

Single Family Residential

**RESIDENTIAL**

# 306 RUMFORD RD

RANGELEY, ME 04970

**\$688,561** TopHap Estimate · \$629 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**1**

BATHS

**1,094 ft<sup>2</sup>**

LIVING AREA

**0.36 ac**

LOT SIZE

**1950**

YEAR BUILT

## VALUATION

**\$689K**

\$587K low

\$790K high

Est. Owner Equity

**\$428,561**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                   |                       |
|-------------------|-----------------------|
| Property Tax      | <b>\$3,845 (2025)</b> |
| Assessed Value    | <b>\$316,500</b>      |
| Previous Assessed | <b>\$316,500</b>      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | <b>Single Family Residential</b> |
| Style         | <b>Conventional</b>              |
| County        | <b>FRANKLIN</b>                  |
| Lot (acres)   | <b>0.36</b>                      |
| Roof          | <b>Asphalt</b>                   |
| Heating       | <b>Space</b>                     |
| Pool          | <b>No</b>                        |

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|---------------------|-----------|---------------------|-------|--------|--------|
| <b>Apr 22, 2019</b> | Quitclaim | Quit Claim Transfer |       |        |        |
| <b>Aug 8, 2012</b>  | Financing | Mortgage            |       |        | \$260K |
| <b>Feb 19, 2008</b> | Financing | Mortgage            |       |        | \$240K |
| <b>Feb 2, 2007</b>  | Financing | Mortgage            |       |        | \$200K |
| <b>Aug 25, 2006</b> | Financing | Mortgage            |       |        | \$150K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| <b>Rangeley Lakes Regional School</b> | 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

|                                       |                                        |                                        |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>155</div> <div>CRIME INDEX</div> | <div>80</div> <div>AIR POLLUTION</div> | <div>1,779</div> <div>POPULATION</div> | <div>\$63K</div> <div>MEDIAN IN-COME</div> | <div>38°F</div> <div>AVG TEMP</div> | <div>50%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|