116 Beech Rd, Eliot, ME 03903-1921, York County

APN: ELIO-000022-000006-000003 CLIP: 1091985605



MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
3	**2**	**N/A**	**$439,900**	**05/01/2017**

Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type
2,198	**87,120**	**1996**	**SFR**

OWNER INFORMATION

Owner Name	**Higley (Te)**	Tax Billing Zip	**03903**
Owner Name 2	**Higley Kathleen**	Tax Billing Zip+4	**0202**
Tax Billing Address	**Po Box 202**	Tax Billing Carrier Route	**B002**
Tax Billing City & State	**Eliot, ME**	Owner Occupied	**No**

COMMUNITY INSIGHTS

Median Home Value	**$671,027**	School District	**RSU 35/MSAD 35**
Median Home Value Rating	**9 / 10**	Family Friendly Score	**79 / 100**
Total Crime Risk Score (for the neighborhood, relative to the nation)	**97 / 100**	Walkable Score	**47 / 100**
Total Incidents (1 yr)	**15**	Q1 Home Price Forecast	**$678,940**
Standardized Test Rank	**72 / 100**	Last 2 Yr Home Appreciation	**15%**

LOCATION INFORMATION

Town	**Eliot Town**	Carrier Route	**C002**
Census Tract	**370.00**	Zoning	**SD**
Zip Code	**03903**	Tax Map	**22**
Zip + 4	**1921**	Within 250 Feet of Multiple Flood Zone	**No**

TAX INFORMATION

Tax-ID 1	**ELIO-000022-000006-000003**	Total Assessment	**$639,400**
Tax-ID 2	**7843724S**	Improved Assessment	**$493,500**
Tax-ID 3	**07843724S**	Land Assessment	**$145,900**
% Improved	**77%**	Tax Year	**2025**
Tax Area	**22955**	Annual Tax	**$7,193**
Assessment Year	**2025**		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	**$639,400**	**$626,600**	**$580,900**
Assessed Value - Land	**$145,900**	**$133,100**	**$126,700**
Assessed Value - Improved	**$493,500**	**$493,500**	**$454,200**
YOY Assessed Change ($)	**$12,800**	**$45,700**	
YOY Assessed Change (%)	**2.04%**	**7.87%**	

Tax Year	Total Tax	Change ($)	Change (%)
2023	**$7,116**		
2024	**$7,425**	**$309**	**4.34%**
2025	**$7,193**	**-$232**	**-3.12%**

CHARACTERISTICS

Land Use - CoreLogic	**SFR**	Basement Sq Ft	**506**
Total Units	**1**	Unfinished Basement Sq Ft	**506**
Style	**Cape Cod**	Cooling Type	**Yes**
Stories	**2**	Heat Type	**Hot Water**
Year Built	**1996**	Garage Type	**Basement**
Building Sq Ft	**2,198**	Roof Type	**Gable**
Total Rooms	**6**	Roof Material	**Asphalt Shingle**
Bedrooms	**3**	Exterior	**Wood Siding**
Total Baths	**2**	Lot Acres	**2**
Full Baths	**2**	Lot Sq Ft	**87,120**

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Basement Type	**Tax: Basement MLS: Concrete Perimeter**		

FEATURES

Feature Type
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SELL SCORE

Value As Of	**2026-08-09 07:15:50**		

ESTIMATED VALUE

RealAVM™	**$801,000**	Confidence Score	**96**
RealAVM™ Range	**$752,100 - $849,800**	Forecast Standard Deviation	**6**
Value As Of	**07/27/2026**		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value	**3913**	Cap Rate	**3.8%**
Estimated Value High	**4789**	Forecast Standard Deviation (FSD)	**0.22**
Estimated Value Low	**3037**		

(1) Rental Trends is a CoreLogicÂ® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION

MLS Status	**Closed**	MLS Orig. List Price	**$439,900**
MLS Listing #	**1299540**	MLS Sale Date	**05/01/2017**
MLS Area	**ELIOT**	MLS Sale Price	**$439,900**
MLS D.O.M	**2**	MLS Listing Agent	**011802-Suzanne Butcofski**
MLS Listing Date	**03/29/2017**	MLS Listing Broker	**BERKSHIRE HATHAWAY HOMESERVICES VERANI REALTY**
MLS Status Change Date	**05/03/2017**	MLS Selling Agent	**011802-Suzanne Butcofski**
MLS Pending Date	**03/31/2017**	MLS Selling Broker	**BERKSHIRE HATHAWAY HOMESERVICES VERANI REALTY**
MLS Current List Price	**$439,900**		

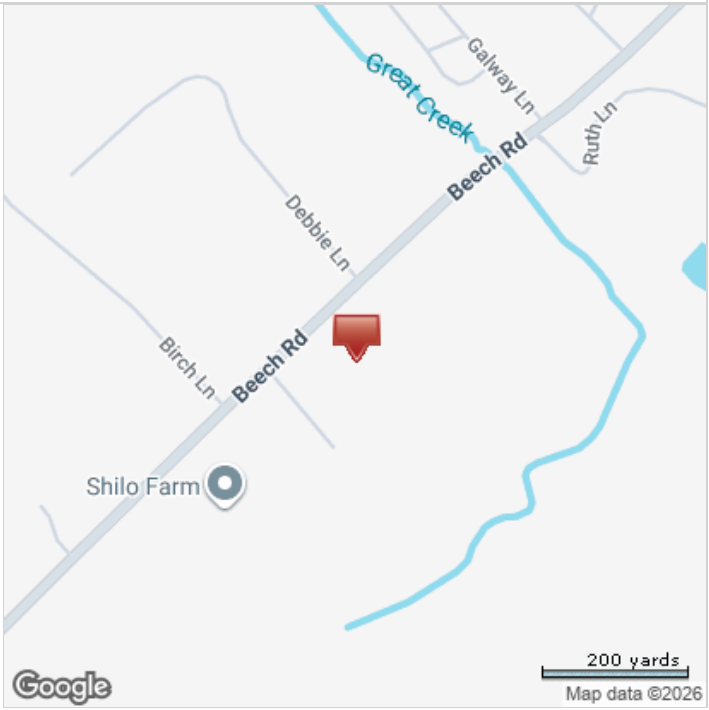
MLS Status	Closed
MLS Listing #	**1236608**
MLS Listing Date	**09/08/2015**
MLS Listing Price	**$425,000**
MLS Orig Listing Price	**$450,000**
MLS Sale Date	**06/09/2016**
MLS Close Price	**$399,900**

LAST MARKET SALE & SALES HISTORY

Sale Date	**MLS: 05/01/2017**	Owner Name 2	**Higley Kathleen**
Owner Name	**Higley (Te)**		

PROPERTY MAP





*Lot Dimensions are Estimated

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