

Single Family Residential

RESIDENTIAL

296 RUMFORD RD

RANGELEY, ME 04970

\$610,332 TopHap Estimate · \$395 / ft² · confidence 85 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,544 ft²

LIVING AREA

0.36 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$610K

\$519K low

\$702K high

Last Sale

\$389,100 · Jul 10, 2009

Est. Owner Equity

\$355,332

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$5,567 (2025)
Assessed Value	\$458,200
Previous Assessed	\$458,200

PROPERTY FACTS

Property Type	Single Family Residential
Style	Conventional
County	FRANKLIN
Lot (acres)	0.36
Construction	Concrete
Roof	Asphalt
Heating	Hot Water
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 26, 2013	Financing	Mortgage			\$255K
Mar 1, 2011	Financing	Mortgage			\$296K
Aug 31, 2010	Financing	Mortgage			\$300K
Jul 10, 2009	Financing	Grant Deed			\$311K
Jul 29, 2005	Financing	Grant Deed			\$329K
Jul 29, 2005	Financing	Grant Deed			\$20K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rangeley Lakes Regional School	Elementary	PK–12	5.3 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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