342 Main St, Saco, ME 04072-1516, York County

Expired Listing

APN: SACO-000039-000003 CLIP: 3820224707



Beds	Full Baths	Half Baths	Sale Price	Sale Date
4	**2**	**N/A**	**N/A**	**09/15/2009**

Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type
3,062	**8,712**	**1892**	**SFR**

OWNER INFORMATION

Owner Name	**Stanford William R**	Tax Billing Zip	**04102**
Owner Name 2	**Stanford Tracy M**	Tax Billing Zip+4	**1418**
Tax Billing Address	**94 Webb St**	Tax Billing Carrier Route	**C047**
Tax Billing City & State	**Portland, ME**	Owner Occupied	**No**

COMMUNITY INSIGHTS

Median Home Value	**$395,254**	School District	**SACO PUBLIC SCHOOLS**
Median Home Value Rating	**6 / 10**	Family Friendly Score	**16 / 100**
Total Crime Risk Score (for the neighborhood, relative to the nation)	**18 / 100**	Walkable Score	**88 / 100**
Total Incidents (1 yr)	**134**	Q1 Home Price Forecast	**$400,578**
Standardized Test Rank	**57 / 100**	Last 2 Yr Home Appreciation	**8%**

LOCATION INFORMATION

Town	**Saco City**	Carrier Route	**C004**
Census Tract	**53.01**	Zoning	**MB**
Zip Code	**04072**	Tax Map	**39**
Zip + 4	**1516**	Within 250 Feet of Multiple Flood Zone	**No**

TAX INFORMATION

Tax-ID 1	**SACO-000039-000003**	Total Assessment	**$534,700**
Tax-ID 2	**7791811S**	Improved Assessment	**$387,600**
Tax-ID 3	**07791811S**	Land Assessment	**$147,100**
% Improved	**72%**	Tax Year	**2025**
Tax Area	**64675**	Annual Tax	**$7,593**
Assessment Year	**2025**		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	**$534,700**	**$532,600**	**$532,600**
Assessed Value - Land	**$147,100**	**$147,100**	**$147,100**
Assessed Value - Improved	**$387,600**	**$385,500**	**$385,500**
YOY Assessed Change ($)	**$2,100**	**$0**	
YOY Assessed Change (%)	**0.39%**	**0%**	

Tax Year	Total Tax	Change ($)	Change (%)
2023	**$7,856**		
2024	**$7,483**	**-$373**	**-4.75%**
2025	**$7,593**	**$110**	**1.47%**

CHARACTERISTICS

Land Use - CoreLogic	**SFR**	Attic Sq Ft	**1327**
Total Units	**1**	Fireplace	**Y**
Style	**Conventional**	Fireplaces	**1**
Stories	**2**	Heat Type	**Hot Water**
Year Built	**1892**	Porch	**Open Porch**
Building Sq Ft	**3,062**	Patio Type	**Deck**
Total Rooms	**10**	Garage Type	**Garage**
Bedrooms	**4**	Roof Type	**Gable**
Total Baths	**2**	Roof Material	**Asphalt Shingle**
Full Baths	**2**	Exterior	**Wood Siding**

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: Partial MLS: Stone;Brick/Mortar**	Lot Acres	**0.2**
Basement Sq Ft	**1,327**	Lot Sq Ft	**8,712**
Unfinished Basement Sq Ft	**1,327**		

FEATURES

Feature Type
B
E
L
Q

SELL SCORE

Rating	**Moderate**	Value As Of	**2026-09-07 06:02:56**
Sell Score	**581**		

ESTIMATED VALUE

RealAVM™	**$616,200**	Confidence Score	**72**
RealAVM™ Range	**$538,800 - $693,500**	Forecast Standard Deviation	**13**
Value As Of	**08/31/2026**		

(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	**2574**	Cap Rate	**2.7%**
Estimated Value High	**3325**	Forecast Standard Deviation (FSD)	**0.29**
Estimated Value Low	**1823**		

(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	**Expired**	MLS Pending Date	**07/14/2009**
MLS Listing #	**928065**	MLS Current List Price	**$250,000**
MLS Area	**SACO**	MLS Orig. List Price	**$319,900**
MLS D.O.M	**93**	MLS Listing Agent	**005140-Tiffany Hampton**
MLS Listing Date	**04/10/2009**	MLS Listing Broker	**CENTURY 21 NORTH EAST**
MLS Status Change Date	**07/14/2009**		

MLS Status	Closed	Closed	Expired
MLS Listing #	**928047**	**761751**	**716340**
MLS Listing Date	**04/10/2009**	**08/19/2005**	**08/01/2004**
MLS Listing Price	**$250,000**	**$409,900**	**$409,900**
MLS Orig Listing Price	**$319,900**	**$449,900**	**$449,900**
MLS Sale Date	**09/16/2009**	**09/27/2005**	
MLS Close Price	**$235,000**	**$404,000**	

LAST MARKET SALE & SALES HISTORY

Recording Date	**09/21/2009**	Owner Name	**Stanford William R**
Sale Date	**09/15/2009**	Owner Name 2	**Stanford Tracy M**
Deed Type	**Special Warranty Deed**	Seller	**Ameriquest Mt Trust 2005-R10**
Sale Type	**Estimated**	Title Company	**H&D Title**
Document Number	**15726-523**		

Recording Date	09/21/2009	06/29/2009
Sale Date	**09/15/2009**	**06/11/2009**
Document Number	**15726-523**	**15667-234**
Document Type	**Special Warranty Deed**	**Quit Claim Deed**
Buyer Name	**Deglon Debra**	**Ameriquest Trust 2005-R10**
Buyer Name 2	**Vega Aurea**	
Seller Name	**Ameriquest Mt Trust 2005-R10**	**Ameriquest Mtg Secs Inc 2005**

MORTGAGE HISTORY

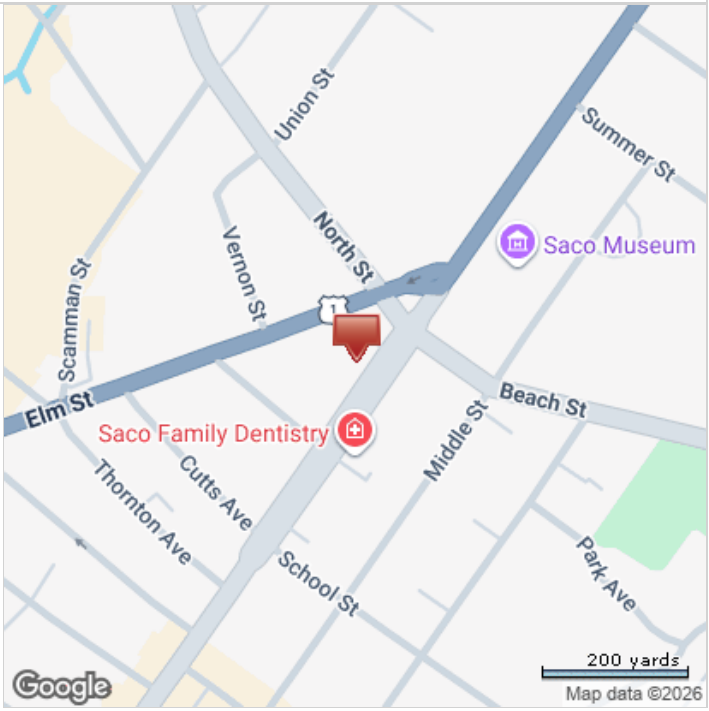
Mortgage Date	11/18/2020	09/23/2015	09/08/2011	08/04/2011	09/21/2009
Mortgage Amount	**$225,500**	**$250,000**	**$20,000**	**$228,000**	**$230,743**
Mortgage Lender	**Quicken Loans Inc**	**Saco & Biddeford Svgs Inst**	**University Cu**	**Megastar Fin'l Corp**	**Megastar Fin'l Corp**
Borrower Name	**Vega Aurea**	**Vega Aurea**	**Deglon Debra A**	**Deglon Debra**	**Deglon Debra**
Borrower Name 2	**Deglon Debra**	**Deglon Debra A**	**Vega Aurea**	**Vega Aurea**	**Vega Aurea**
Mortgage Type	**Conventional**	**Conventional**	**Conventional**	**Conventional**	**Fha**
Mortgage Purpose	**Refi**	**Refi**	**Refi**	**Refi**	**Resale**
Mortgage Term	**15**	**30**		**30**	**30**
Mortgage Period	**Years**	**Years**		**Years**	**Years**
Mortgage Int Rate					**5.5**

FORECLOSURE HISTORY

Document Type	Final Judgement
Foreclosure Filing Date	**11/05/2008**
Recording Date	**08/31/2009**
Document Number	**42650**
Book Number	**15714**
Page Number	**255**
Final Judgment Amount	**$326,438**
Original Doc Date	**09/27/2005**
Original Book Page	**14318000682**
Foreclosure Case #	**07-178**

PROPERTY MAP





*Lot Dimensions are Estimated