

Single Family Residential

RESIDENTIAL

450 RUMFORD RD

RANGELEY, ME 04970

\$854,661 TopHap Estimate · confidence 88 · as of Jul 14, 2026



1

BATHS

2.2 ac

LOT SIZE

VALUATION

\$855K

\$753K low

\$957K high

Last Sale

\$750,000 · Feb 20, 2024

Est. Owner Equity

\$854,661

TAX & ASSESSMENT

Property Tax	\$7,053 (2025)
Assessed Value	\$580,500
Previous Assessed	\$644,000

PROPERTY FACTS

Property Type	Single Family Residential
Style	Cottage
County	FRANKLIN
Lot (acres)	2.20
Roof	Metal
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 16, 2024	Resale	Warranty Deed	\$750,000		

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	Owner occupied
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