

	Beds	MLS Full Baths	Half Baths	MLS List Price	MLS List Date
	5	4	N/A	\$375,000	06/13/2025
	Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	2,100	4,356	1900	DUPLEX	

OWNER INFORMATION			
Owner Name	Yd Holdings LLC	Tax Billing Zip	04046
Tax Billing Address	5 Rita Rd # A	Tax Billing Carrier Route	R003
Tax Billing City & State	Kennebunkport, ME	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$355,645	School District	BIDDEFORD PUBLIC SCHOOLS
Median Home Value Rating	5 / 10	Family Friendly Score	4 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	7 / 100	Walkable Score	88 / 100
Total Incidents (1 yr)	313	Q1 Home Price Forecast	\$364,123
Standardized Test Rank	40 / 100	Last 2 Yr Home Appreciation	21%

LOCATION INFORMATION			
Town	Biddeford City	Carrier Route	C006
Census Tract	252.06	Zoning	R2
Zip Code	04005	Tax Map	39
Zip + 4	3410	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
Tax-ID 1	BIDD-000039-000000-000204	Total Assessment	\$278,400
Tax-ID 2	161601	Improved Assessment	\$161,800
Tax-ID 3	000161601	Land Assessment	\$116,600
% Improved	58%	Tax Year	2024
Tax Area	04860	Annual Tax	\$3,959
Assessment Year	2024		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$278,400	\$307,800	\$192,700
Assessed Value - Land	\$116,600	\$116,600	\$56,400
Assessed Value - Improved	\$161,800	\$191,200	\$136,300
YOY Assessed Change (\$)	-\$29,400	\$115,100	
YOY Assessed Change (%)	-9.55%	59.73%	
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$3,162		
2023	\$4,038	\$876	27.7%
2024	\$3,959	-\$79	-1.96%

CHARACTERISTICS			
Land Use - CoreLogic	Duplex	Basement Sq Ft	726
Total Units	2	Unfinished Basement Sq Ft	726
Style	Multi-Family	Attic Sq Ft	726
Stories	Tax: 2 MLS: 3	Heat Type	Hot Water
Year Built	1900	Porch	Open Porch
Building Sq Ft	2,100	Garage Type	Garage
Total Rooms	12	Roof Type	Gable
Bedrooms	5	Roof Material	Asphalt Shingle
Total Baths	Tax: 2 MLS: 4	Exterior	Vinyl
Full Baths	Tax: 2 MLS: 4	Lot Acres	0.1
Basement Type	Tax: Basement MLS: Brick/Mortar	Lot Sq Ft	4,356

FEATURES	
Feature Type	
B	

D
L
Q

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM™	\$372,600	Confidence Score	79
RealAVM™ Range	\$330,000 - \$415,300	Forecast Standard Deviation	11
Value As Of	09/29/2025		

(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	2241	Cap Rate	3.8%
Estimated Value High	3210	Forecast Standard Deviation (FSD)	0.43
Estimated Value Low	1272		

(1) Rental Trends is a CoreLogic® 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	Pending	MLS Pending Date	07/27/2025
MLS Listing #	1626699	MLS Current List Price	\$375,000
MLS Area	BIDDEFORD	MLS Orig. List Price	\$375,000
MLS D.O.M	32	MLS Listing Agent	018828-Michael Hamilton
MLS Listing Date	06/13/2025	MLS Listing Broker	KELLER WILLIAMS REALTY
MLS Status Change Date	07/27/2025		

MLS Status	Closed
MLS Listing #	449615
MLS Listing Date	09/11/2000
MLS Listing Price	\$110,000
MLS Orig Listing Price	\$115,000
MLS Sale Date	02/09/2001
MLS Close Price	\$116,000

LAST MARKET SALE & SALES HISTORY			
Owner Name	Yd Holdings LLC		

MORTGAGE HISTORY					
Mortgage Date	02/08/2022	05/12/2021	04/02/2018	07/24/2006	06/27/2006
Mortgage Amount	\$375,000	\$600,000	\$112,750	\$35,100	\$140,000
Mortgage Lender	Private Individual	Private Individual	Mr Cooper	Citibank Fsb	Taylor Bean & Whitaker Mtg
Borrower Name	Yd Holding LLC	Cevi Propertyholdings LLC	Kiernan William E Jr	Kiernan William E Jr	Kiernan William E Jr
Borrower Name 2			Kiernan Susan C		
Mortgage Type	Private Party Lender	Private Party Lender	Conventional	Conventional	Conventional
Mortgage Purpose	Refi	Refi	Refi	Refi	Refi
Mortgage Term			15	30	30
Mortgage Period			Years	Years	Years
Mortgage Int Rate Type				Adjustable Int Rate Loan	

FORECLOSURE HISTORY	
Document Type	Notice Of Sale
Recording Date	05/22/2025
Original Doc Date	04/08/2022
Original Book Page	18997000882

