

7 OAK ST

Location	7 OAK ST	Mblu	39/ 204/ / /
Acct#		Owner	YD HOLDINGS LLC
Assessment	\$281,500	Appraisal	\$281,500
PID	4668	Building Count	1
Location	Urban		

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$164,900	\$116,600	\$281,500
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$164,900	\$116,600	\$281,500

Owner of Record

Owner	YD HOLDINGS LLC	Sale Price	\$237,500
Co-Owner		Certificate	
Address	5A RITA RD	Book	18948
	KENNEBUNKPORT, ME 04046	Page	785
		Sale Date	02/07/2022
		Instrument	207

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Instrument	Sale Date	Book	Page
YD HOLDINGS LLC	\$237,500		207	02/07/2022	18948	785
CEVI PROPERTY HOLDINGS LLC	\$181,000		207	12/30/2020	18508	770
KIERNAN, WILLIAM E JR & SUSAN C	\$0		1A	03/26/2018	17687	0247
KIERNAN, WILLIAM E JR	\$116,000		00	02/09/2001	10440	0016
WATSON MELANIE T	\$0		DI	03/31/1999	9406	0185

Building Information

Building 1 : Section 1

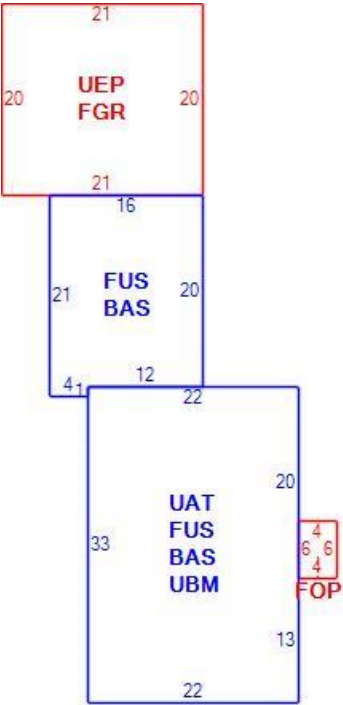
Year Built:	1900
Living Area:	2,100
Replacement Cost:	\$329,878
Building Percent Good:	50
Replacement Cost Less Depreciation:	\$164,900
Building Attributes	
Field	Description
Style:	2 Unit
Model	Multi-Family
Grade:	Average
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	12 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	02
Cndtn	
Num Park	
Fireplaces	
MH Park	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/BiddefordMEPhotos///0009/DSC00346_93

Building Layout



([ParcelSketch.ashx?](#)

[pid=4668&bid=4834](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,050	1,050
FUS	Upper Story, Finished	1,050	1,050
FGR	Garage	420	0
FOP	Porch, Open, Finished	24	0
UAT	Attic, Unfinished	726	0
UBM	Basement, Unfinished	726	0

UEP	Porch, Enclosed, Unfinished	420	0
		4,416	2,100

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
Use Code1040	Size (Acres)0.1
DescriptionTWO FAMILY MDL-03	Frontage0
ZoneR2	Depth0
Neighborhood0003	Assessed Value\$116,600
Alt Land ApprNo	Appraised Value\$116,600
Category	

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$161,800	\$116,600	\$278,400
2023	\$191,200	\$116,600	\$307,800
2022	\$136,300	\$56,400	\$192,700

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$161,800	\$116,600	\$278,400
2023	\$191,200	\$116,600	\$307,800
2022	\$136,300	\$56,400	\$192,700

Visit History

Visit History		
Visit Date	Purpose of Visit	Notes
4/2/2024	EXTERIOR INSPECTION	50% COMPLETE RENOVATION WILL NEED TO CHANGE 2 UNIT TO 4 UNIT
8/20/2013	EXTERIOR INSPECTION	

1/13/2009	LETTER / STATE REQUIREMENT	
4/5/2002	COMM/IND/APTS 2002-2003 EXTERIOR	
11/21/1989	MEAS & LISTD	
11/13/1989	Left Hanger	