

Condominium

RESIDENTIAL

49 RIVERBEND DR

YARMOUTH, ME 04096

\$404,165 TopHap Estimate · \$366 / ft² · confidence 87 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,104 ft²

LIVING AREA

1,362 ft²

LOT SIZE

1985

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$404K

\$354K low

\$455K high

Last Sale

\$395,000 · Jan 17, 2025

Est. Owner Equity

\$204,165

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax

\$5,657 (2025)

Assessed Value

\$388,800

Previous Assessed

\$213,500

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
Jan 17, 2025	Resale	Personal Representative Deed	\$395,000	\$358	\$200K

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	Owner occupied
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