

Single Family Residence **RESIDENTIAL**

12 RUSSELL CV

RANGELEY, ME 04970

\$673,944 TopHap Estimate · \$432 / ft² · confidence 82 · as of Jul 14, 2026



1.5
BATHS

1,560 ft²
LIVING AREA

0.12 ac
LOT SIZE

1994
YEAR BUILT

VALUATION

\$674K

\$551K low

\$797K high

Last Sale

\$575,000 · Sep 1, 2022

Est. Owner Equity

\$160,944

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$2,921 (2025)
Assessed Value	\$240,400
Previous Assessed	\$240,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FRANKLIN
Lot (acres)	0.12
Construction	Concrete
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2022	Resale	Warranty Deed	\$575,000	\$369	\$513K
Mar 22, 2012	Financing	Mortgage			\$31K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rangeley Lakes Regional School	Elementary	PK–12	0.5 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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