

Single Family Residential

RESIDENTIAL

45 RUMFORD RD

RANGELEY, ME 04970

\$295,696 TopHap Estimate · confidence 84 · as of Jul 14, 2026



1

BATHS

0.59 ac

LOT SIZE

VALUATION

\$296K

\$250K low

\$342K high

Last Sale

\$130,000 · May 23, 2019

Est. Owner Equity

\$197,730

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$2,153 (2025)
Assessed Value	\$177,200
Previous Assessed	\$236,000

PROPERTY FACTS

Property Type	Single Family Residential
Style	Conventional
County	FRANKLIN
Lot (acres)	0.59
Roof	Metal
Heating	Electric
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 4, 2011	Financing	Mortgage			\$124K
Jun 29, 2005	Financing	Mortgage			\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rangeley Lakes Regional School	Elementary	PK–12	5.5 mi

District: Regional School Unit 78

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 04970

155 CRIME INDEX	80 AIR POLLUTION	1,779 POPULATION	\$63K MEDIAN IN-COME	38°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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