

Single Family Residential

RESIDENTIAL

94 BEAR PATH

RANGELEY, ME 04970

\$506,783 TopHap Estimate · \$417 / ft² · confidence 81 · as of Jul 14, 2026

1,214 ft²

LIVING AREA

0.86 ac

LOT SIZE

1940

YEAR BUILT

4

ROOMS

VALUATION

\$507K

\$411K low

\$603K high

Last Sale

\$425,000 · Jan 8, 2024

Est. Owner Equity

\$166,783

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax

\$4,873 (2025)

Assessed Value

\$401,100

Previous Assessed

\$401,100

PROPERTY FACTS

Property Type	Single Family Residential
Style	Cottage
County	FRANKLIN
Lot (acres)	0.86
Roof	Metal
Heating	Space
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 5, 2024	Resale	Warranty Deed	\$425,000	\$350	\$340K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rangeley Lakes Regional School	Elementary	PK–12	4.7 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

Owner occupied