

Single Family Residence **RESIDENTIAL**

44 WINTER ST

TOPSHAM, ME 04086

\$527,712 TopHap Estimate · \$312 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,694 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1777

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$528K

\$476K low

\$579K high

Last Sale

\$510,000 · Apr 25, 2025

Est. Owner Equity

\$145,212

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$5,228 (2025)
Assessed Value	\$408,400
Previous Assessed	\$426,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	SAGADAHOC
Lot (acres)	0.09
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 25, 2025	Resale	Warranty Deed	\$510,000	\$301	\$383K
May 13, 2024	Resale	Warranty Deed	\$438,000	\$259	\$350K
Aug 2, 2018	Recorded document	Affidavit Of Death			
Aug 16, 2018	Financing	Warranty Deed			\$202K
Apr 22, 2008	Financing	Mortgage			\$61K
Jan 24, 2006	Financing	Mortgage			\$112K
Jan 24, 2006	Financing	Mortgage			\$14K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodside Elementary School	Elementary	KG–5	0.4 mi
Mt Ararat High School	High	9–12	1.2 mi
Mt Ararat Middle School	Middle	6–8	1.6 mi

District: School Administrative District 75

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.

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 NEIGHBORHOOD · ZIP 04086

103 CRIME INDEX	95 AIR POLLUTION	9,915 POPULATION	\$80K MEDIAN IN-COME	45°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Absentee owner
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