

Single Family Residence **RESIDENTIAL**

# 12 PURCHASE ST

ROCKLAND, ME 04841

**\$288,796** TopHap Estimate · \$198 / ft<sup>2</sup> · confidence 79 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,455 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1952**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$289K**

\$227K low

\$350K high

Last Sale

**\$216,450 · May 2, 2022**

Est. Owner Equity

**\$115,636**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,163 (2025) |
| Assessed Value    | \$311,400      |
| Previous Assessed | \$155,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | KNOX                    |
| Lot (acres)   | 0.14                    |
| Roof          | Metal                   |
| Heating       | Hot Water               |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                         | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------------|-----------|--------|--------|
| Apr 28, 2022 | Resale    | Warranty Deed                | \$216,450 | \$149  | \$173K |
| Dec 31, 2021 | Financing | Personal Representative Deed |           |        | \$138K |

## ASSIGNED SCHOOLS

| SCHOOL                  | LEVEL      | GRADES | DISTANCE |
|-------------------------|------------|--------|----------|
| South School            | Elementary | KG–5   | 0.3 mi   |
| Oceanside High School   | High       | 9–12   | 1.2 mi   |
| Oceanside Middle School | Middle     | 6–8    | 3.9 mi   |

District: Regional School Unit 13

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 04841

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>135</b><br>CRIME INDEX | <b>80</b><br>AIR POLLUTION | <b>6,960</b><br>POPULATION | <b>\$53K</b><br>MEDIAN IN-COME | <b>45°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|