

Condominium

RESIDENTIAL

45 RIVERBEND DR

YARMOUTH, ME 04096

\$459,347 TopHap Estimate · \$342 / ft² · confidence 93 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,344 ft²

LIVING AREA

1,249 ft²

LOT SIZE

1985

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$459K

\$428K low

\$490K high

Last Sale

\$451,000 · May 29, 2025

Est. Owner Equity

\$259,347

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax

\$5,958 (2025)

Assessed Value

\$409,500

Previous Assessed

\$220,800

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 ²	LOAN
May 22, 2025	Resale	Warranty Deed	\$451,000	\$336	\$151K

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

46 CRIME INDEX	98 AIR POLLUTION	9,778 POPULATION	\$110K MEDIAN IN- COME	46°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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