0.24	1689	39///174/////	4 PRESTON ST	\$185,000.00	0001	50	90	1,928	10/11/2024	0.2528	\$211,800.00	1.1449	RB	R
06, Conventional	0.11	1733	39///220/////	21 GRAY ST	\$200,000.00	0001	20	135	1,773	04/21/2023	0.0576	\$166,900.00	0.8345	RC	R
06, Conventional	0.06	1757	39///244/////	15 GRAY ST	\$145,000.00	0001	20	125	1,275	11/30/2023	0.2024	\$100,000.00	0.6897	RC	R
06, Conventional	0.11	1761	39///248/////	5 GRAY ST	\$138,000.00	0001	20	115	1,632	07/03/2024	0.0695	\$132,700.00	0.9616	RC	R
06, Conventional	0.43	2307	43///117/////	17 COOL ST	\$239,000.00	0001	50	115	1,605	05/31/2024	0.1231	\$183,800.00	0.769	RB	R
06, Conventional	0.53	2377	43///143/////	42 OAKLAND ST	\$208,000.00	0001	50	125	1,652	08/05/2024	0.0642	\$172,200.00	0.8279	RB	R
06, Conventional	0.22	2439	43///205/////	26 FRANCIS ST	\$126,000.00	0001	50	135	1,496	11/15/2024	0.2889	\$148,800.00	1.181	RB	R
06, Conventional	0.29	2599	44///38/////	50 WESTERN AVE	\$232,300.00	0001	50	105	1,694	07/01/2024	0.0363	\$198,800.00	0.8558	RB	R
06, Conventional	0.07	2829	44///264/////	3 REDINGTON ST	\$222,000.00	0001	20	105	1,312	09/13/2024	0.3268	\$125,500.00	0.5653	CC	R
06, Conventional	0.08	2881	44///317/////	22 WATER ST	\$237,000.00	0001	20	10	2,267	11/17/2023	0.3159	\$286,300.00	1.208	IND	R
06, Conventional	0.28	3037	47///16/////	59 FRANCIS ST	\$219,000.00	0001	50	78	1,874	11/17/2023	0.0549	\$207,400.00	0.947	RB	R
06, Conventional	0.13	3106	47///86/////	6 ELMHURST ST	\$149,000.00	0001	50	95	1,827	04/10/2023	0.3978	\$192,200.00	1.2899	RB	R
06, Conventional	0.13	3276	47///256/////	3 BROAD ST	\$227,000.00	0001	50	140	1,816	08/22/2023	0.2031	\$156,400.00	0.689	RB	R
06, Conventional	0.17	3506	48///110/////	30 WINTER ST	\$165,000.00	0001	50	135	2,143	08/09/2023	0.3752	\$209,100.00	1.2673	RB	R
06, Conventional	0.2	3638	48///235/////	1 CENTER PL	\$246,500.00	0001	50	145	2,916	09/14/2023	0.4742	\$336,800.00	1.3663	RD	R
06, Conventional	0.09	3801	48///401/////	5 LEIGHTON ST	\$246,000.00	0001	30	145	2,114	03/15/2024	0.0189	\$214,800.00	0.8732	CA	R
06, Conventional	0.17	4160	52///42/////	22 SANGER AVE	\$245,000.00	0001	50	95	1,791	01/22/2025	0.0223	\$213,100.00	0.8698	IND	R
06, Conventional	0.25	4172	52///54/////	4 EDGE MONT AVE	\$383,000.00	0001	50	105	3,517	09/25/2024	0.0345	\$354,900.00	0.9266	RB	R
06, Conventional	0.19	4238	52///119/////	1 WENTWORTH CT	\$96,200.00	0001	30	115	1,807	03/20/2025	0.2586	\$110,700.00	1.1507	CC	R
06, Conventional	0.16	4378	52///259/////	22 PROSPECT ST	\$374,000.00	0001	60	128	2,282	07/01/2024	0.2004	\$258,700.00	0.6917	RB	R
06, Conventional	0.28	4384	52///267/////	11 PROSPECT ST	\$224,000.00	0001	60	125	2,229	11/17/2023	0.1905	\$242,500.00	1.0826	RB	R
06, Conventional	0.12	4730	57///62/////	298 MAIN ST	\$195,000.00	0001	30	97	1,627	08/14/2023	0.0428	\$182,300.00	0.9349	RB	R
06, Conventional	0.21	4808	57///141/////	29 KELSEY ST	\$251,000.00	0001	50	134	1,960	02/13/2025	0.0307	\$216,200.00	0.8614	RC	R
06, Conventional	0.11	4822	57///155/////	50 TICONIC ST	\$155,000.00	0001	30	105	829	04/25/2024	0.2005	\$107,200.00	0.6916	RC	R
06, Conventional	0.44	4827	57///160/////	50 OAK ST	\$377,000.00	0001	50	105	3,154	02/12/2025	0.0284	\$325,600.00	0.8637	RC	R
06, Conventional	0.18	4864	57///197/////	70 HIGH ST	\$240,000.00	0001	50	88	1,693	10/10/2023	0.1042	\$189,100.00	0.7879	RB	R

Record Detail by Style
WATERVILLE, ME

5/29/2025

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
06, Conventional	0.18	4970	57//304/////	18 HIGH ST	\$222,500.00	0001	30	125	1,729	05/02/2024	0	\$198,500.00	0.8921	RB	R
06, Conventional	0.1	5108	58//31/////	14 DONALD ST	\$223,500.00	0001	40	90	1,688	06/29/2023	0.0523	\$187,700.00	0.8398	RB	R
06, Conventional	0.13	5159	58//82/////	7 VIGUE ST	\$178,000.00	0001	20	135	1,373	09/20/2024	0.1674	\$129,000.00	0.7247	CC	R
06, Conventional	0.18	5392	63//78/////	32 CENTRAL AVE	\$233,000.00	0001	50	125	1,200	11/02/2023	0.0775	\$189,800.00	0.8146	RB	R
06, Conventional	0.2	5457	63//144/////	162 COLLEGE AVE	\$280,000.00	0001	50	105	2,303	10/09/2023	0.1483	\$291,300.00	1.0404	CC	R
06, Conventional	0.239991	6217	63//220/////	29 CANNABAS AVE	\$180,000.00	0001	20	125	1,251	04/30/2024	0.1921	\$126,000.00	0.7	RC	R
06, Conventional	0.459642	102764	17//29/////	25 WEBB RD	\$115,000.00	0001	50	146	1,619	09/06/2023	0.3262	\$140,100.00	1.2183	RB	R
07, Modern/Contemp (2 items)															
07, Modern/Contemp	1.38	5925	72//50/////	1 STONE RIDGE DR	\$430,000.00	0001	70	37	3,168	03/21/2025	0.0937	\$423,900.00	0.9858	RA	R
07, Modern/Contemp	2.24	6412	70//50//1///	2 STREAM VIEW DR	\$710,000.00	0001	90	20	4,270	04/07/2023	0.0603	\$676,200.00	0.9524	RR	R
08, Raised Ranch (6 items)															
08, Raised Ranch	1	205	13//200/////	1 THOMAS DR	\$475,000.00	0001	60	53	5,031	07/11/2024	0.3237	\$577,500.00	1.2158	RR	R
08, Raised Ranch	0.16	909	37//38/////	33 WILKES ST	\$279,000.00	0001	50	45	1,310	07/29/2024	0.1355	\$211,100.00	0.7566	RB	R
08, Raised Ranch	0.23	2112	42//130/////	25 CLEARVIEW AVE	\$340,000.00	0001	60	36	1,861	06/26/2023	0.0339	\$291,800.00	0.8582	RB	R
08, Raised Ranch	0.5	2903	45//20/////	8 CLEVELAND PL	\$280,000.00	0001	60	48	1,886	08/22/2023	0.1379	\$288,400.00	1.03	RA	R
08, Raised Ranch	1.45	4758	57//91/////	31 EUSTIS PKY	\$430,000.00	0001	70	59	2,859	07/19/2023	0.0237	\$393,800.00	0.9158	RB	R
08, Raised Ranch	0.75	5973	73//58/////	4 PLEASANT HILL DR	\$355,000.00	0001	60	35	1,638	11/22/2024	0.1611	\$259,500.00	0.731	RA	R
09, Family Flat (7 items)															
09, Family Flat	0.08	789	34//65/////	216 WATER ST	\$154,000.00	0001	30	125	2,648	02/21/2025	0.0391	\$143,400.00	0.9312	RC	R
09, Family Flat	0.16	1345	38//172/////	164 SILVER ST	\$229,000.00	0001	50	85	2,331	06/23/2023	0.0524	\$216,300.00	0.9445	RB	R
09, Family Flat	0.33	1591	39//72/////	42 KING ST	\$210,000.00	0001	20	105	2,330	12/15/2023	0.055	\$175,800.00	0.8371	RC	R
09, Family Flat	0.15	1690	39//175/////	5 PRESTON ST	\$245,000.00	0001	50	70	2,234	12/18/2024	0.0239	\$212,700.00	0.8682	RB	R
09, Family Flat	0.15	1695	39//180/////	11 KIMBALL ST	\$277,000.00	0001	50	85	2,089	02/29/2024	0.1842	\$196,100.00	0.7079	RB	R
09, Family Flat	0.54	2600	44//39/////	54 WESTERN AVE	\$147,500.00	0001	50	115	2,676	04/26/2023	0.4184	\$193,300.00	1.3105	RB	R
09, Family Flat	0.17	4223	52//105/////	19 SANGER AVE	\$169,900.00	0001	50	85	2,032	08/14/2024	0.0445	\$144,000.00	0.8476	RC	R
10, Family Duplex (5 items)															
10, Family Duplex	0.11	2624	44//64/////	2-4 NUDD ST	\$191,500.00	0001	50	97	2,669	10/30/2024	0.1105	\$192,000.00	1.0026	RB	R
10, Family Duplex	0.44	3142	47//122/////	144-146 FIRST RANGEWAY	\$245,000.00	0001	50	47	2,122	02/07/2024	0.0667	\$234,900.00	0.9588	RA	R

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10, Family Duplex	0.19	3416	48//20/////	62 BURLIGH ST	\$300,000.00	0001	60	105	3,195	01/27/2025	0.1396	\$309,500.00	1.0317	RB	R
10, Family Duplex	0.12	4729	57//61/////	296 MAIN ST	\$250,000.00	0001	30	84	1,976	09/29/2023	0.2829	\$152,300.00	0.6092	RB	R
10, Family Duplex	0.23	5155	58//78/////	111 COLLEGE AVE	\$290,000.00	0001	30	172	3,667	07/18/2023	0.1049	\$228,300.00	0.7872	CC	R
11, Family Conver. (58 items)															
11, Family Conver.	0.15	736	34//12/////	6 GROVE ST	\$148,200.00	0001	30	115	2,481	04/19/2024	0.0944	\$146,200.00	0.9865	RC	R
11, Family Conver.	0.28	959	37//88/////	136 CARVER ST	\$199,000.00	0001	50	125	2,701	09/29/2023	0.1647	\$210,300.00	1.0568	RB	R
11, Family Conver.	0.21	1215	38//40/////	30 MERRYFIELD AVE	\$170,000.00	0001	50	115	2,359	04/19/2024	0.1567	\$178,300.00	1.0488	RB	R
11, Family Conver.	0.2	1372	38//199/////	40 SILVERMOUNT ST	\$170,000.00	0001	60	111	2,498	03/05/2025	0.1397	\$175,400.00	1.0318	RB	R
11, Family Conver.	0.55	1465	38//293/////	84 SUMMER ST	\$165,000.00	0001	50	125	2,599	10/06/2023	0.5746	\$242,000.00	1.4667	RBRC	R
11, Family Conver.	0.17	1556	39//36/////	11 MOOR ST	\$130,000.00	0001	20	125	2,941	10/01/2024	0.2456	\$147,900.00	1.1377	RC	R
11, Family Conver.	0.1	1558	39//39/////	151 WATER ST	\$280,000.00	0001	20	115	5,142	06/07/2024	0.0293	\$258,000.00	0.9214	RC	R
11, Family Conver.	0.07	1560	39//41/////	3 CARREAN ST	\$56,500.00	0001	20	125	2,068	03/20/2024	0.3698	\$71,300.00	1.2619	RC	R
11, Family Conver.	0.1	1584	39//65/////	3 KING CT	\$165,000.00	0001	20	125	3,224	05/25/2023	0.2582	\$189,800.00	1.1503	RC	R
11, Family Conver.	0.38	1587	39//68/////	32 KING ST	\$154,500.00	0001	20	125	2,003	11/04/2024	0.0157	\$135,400.00	0.8764	RC	R
11, Family Conver.	0.19	1660	39//145/////	8 GOLD ST	\$300,000.00	0001	20	105	5,520	10/16/2023	0.1516	\$313,100.00	1.0437	RC	R
11, Family Conver.	0.06	1665	39//150/////	20 GOLD ST	\$185,000.00	0001	20	125	2,401	05/07/2024	0.1494	\$137,400.00	0.7427	RC	R
11, Family Conver.	0.22	1666	39//151/////	22 GOLD ST	\$310,000.00	0001	20	125	3,809	01/11/2024	0.1286	\$236,700.00	0.7635	RC	R
11, Family Conver.	0.220248	1669	39//154/////	28-30 GOLD ST	\$285,000.00	0001	20	105	1,836	05/07/2024	0.0346	\$244,400.00	0.8575	RD	R
11, Family Conver.	0.14	1692	39//177/////	1 PRESTON ST	\$215,000.00	0001	50	115	2,344	07/01/2024	0.0349	\$184,300.00	0.8572	RB	R
11, Family Conver.	0.17	1711	39//198/////	45 GOLD ST	\$175,000.00	0001	50	105	2,161	07/11/2024	0.2199	\$194,600.00	1.112	RD	R
11, Family Conver.	0.24	1716	39//203/////	35 SUMMER ST	\$253,000.00	0001	30	135	2,843	08/16/2023	0.1731	\$181,900.00	0.719	RD	R
11, Family Conver.	0.14	1788	39//275/////	20 REDINGTON ST	\$150,000.00	0001	20	125	1,776	06/07/2024	0.1668	\$108,800.00	0.7253	RC	R
11, Family Conver.	0.09	2489	43//255/////	6 SQUIRE ST	\$188,000.00	0001	50	85	2,138	11/14/2024	0.0352	\$161,100.00	0.8569	RB	R
11, Family Conver.	0.33	2585	44//24/////	20 WESTERN AVE	\$235,000.00	0001	50	105	2,825	12/08/2023	0.1905	\$254,400.00	1.0826	RD	R
11, Family Conver.	0.22	2630	44//70/////	41 WESTERN AVE	\$270,000.00	0001	50	105	2,963	09/11/2023	0.1657	\$285,600.00	1.0578	RD	R
11, Family Conver.	0.199862	2703	44//144/////	61 SILVER ST	\$300,000.00	0001	125	2,940	06/28/2024	0.1519	\$313,200.00	1.044	CA	R	
11, Family Conver.	0.089991	2710	44//151/////	43 SILVER ST	\$279,000.00	0001	40	125	2,345	08/21/2023	0.1846	\$197,400.00	0.7075	CA	R
11, Family Conver.	0.1	2713	44//154/////	4 SPRING ST	\$260,000.00	0001	30	125	2,980	04/04/2024	0.0229	\$226,000.00	0.8692	CA	R

Record Detail by Style
WATERVILLE, ME

5/29/2025

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
11, Family Conver.	0.2	2714	44//155/////	4 SPRING PL	\$660,000.00	0001	30	105	4,943	04/16/2024	0.2704	\$410,300.00	0.6217	CA	R
11, Family Conver.	0.08	2715	44//156/////	1 SPRING PL	\$220,000.00	0001	30	155	2,100	01/06/2025	0.1494	\$163,400.00	0.7427	CA	R
11, Family Conver.	0.17	2718	44//159/////	10 SPRING ST	\$360,000.00	0001	30	105	3,217	04/16/2024	0.0796	\$292,500.00	0.8125	CA	R
11, Family Conver.	0.044982	2719	44//160/////	12 SPRING ST	\$260,000.00	0001	30	95	1,439	01/06/2025	0.494	\$103,500.00	0.3981	CA	R
11, Family Conver.	0.23	2749	44//192/////	48 SILVER ST	\$140,000.00	0001	40	105	2,584	07/27/2023	0.4415	\$186,700.00	1.3336	CA	R
11, Family Conver.	0.23	2750	44//193/////	50-52 SILVER ST	\$320,000.00	0001	40	105	4,371	10/10/2024	0.1373	\$329,400.00	1.0294	CA	R
11, Family Conver.	0.21	2767	44//210/////	22 SHERWIN ST	\$215,000.00	0001	50	170	2,220	03/31/2025	0.1177	\$166,500.00	0.7744	RD	R
11, Family Conver.	0.259986	2837	44//272/////	11 SHERWIN ST	\$125,000.00	0001	20	95	1,967	04/22/2024	0.0033	\$111,100.00	0.8888	RC	R
11, Family Conver.	0.14	2860	44//296/////	21-23 KENNEBEC ST	\$294,000.00	0001	20	115	2,846	05/31/2024	0.3054	\$172,500.00	0.5867	RC	R
11, Family Conver.	0.11	3091	47//70/////	133 FIRST RANGEMWAY	\$244,500.00	0001	50	105	1,485	07/11/2024	0.0197	\$213,300.00	0.8724	RB	R
11, Family Conver.	0.04	3474	48//78/////	9 LAWRENCE ST	\$250,000.00	0001	50	125	2,099	02/28/2025	0.1661	\$181,500.00	0.726	RB	R
11, Family Conver.	0.123967	3476	48//80/////	5 LAWRENCE ST	\$194,900.00	0001	50	125	3,338	11/07/2024	0.3106	\$234,400.00	1.2027	RB	R
11, Family Conver.	0.13	3501	48//105/////	28 PLEASANT ST	\$330,000.00	0001	50	125	3,580	02/25/2025	0.0603	\$274,500.00	0.8318	RD	R
11, Family Conver.	0.26	3571	48//168/////	60 PLEASANT ST	\$305,000.00	0001	50	125	3,596	12/05/2024	0.1423	\$228,700.00	0.7498	RD	R
11, Family Conver.	0.409986	3613	48//210/////	83 PLEASANT ST	\$325,000.00	0001	50	175	3,494	05/01/2024	0.061	\$270,100.00	0.8311	RD	R
11, Family Conver.	0.18	3618	48//215/////	11 PLEASANT PL	\$328,000.00	0001	50	135	4,227	01/05/2024	0.0561	\$311,000.00	0.9482	RD	R
11, Family Conver.	0.18	3628	48//225/////	71 PLEASANT ST	\$225,000.00	0001	50	105	4,068	12/28/2023	0.3546	\$280,500.00	1.2467	RD	R
11, Family Conver.	0.25	3635	48//232/////	16 CENTER ST	\$277,500.00	0001	50	135	3,474	01/19/2024	0.1039	\$276,400.00	0.996	RD	R
11, Family Conver.	0.117906	3637	48//234/////	2 CENTER PL	\$154,200.00	0001	50	135	2,095	06/28/2024	0.2434	\$175,100.00	1.1355	RD	R
11, Family Conver.	0.11	3754	48//354/////	84 FRONT ST	\$119,000.00	0001	20	135	3,293	11/02/2023	0.1852	\$128,200.00	1.0773	CA	R
11, Family Conver.	0.11	3757	48//357/////	3 UNION ST	\$175,000.00	0001	30	145	1,989	05/30/2023	0.1599	\$184,100.00	1.052	CA	R
11, Family Conver.	0.19	4220	52//102/////	25 SANGER AVE	\$265,455.00	0001	50	125	2,990	03/06/2024	0.1197	\$268,600.00	1.0118	RB	R
11, Family Conver.	0.12	4366	52//247/////	5 BOUTELLE AVE	\$150,000.00	0001	50	158	2,147	09/11/2023	0.1752	\$160,100.00	1.0673	RB	R
11, Family Conver.	0.16	4392	52//275/////	15 BROOK ST	\$140,000.00	0001	30	135	2,048	04/01/2024	0.0758	\$135,500.00	0.9679	RC	R
11, Family Conver.	0.11	4484	52//369/////	3 BUTLER CT	\$145,000.00	0001	30	135	2,554	06/24/2024	0.0107	\$130,900.00	0.9028	CC	R
11, Family Conver.	0.31	4882	57//215/////	16 DRUMMOND AVE	\$220,000.00	0001	50	97	2,447	07/01/2024	0.0657	\$181,800.00	0.8264	RB	R
11, Family Conver.	0.44	4887	57//220/////	28 DRUMMOND AVE	\$295,000.00	0001	50	125	1,853	03/31/2025	0.2948	\$176,200.00	0.5973	RB	R
11, Family Conver.	0.1	4904	57//237/////	35 SPRUCE ST	\$102,000.00	0001	40	145	1,742	01/17/2025	0.3373	\$125,400.00	1.2294	RB	R

Record Detail by Style
WATERVILLE ME

5/29/2025

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
11, Family Conver.	0.2	4972	57//306/////	10 MAY ST	\$169,000.00	0001	30	125	2,352	07/17/2023	0.147	\$175,600.00	1.0391	RB	R
11, Family Conver.	0.17	5004	57//338/////	15 ASH ST	\$205,000.00	0001	40	125	2,989	11/30/2023	0.084	\$200,100.00	0.9761	RC	R
11, Family Conver.	0.18	5088	58//11/////	13 HIGH ST	\$220,000.00	0001	30	125	2,688	09/11/2024	0.0107	\$193,900.00	0.8814	RB	R
11, Family Conver.	0.06	5169	58//91/////	81-85 COLLEGE AVE	\$220,000.00	0001	30	60	2,305	07/01/2024	0.1826	\$156,100.00	0.7095	CC	R
11, Family Conver.	0.14	5547	63//235/////	3 STURTEVANT ST	\$169,500.00	0001	20	125	2,180	02/01/2024	0.0058	\$152,200.00	0.8979	RC	R
11, Family Conver.	0.16	5562	63//250/////	123 COLLEGE AVE	\$220,000.00	0001	30	135	2,523	07/01/2024	0.113	\$171,400.00	0.7791	CC	R
12, Commercial (1 item)															
12, Commercial	0.564004	6377	52//378//2///	17 RAILROAD SQ	\$335,000.00	0001	30	8,009	8,009	09/22/2023	0.187	\$361,500.00	1.0791	CA	R
14, Apartments (2 items)															
14, Apartments	0.239899	2581	44//20/////	24 ELM ST	\$1,000,000.00	0001	125	12,686	12,288	12/28/2023	0.0166	\$875,500.00	0.8755	RD	R
14, Apartments	0.41	4984	57//318/////	13 OAK ST	\$390,000.00	0001	30	105	6,423	07/31/2024	0.1748	\$416,100.00	1.0669	RB	R
17, Store (5 items)															
17, Store	1.830005	1292	38//119/////	1 KENNEDY MEM DR	\$2,321,723.00	0001	19	24,572	24,572	05/16/2024	0.2542	\$2,661,300.00	1.1463	CC	R
17, Store	0.19	5170	58//92/////	77 COLLEGE AVE	\$150,000.00	0001	95	971	971	08/01/2024	0.0774	\$122,200.00	0.8147	CC	R
17, Store	0.29	5302	62//76/////	341 MAIN ST	\$500,000.00	0001	75	2,587	2,587	10/10/2023	0.1861	\$353,000.00	0.706	CC	R
17, Store	1.9	5491	63//178/////	177 COLLEGE AVE	\$525,000.00	0001	50	6,389	6,389	07/14/2023	0.1742	\$559,800.00	1.0663	CC	R
17, Store	0.067746	6434	58//84//1///	109 COLLEGE AVE	\$125,000.00	0001	85	344	344	11/15/2024	0.2905	\$75,200.00	0.6016	CC	R
18, Office Bldg (4 items)															
18, Office Bldg	0.78	1299	38//126/////	157 SILVER ST	\$390,000.00	0001	115	3,218	3,218	03/28/2025	0.3439	\$213,800.00	0.5482	T	R
18, Office Bldg	0.34	2709	44//150/////	45 SILVER ST	\$219,000.00	0001	135	2,871	2,871	10/31/2024	0.2102	\$241,400.00	1.1023	CA	R
18, Office Bldg	0.21	3661	48//258/////	2 PARK ST	\$253,500.00	0001	135	3,778	3,778	08/29/2024	0.0818	\$205,400.00	0.8103	RD	R
18, Office Bldg	0.666621	4767	57//100//1///	319 MAIN ST	\$449,000.00	0001	125	3,810	3,810	10/31/2024	0.2006	\$310,500.00	0.6915	CC/CA	R
19, Profess. Bldg (1 item)															
19, Profess. Bldg	5.3	82	12//30/////	753 W RIVER RD	\$660,000.00	0001	50	35	7,002	01/01/2024	0.0188	\$601,200.00	0.9109	RR	R
20, Manufact Home (9 items)															
20, Manufact Home	0	97	13//70//6///	6 VICTORIA DR	\$39,000.00	0001	37	944	944	12/12/2023	0.0925	\$38,400.00	0.9846	RR	R
20, Manufact Home	0	100601	17//22//37///	67 VILLAGE GREEN RD	\$55,000.00	0001	39	926	926	05/23/2023	0.0703	\$45,200.00	0.8218	RR	R
20, Manufact Home	0	102946	17//22//51///	70 VILLAGE GREEN RD	\$44,000.00	0001	18	1,144	1,144	05/31/2023	0.3784	\$55,900.00	1.2705	RR	R
20, Manufact Home	0	103144	17//22//45///	83 VILLAGE GREEN RD	\$58,000.00	0001	16	998	998	01/17/2025	0.0545	\$54,900.00	0.9466	RR	R

Record Detail by Style
WATERVILLE, ME

5/29/2025

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
20, Manufact Home	0	105090	13//40//15//	15 PUNKY LN	\$95,000.00	0001		4	1,008	08/19/2024	0.1037	\$74,900.00	0.7884		R
20, Manufact Home	0.000023	105113	13//40//209//	9 ABBEY LN	\$85,000.00	0001		2	980	11/26/2024	0.0603	\$70,700.00	0.8318		R
20, Manufact Home	0	105256	17//70//115//	15 AMELIA LN	\$94,000.00	0001		1	853	02/13/2025	0.3389	\$52,000.00	0.5532		R
20, Manufact Home	0	105257	17//70//206//	6 VALERIE LN	\$114,000.00	0001		2	983	12/20/2024	0.3974	\$56,400.00	0.4947		R
20, Manufact Home	0	105261	17//70//218//	18 VALERIE LN	\$114,000.00	0001		2	1,154	10/18/2024	0.3298	\$64,100.00	0.5623		R
30, Restaurant (1 item)															
30, Restaurant	0.34	3083	47//62//	140 WESTERN AVE	\$298,900.00	0001		53	7,534	04/30/2024	0.132	\$306,100.00	1.0241	CZD/CA	R
40, Light Indust (1 item)															
40, Light Indust	3.22	4165	52//47//	1 HARRIS ST	\$154,800.00	0001		95	42,228	06/20/2023	0.1654	\$163,700.00	1.0575	IND	R
51, DW Manuf Hm (7 items)															
51, DW Manuf Hm	0.66	5385	63//70//	17-19 HAZELWOOD AVE	\$34,900.00	0001		1	1,136	10/28/2024	0.0964	\$34,500.00	0.9885	RB	R
51, DW Manuf Hm	0	104514	13//40//101//	1 FURN DR	\$148,000.00	0001		4	1,310	09/05/2024	0.132	\$112,500.00	0.7601		R
51, DW Manuf Hm	0	105098	13//40//39//	39 PUNKY LN	\$147,500.00	0001		3	1,450	07/25/2023	0.0806	\$119,700.00	0.8115		R
51, DW Manuf Hm	0	105232	17//70//111//	11 AMELIA LN	\$135,000.00	0001		2	1,571	05/17/2024	0.0151	\$118,400.00	0.877		R
51, DW Manuf Hm	0	105233	17//70//116//	16 AMELIA LN	\$120,000.00	0001		2	1,571	10/25/2024	0.0946	\$118,400.00	0.9867		R
51, DW Manuf Hm	0	105236	17//70//122//	22 AMELIA LN	\$139,000.00	0001		2	1,571	07/31/2024	0.0403	\$118,400.00	0.8518		R
51, DW Manuf Hm	0	105243	17//70//131//	31 AMELIA LN	\$135,000.00	0001		2	1,571	06/18/2024	0.019	\$123,000.00	0.9111		R
53, Pre-Eng Warehs (2 items)															
53, Pre-Eng Warehs	1.97	5716	67//53//	46 INDUSTRIAL RD	\$200,000.00	0001		5	9,840	09/20/2023	0.4601	\$86,400.00	0.432	CC	R
53, Pre-Eng Warehs	3.15	6475	36//8//1//	2 PIPER WAY	\$875,000.00	0001		55	13,600	11/30/2023	0.38	\$448,100.00	0.5121	CC	R
55, Condominium (22 items)															
55, Condominium	0.000023	521	32//60//2//	2 RIDGEWOOD AVE #UNIT 02	\$150,000.00	0001		38	1,137	09/21/2023	0.0341	\$128,700.00	0.858	RB	R
55, Condominium	0.000023	525	32//60//6//	2 RIDGEWOOD AVE #UNIT 06	\$163,000.00	0001		38	1,138	04/12/2023	0.1087	\$127,700.00	0.7834	RB	R
55, Condominium	0.000023	560	32//63//10//	210 EVERGREEN DR	\$170,000.00	0001		37	1,137	02/29/2024	0.0292	\$146,700.00	0.8629	RB	R
55, Condominium	0.000023	565	32//63//15//	222 EVERGREEN DR	\$157,000.00	0001		37	1,138	08/22/2024	0.0703	\$151,100.00	0.9624	RB	R
55, Condominium	0.000023	1868	41//56//3//	3 LINCOLN WOODS LN	\$197,900.00	0001		37	1,371	12/20/2024	0.0655	\$189,500.00	0.9576	RA	R
55, Condominium	0.000023	1872	41//56//7//	7 LINCOLN WOODS LN	\$215,000.00	0001		36	1,455	09/11/2024	0.0316	\$198,600.00	0.9237	RA	R
55, Condominium	0.000023	1873	41//56//8//	8 LINCOLN WOODS LN	\$182,500.00	0001		37	1,534	06/07/2023	0.2515	\$208,700.00	1.1436	RA	R
55, Condominium	0.000023	2316	43//126//1//	35 MATHEWS AVE #UNIT 01	\$155,000.00	0001		37	1,188	08/22/2023	0.2527	\$99,100.00	0.6394	RB	R

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type	
55, Condominium	0.000023	2322	43//126//77///	35 MATHEWS AVE #UNIT 07	\$135,000.00	0001		37	939	04/15/2024	0.2388	\$88,200.00	0.6533	RB	R	
55, Condominium	0.000023	2338	43//126//23///	35 MATHEWS AVE #UNIT 23	\$155,000.00	0001		37	939	09/26/2023	0.3186	\$88,900.00	0.5735	RB	R	
55, Condominium	0.000023	2339	43//126//24///	35 MATHEWS AVE #UNIT 24	\$175,000.00	0001		37	1,011	04/17/2024	0.3624	\$92,700.00	0.5297	RB	R	
55, Condominium	0.000023	2340	43//126//25///	35 MATHEWS AVE #UNIT 25	\$136,600.00	0001		37	1,011	09/22/2023	0.1681	\$98,900.00	0.724	RB	R	
55, Condominium	0.000023	2343	43//126//28///	35 MATHEWS AVE #UNIT 28	\$141,000.00	0001		37	1,011	08/31/2023	0.2297	\$93,400.00	0.6624	RB	R	
55, Condominium	0.000023	2348	43//126//33///	35 MATHEWS AVE #UNIT 33	\$140,000.00	0001		37	939	02/07/2025	0.265	\$87,800.00	0.6271	RB	R	
55, Condominium	0.000023	2351	43//126//36///	35 MATHEWS AVE #UNIT 36	\$161,000.00	0001		37	939	10/18/2024	0.3443	\$88,200.00	0.5478	RB	R	
55, Condominium	0.000023	2353	43//126//38///	35 MATHEWS AVE #UNIT 38	\$135,000.00	0001		37	1,011	12/16/2024	0.2054	\$92,700.00	0.6867	RB	R	
55, Condominium	0.000023	2355	43//126//40///	35 MATHEWS AVE #UNIT 40	\$127,000.00	0001		37	939	05/12/2023	0.1551	\$93,600.00	0.737	RB	R	
55, Condominium	0.000023	2776	44//212//8///	80 SILVER ST #UNIT 08	\$143,500.00	0001		54	1,122	11/14/2024	0.3469	\$177,800.00	1.239	RD	R	
55, Condominium	0.000023	3562	48//160//8///	50 PLEASANT ST #UNIT 08	\$139,900.00	0001		49	1,290	09/05/2023	0.0629	\$133,600.00	0.955	RBRD	R	
55, Condominium	0.000023	6138	68//67//171///	111 DRUMMOND AVE #UNIT 4	\$92,000.00	0001		41	820	01/27/2025	0.0209	\$84,000.00	0.913	RB	R	
55, Condominium	0.000023	103765	41//57//13///	2 BOWIE LN	\$372,000.00	0001		11	1,840	12/06/2024	0.0867	\$364,100.00	0.9788	RA	R	
55, Condominium	0.000023	103766	41//57//14///	4 BOWIE LN	\$290,500.00	0001		11	1,399	02/05/2024	0.3592	\$363,500.00	1.2513		R	
56, Condo Office (2 items)																
56, Condo Office	0.230946	1902	41//90//11///	325C KENNEDY MEM DR	\$75,000.00	0001		56	903	09/17/2024	0.1066	\$74,900.00	0.9987	CD	R	
56, Condo Office	0.531956	1925	41//92//8///	325D KENNEDY MEM DR	\$153,690.00	0001		41	2,080	10/13/2023	0.1972	\$106,800.00	0.6949	CDRA	R	
60, New Englander (3 items)																
60, New Englander	0.27	3396	48//4/////	38 BURLLEIGH ST	\$505,500.00	0001		60	108	4/7/8	05/17/2024	0.0167	\$459,400.00	0.9088	RB	R
60, New Englander	0.16	3438	48//42/////	8 BARTLETT ST	\$255,000.00	0001		60	105	2,237	08/21/2024	0.0204	\$232,700.00	0.9125	RB	R
60, New Englander	0.2	5420	63//106/////	5 HAZELWOOD AVE	\$236,870.00	0001		50	115	1,791	01/31/2024	0.2757	\$146,000.00	0.6164	RB	R
78, Airport Hangar (1 item)																
78, Airport Hangar	0	101363	31//10//11///	4 TAXI LANE F	\$60,000.00	0001		23	1,764	09/22/2023	0.1079	\$60,000.00	1	A	R	
80, Stores/Apt Com (3 items)																
80, Stores/Apt Com	0.030005	2726	44//167/////	59 MAIN ST	\$474,000.00	0001		125	3,686	08/29/2024	0.436	\$216,200.00	0.4561	CA	R	
80, Stores/Apt Com	0.889991	3652	48//249/////	80-88 ELM ST	\$1,300,000.00	0001		125	11,546	01/07/2025	0.2554	\$827,700.00	0.6367	CA	R	
80, Stores/Apt Com	0.189991	5132	58//55/////	98 COLLEGE AVE	\$230,000.00	0001		125	3,096	10/24/2024	0.1756	\$164,800.00	0.7165	CC1	R	
81, Office/Apt Com (2 items)																
81, Office/Apt Com	0.260009	4245	52//126/////	262 MAIN ST	\$259,000.00	0001		135	2,502	07/31/2023	0.0933	\$206,900.00	0.7988	RD	R	

Record Detail by Style
WATERVILLE, ME

5/29/2025

Style	Land Area	PID	Mblu	Location	Sale Price	Assess Dist	Land NBHD	Actual Age	Eff Area	Sale Date	Abs Disp	Appraised Value	A/S Ratio	Zone	Sale Type
81, Office/Apt Com	0.09	6360	48//388/////	197 MAIN ST	\$400,000.00	0001		125	6,690	09/01/2023	0.0726	\$327,800.00	0.8195	CA	R
98, Indust Condo (6 items)															
98, Indust Condo	0.000023	571	32//64//5///	332 EVERGREEN DR	\$260,000.00	0001		40	1,234	10/28/2024	0.154	\$191,900.00	0.7381	RB	R
98, Indust Condo	0.000023	572	32//64//6///	314 EVERGREEN DR	\$253,000.00	0001		40	1,280	08/09/2024	0.1162	\$196,500.00	0.7759	RB	R
98, Indust Condo	0.000023	573	32//64//7///	318 EVERGREEN DR	\$210,000.00	0001		40	1,094	08/28/2024	0.0426	\$178,400.00	0.8495	RB	R
98, Indust Condo	0.000023	587	32//65//6///	102 EVERGREEN DR	\$222,500.00	0001		38	1,370	07/31/2023	0.0657	\$213,100.00	0.9578	RB	R
98, Indust Condo	0.000023	590	32//65//9///	108 EVERGREEN DR	\$180,000.00	0001		38	1,207	09/23/2024	0.2201	\$200,200.00	1.1122	RB	R
98, Indust Condo	0.000023	596	32//65//15///	410 EVERGREEN DR	\$270,000.00	0001		37	1,418	07/01/2024	0.098	\$214,400.00	0.7941	RB	R
99, Vacant Land (13 items)															
99, Vacant Land	1.1	1030	37//139/////	KENNEDY MEM DR	\$70,000.00	0001		40	2,025	02/14/2025	0.4707	\$29,500.00	0.4214	RA	R
99, Vacant Land	0.41	1123	37//232/////	138-1 MERRYFIELD AVE	\$30,500.00	0001		50	2,025	07/10/2023	0.0653	\$29,200.00	0.9574	RB	R
99, Vacant Land	0.07	1802	39//289/////	144 WATER ST	\$6,900.00	0001		20	2,025	02/14/2025	0.3543	\$8,600.00	1.2464	RC	R
99, Vacant Land	1.31	1861	41//50/////	651 LINCOLN ST	\$40,000.00	0001		50	2,025	06/07/2023	0.1029	\$39,800.00	0.995	RA	R
99, Vacant Land	0.38	2145	42//164/////	43 BARNET AVE	\$40,000.00	0001		70	2,025	02/08/2024	0.0779	\$38,800.00	0.97	RB	R
99, Vacant Land	6.6	4766	57//99/////	327 MAIN ST	\$140,000.00	0001		2,025	0	12/04/2024	0.1865	\$151,000.00	1.0786	CCRB	R
99, Vacant Land	0.398871	5435	63//122/////	66-67 CRESCENT ST	\$5,000.00	0001		40	2,025	01/29/2025	0.1879	\$5,400.00	1.08	RB	R
99, Vacant Land	0.55	5638	66//34/////	OFF RIDGE RD	\$15,000.00	0001		50	2,025	07/03/2024	0.3454	\$8,200.00	0.5467	RA	R
99, Vacant Land	0.473485	103621	30//777/////	27 MEADOW DR	\$49,800.00	0001		80	2,025	04/18/2024	0.391	\$63,900.00	1.2831	RR/RD	R
99, Vacant Land	0.385675	103641	29//22/////	46 MEADOW DR	\$48,900.00	0001		80	2,025	03/20/2025	0.3472	\$60,600.00	1.2393	RR/RD	R
99, Vacant Land	0.425184	103649	29//14/////	35 MEADOW DR	\$48,500.00	0001		80	2,025	08/04/2023	0.3842	\$61,900.00	1.2763	RR/RD	R
99, Vacant Land	0.335744	104154	42//159/////	8 FOREST PK	\$43,000.00	0001		70	0	07/26/2023	0.0107	\$37,900.00	0.8814	RB	R
99, Vacant Land	0.9264	105245	42//126//2///	32 CLEARVIEW AVE	\$62,000.00	0001		60	0	01/04/2024	0.2179	\$41,800.00	0.6742	RB	R