41 KINGS CT

Location	41 KINGS CT	**Mblu**	0104/057 / / /
Owner	BELLIZIA, PAULINE	**Total Market Va...**	$548,590
Appraisal	$548,590	**PID**	4561
Building Count	1		

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$320,490	$228,100	$548,590
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$320,490	$228,100	$548,590

Owner of Record

Owner	BELLIZIA, PAULINE	Sale Price	$899,900
Co-Owner	MARSHALL, DAWN	Certificate	
Address	41 KINGS CT WELLS, ME 04090	Book & Page	19706/0888
		Sale Date	07/29/2025
		Instrument	WD

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BELLIZIA, PAULINE	$899,900		19706/0888	WD	07/29/2025
BEAUDET, MARIE-CHRISTINE	$143,000		07645/0250	WD	12/04/1995
BEAUDET, MARIE-CHRISTINE	$143,000		07645/0250	WD	12/04/1995
	$160,000		05697/0280	WD	05/10/1991

Building Information

Building 1 : Section 1

Year Built:	1967
Living Area:	1,690
Replacement Cost:	$345,483
Building Percent Good:	80
Replacement Cost Less Depreciation:	$276,390

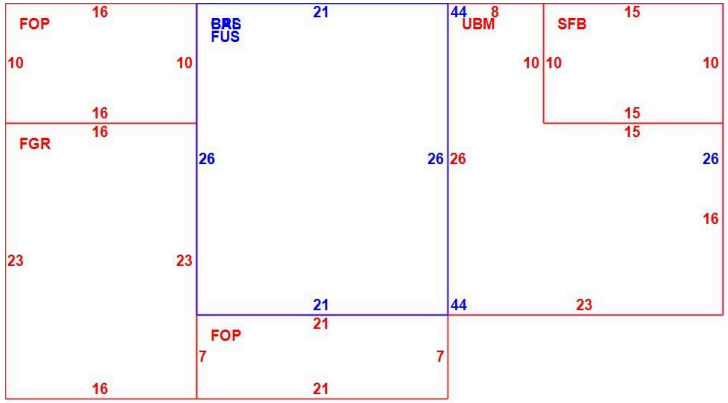
Building Attributes	
Field	**Description**
Style:	Bi-Level
Model	Residential
Grade:	Average
Stories:	1.5
Occupancy	1

Building Photo


Building Photo
(/photos/WellsMEPhotos///0028/IMG_2943_28623.JPG)

Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Laminate/Pergo
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Average
Extra Kitchens	
MHP	
Interior Flr 3	

Building Layout



(ParcelSketch.ashx?pid=4561&bid=4561)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,144	1,144
FUS	Upper Story, Finished	546	546
CRL	Crawl Space	546	0
FGR	Framed Garage	368	0
FOP	Framed Open Porch	307	0
SFB	Base, Semi-Finished	150	0
UBM	Basement, Unfinished	448	0
		3,509	1,690

Extra Features

Extra Features	Legend

Code	Description	Size	Assessed Value	Bldg #
FPL1	Fireplace 1 St.	1.00 UNITS	$4,400	1

Land

Land Use

Use Code	1010
Description	Single Family
Zone	RA
Neighborhood	OR

Land Line Valuation

Size (Acres)	0.31
Frontage	
Total Market Land	$228,100
Appraised Value	$228,100

Outbuildings

Outbuildings				Legend
Code	**Description**	**Size**	**Assessed Value**	**Bldg #**
SHD1	Shed	144.00 S.F.	$1,300	1
SPL1	Pool IG Gunite	512.00 S.F.	$38,400	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2026	$320,490	$228,100	$548,590
2025	$320,490	$215,370	$535,860
2024	$320,490	$215,370	$535,860

Assessment

Valuation Year	Improvements	Land	Total
2026	$320,490	$228,100	$548,
2025	$320,490	$215,370	$535,860
2024	$320,490	$215,370	$535,860

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