TOWN OF STANDISH
175 NORTHEAST RD
STANDISH, ME 04084-6470

2026 REAL ESTATE TAX BILL

For the fiscal year July 1, 2025 to June 30, 2026

OFFICE HOURS
Monday - Thursday 7:30 AM to 4:30 PM
Tel: (207) 642-3461

THIS IS THE ONLY BILL YOU WILL RECEIVE

YOU WILL NOT RECEIVE A BILL FOR THE MAY INSTALLMENT

S382576 P0 - 1of1

2154 GREGG, FRANK
GREGG, BOBBY JO
PO BOX 764
STANDISH, ME 04084-0764

CURRENT BILLING INFORMATION	
LAND	0.00
BUILDING	76,200.00
PERS.PROP.	0.00
EXEMPTION	0.00
HOMESTEAD	0.00
TAXABLE VAL	76,200.00
TOTAL TAX	944.88
LESS PAID	0.00
TOTAL DUE ⇨	**$944.88**

FIRST HALF DUE:	11/17/2025
SECOND HALF DUE:	05/18/2026

ACREAGE: 0.00
PROPERTY ID: 013-025-026-000
LOCATION: 27 CARROLL AVE
BILL: 1958

MIL RATE: 12.40
BOOK/PAGE: 0000/0000

TAXPAYER'S NOTICE

FOR THE FISCAL YEAR JULY 1, 2025 TO JUNE 30, 2026.

Notice is hereby given that your county, school and municipal property tax is due by 11/17/2025 and 05/18/2026.
Interest will be charged on unpaid taxes at an annual rate of 7.5% beginning 11/18/2025 and 05/19/2026.
As per state statue the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st of each year.
PLEASE NOTE: If you sell this property before taxes are paid in full, it is your responsibility to forward this bill to the "new" owner. If your taxes are held in escrow by a third party, it is necessary to forward this bill to them for payment.

INFORMATION

As a result of estimated State funds to be received through Revenue Sharing, Homestead Exemption Reimbursement and Aid to Education in the current fiscal year, your property tax bill has been reduced by 29.35%. For information regarding your tax bill, please call the Tax Collector's Office at (207)642-3062. For valuation information, please call the Assessor's office (207) 642-7656. After eight months and no later than a year from the date of commitment, a lien will be placed on all real estate for which taxes remain unpaid. All taxes delinquent as of June 30, 2026 will be published in the annual report.

The Town of Standish bonded indebtedness is $15,232,132.70

CURRENT BILLING DISTRIBUTION

MUNICIPAL	34.5%	$4.28	$325.98
SCHOOL	61.2%	$7.59	$578.27
COUNTY	4.3%	$0.53	$40.63
TOTAL	100.0%	$12.40	$944.88

REMITTANCE INSTRUCTIONS

IN PERSON: M-TH 7:30am-4:30pm, CLOSED FRIDAYS.

VIA INTERNET: Link at www.standish.org See "Property Taxes" Link.

VIA MAIL:
TOWN OF STANDISH
175 NORTHEAST RD
STANDISH, ME 04084-6470

Please include a phone number with all checks submitted.
If a receipt is desired, please send a self-addressed stamped envelope.

00002082026300001958800000472449

PROPERTY ID: 013-025-026-000
NAME: GREGG, FRANK
GREGG, BOBBY JO
LOCATION: 27 CARROLL AVE

INTEREST BEGINS ON 05/19/2026

DUE DATE	AMOUNT DUE	AMOUNT PAID
05/18/2026	$472.44	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT.

Please include a phone number with all checks submitted.
If a receipt is desired, please send a self-addressed stamped envelope.

00002082026300001958800000472449

PROPERTY ID: 013-025-026-000
NAME: GREGG, FRANK
GREGG, BOBBY JO
LOCATION: 27 CARROLL AVE

INTEREST BEGINS ON 11/18/2025

DUE DATE	AMOUNT DUE	AMOUNT PAID
11/17/2025	$472.44	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT.

27 Carroll Ave, Standish, ME 04084-5606, Cumberland County

APN: STAN-000013-000000-000025-000026 CLIP: 1001096934



MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
3	2	N/A	$80,000	11/13/2020
Bldg Sq Ft	**Lot Sq Ft**	**MLS Yr Built**	**Type**	
1,140	N/A	2017	MBL HM	

OWNER INFORMATION

Owner Name	Gregg Frank	Tax Billing Zip	04084
Owner Name 2	Gregg Bobby Jo	Tax Billing Zip+4	0764
Tax Billing Address	Po Box 764	Tax Billing Carrier Route	B007
Tax Billing City & State	Standish, ME	Owner Occupied	No

COMMUNITY INSIGHTS

Median Home Value	$299,528	School District	RSU 06/MSAD 06
Median Home Value Rating	5 / 10	Family Friendly Score	75 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	82 / 100	Walkable Score	37 / 100
Total Incidents (1 yr)	18	Q1 Home Price Forecast	$305,529
Standardized Test Rank	40 / 100	Last 2 Yr Home Appreciation	9%

LOCATION INFORMATION

Town	23005st001	Carrier Route	R046
Census Tract	170.04	Tax Map	13
Zip Code	04084	Within 250 Feet of Multiple Flood Zone	No
Zip + 4	5606		

TAX INFORMATION

Tax-ID 1	STAN-000013-000000-000025-000026	Assessment Year	2025
Tax-ID 2	7523604S	Total Assessment	$76,200
Tax-ID 3	07523604S	Improved Assessment	$76,200
% Improved	100%	Tax Year	2025
Tax Area	73670	Annual Tax	$945

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	$76,200	$70,200	$56,600
Assessed Value - Improved	$76,200	$70,200	$56,600
YOY Assessed Change ($)	$6,000	$13,600	
YOY Assessed Change (%)	8.55%	24.03%	

Tax Year	Total Tax	Change ($)	Change (%)
2023	$784		
2024	$885	$101	12.88%
2025	$945	$60	6.78%

CHARACTERISTICS

Land Use - CoreLogic	Mobile Home	Total Baths	2
Total Units	1	Full Baths	2
Style	Mobile Home	Basement Type	MLS: Gravel/Pad
Stories	1	Heat Type	Forced Air
Year Built	2017	Roof Type	Gable
Building Sq Ft	1,140	Roof Material	Asphalt Shingle
Total Rooms	4	Exterior	Vinyl
Bedrooms	3		

SELL SCORE

Rating	Moderate	Value As Of	2026-09-13 11:14:25

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.

Sell Score	569		

RENTAL TRENDS

Estimated Value	1500	Cap Rate	10%
Estimated Value High	1758	Forecast Standard Deviation (FSD)	0.17
Estimated Value Low	1242		

(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.

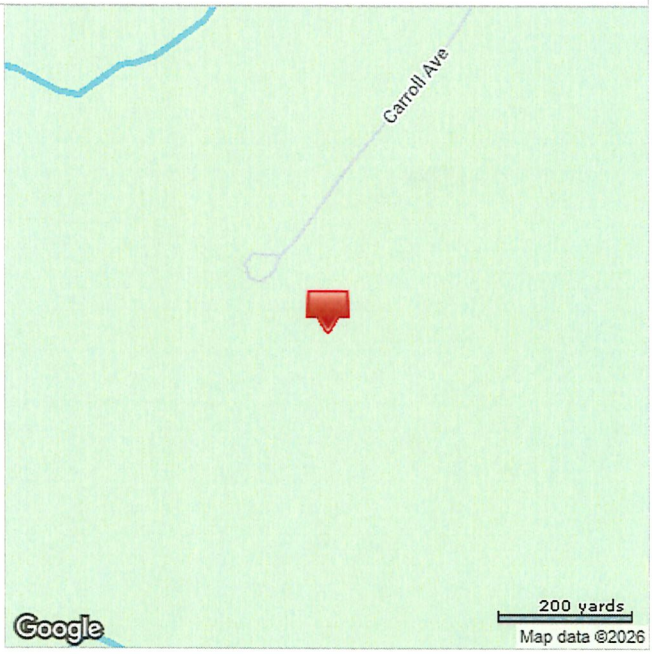
LISTING INFORMATION

MLS Status	Closed	MLS Orig. List Price	$80,000
MLS Listing #	1468428	MLS Sale Date	11/13/2020
MLS Area	STANDISH	MLS Sale Price	$80,000
MLS D.O.M	20	MLS Listing Agent	015207-Heidi Young
MLS Listing Date	09/10/2020	MLS Listing Broker	BEAN GROUP
MLS Status Change Date	11/14/2020	MLS Selling Agent	019269-Timothy Bodge
MLS Pending Date	10/02/2020	MLS Selling Broker	MAINE REAL ESTATE EXPERTS
MLS Current List Price	$80,000		

LAST MARKET SALE & SALES HISTORY

Sale Date	MLS: 11/13/2020	Owner Name 2	Gregg Bobby Jo
Owner Name	Gregg Frank		

PROPERTY MAP



*Lot Dimensions are Estimated