

21 WENTWORTH ST

Location	21 WENTWORTH ST	Mblu	38/ 232/ / /
Acct#		Owner	YD HOLDINGS, LLC
Assessment	\$344,000	Appraisal	\$344,000
PID	4245	Building Count	1
Location	Urban		

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$235,200	\$108,800	\$344,000
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$235,200	\$108,800	\$344,000

Owner of Record

Owner	YD HOLDINGS, LLC	Sale Price	\$154,277
Co-Owner		Certificate	
Address	5A RITA RD	Book	17817
	KENNEBUNKPORT, ME 04046	Page	142
		Sale Date	10/02/2018
		Instrument	303

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Instrument	Sale Date	Book	Page
YD HOLDINGS, LLC	\$154,277		303	10/02/2018	17817	142
LANDEVIN BEAU R.	\$0		1A	10/02/2018	17817	140
LANDEVIN, RICHARD	\$125,000		202	10/14/2014	16907	0100
LEDGEMERE PROPERTIES LLC	\$134,000		00	08/29/2002	11929	0329
CHASSE RONALD E & MARIE A	\$62,500		1N	12/07/1993	06844	0192

Building Information

Building 1 : Section 1

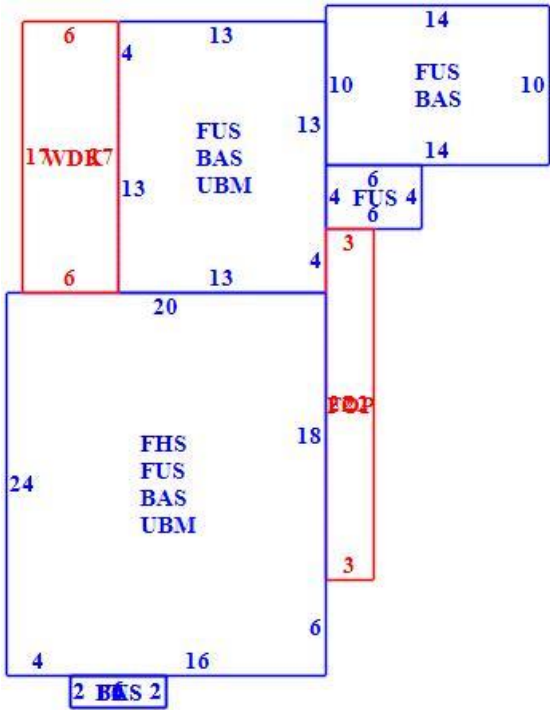
Year Built:	1900
Living Area:	2,018
Replacement Cost:	\$470,486
Building Percent Good:	50
Replacement Cost Less Depreciation:	\$235,200
Building Attributes	
Field	Description
Style:	Res Apt
Model	Multi-Family
Grade:	Average
Stories:	2.5
Occupancy	5
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	5
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
MH Park	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/BiddefordMEPhotos/A00\00\21\46.jpg>)

Building Layout



([ParcelSketch.ashx?pid=4245&bid=4396](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	877	877
BAS	First Floor	853	853
FHS	Half Story, Finished	480	288
FOP	Porch, Open, Finished	66	0
UBM	Basement, Unfinished	701	0
WDK	Deck, Wood	102	0

		3,079	2,018
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Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
Use Code 1111	Size (Acres) 0.06
Description FIVE UNITS	Frontage 0
Zone MSRD2	Depth 0
Neighborhood 0003	Assessed Value \$108,800
Alt Land Appr No	Appraised Value \$108,800
Category	

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$230,800	\$108,800	\$339,600
2023	\$230,800	\$108,800	\$339,600
2022	\$170,900	\$82,700	\$253,600

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$230,800	\$108,800	\$339,600
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2022	\$170,900	\$82,700	\$253,600

Visit History

Visit History		
Visit Date	Purpose of Visit	Notes
4/10/2002	COMM/IND/APTS 2002-2003 EXTERIOR	
11/5/1999	UPDATE/ELEC HEAT/1999	
6/20/1990	HEARINGS/REINSPECTD PER TAXPAYER	
10/4/1989	MEAS & LISTD	

