

Single Family Residence **RESIDENTIAL**

31 RANGELEY RD

RANGELEY, ME 04970

\$734,889 TopHap Estimate · \$383 / ft² · confidence 87 · as of Jul 14, 2026

1.5
BATHS

1,920 ft²
LIVING AREA

0.69 ac
LOT SIZE

1999
YEAR BUILT

VALUATION

\$735K

\$637K low

\$833K high

Last Sale **\$670,000 · Feb 12, 2024**

Est. Owner Equity **\$174,889**

Loan-to-Value **77%**

TAX & ASSESSMENT

Property Tax **\$4,423 (2025)**

Assessed Value **\$364,000**

Previous Assessed **\$364,000**

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	FRANKLIN
Lot (acres)	0.69
Construction	Concrete
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 9, 2024	Resale	Warranty Deed	\$670,000	\$349	\$560K
Jan 13, 2011	Financing	Mortgage			\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rangeley Lakes Regional School	Elementary	PK–12	6.0 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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