

Condominium

RESIDENTIAL

# 51 RIVERBEND DR

YARMOUTH, ME 04096

**\$403,611** TopHap Estimate · \$366 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026

**3**

BEDS

**2**

BATHS

**1,104 ft<sup>2</sup>**

LIVING AREA

**1,369 ft<sup>2</sup>**

LOT SIZE

**1985**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

## VALUATION

**\$404K**

\$353K low

\$454K high

Last Sale

**\$394,000 · Dec 3, 2024**

Est. Owner Equity

**\$63,265**

Loan-to-Value

**85%**

## TAX & ASSESSMENT

Property Tax

**\$5,580 (2025)**

Assessed Value

**\$383,500**

Previous Assessed

**\$211,700**

## PROPERTY FACTS

|               |                  |
|---------------|------------------|
| Property Type | Condominium      |
| County        | CUMBERLAND       |
| Lot (acres)   | 0.03             |
| Roof          | Asphalt          |
| Heating       | Space            |
| Garage        | Garage, Attached |
| Pool          | No               |

Deck

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|--------|---------------|-----------|--------------------|--------|
| Dec 2, 2024 | Resale | Warranty Deed | \$394,000 | \$357              | \$315K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| William H Rowe School          | Elementary | PK–1   | 0.7 mi   |
| Frank H Harrison Middle School | Middle     | 6–8    | 1.1 mi   |
| Yarmouth High School           | High       | 9–12   | 1.2 mi   |

District: Yarmouth

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 04096**

|                          |                            |                            |                                     |                         |                        |
|--------------------------|----------------------------|----------------------------|-------------------------------------|-------------------------|------------------------|
| <b>46</b><br>CRIME INDEX | <b>98</b><br>AIR POLLUTION | <b>9,778</b><br>POPULATION | <b>\$110K</b><br>MEDIAN IN-<br>COME | <b>46°F</b><br>AVG TEMP | <b>57%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|-------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

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