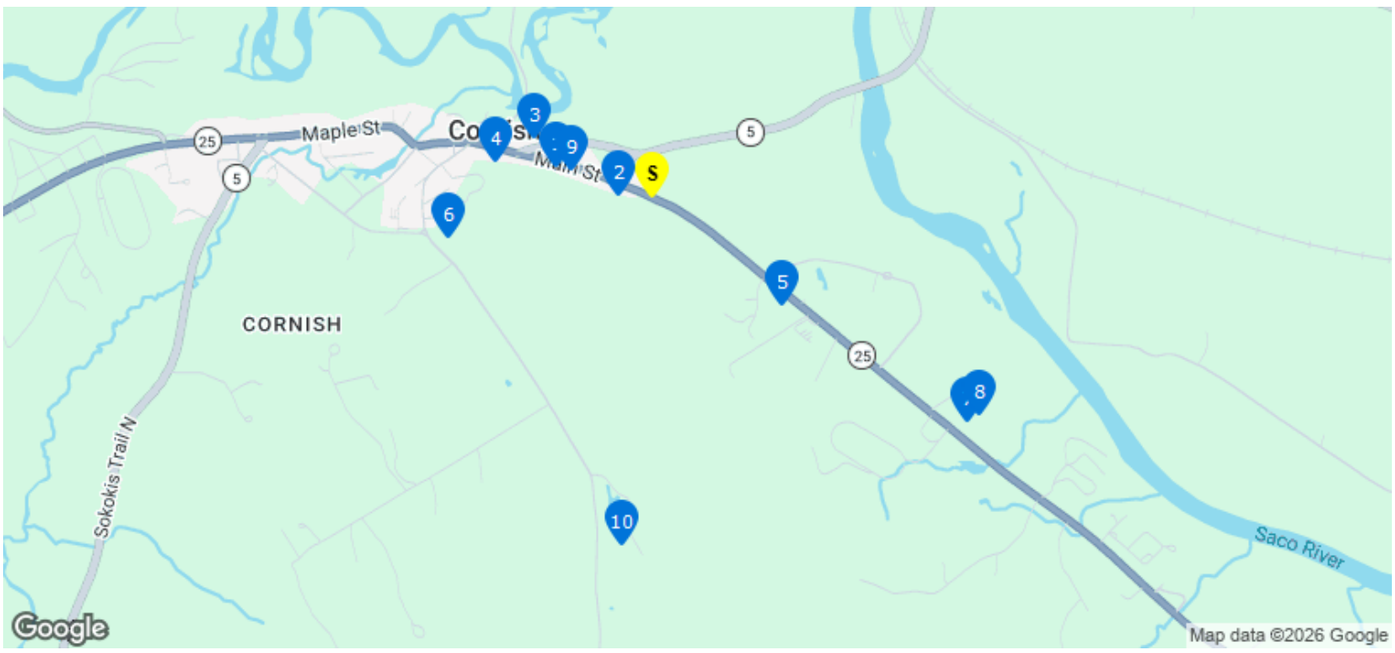
ICE SiteX Report

OrderID: 98815311

SiteX Property Information Report



Subject Property Location

118 MAIN ST, CORNISH, ME 04020-3236

County:	**YORK ME**	Census Tract:	0225.00
Property Use:	Single Family Residential	Zoning:	CD
Parcel Number:	CNSH M:U04 L:012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$353,000**	FSD:	24	Common Confidence Score:	28
Value Range:	$268,280 - $437,720	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$112,600	Market Land Value:		Tax Year:	2025
Assd Improvement:	$189,000	Market Improvment Value:		Total Taxable Value:	$2,850
Total Assessed Value:	$301,600	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	462
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12

Abbreviated Description:	LOT:12 CITY:CORNISH
City/Muni/Twp:	CORNISH

Property Characteristics

Lot Size:	43,124 SF	Bedrooms:	3	Pool:	
Building Area:	1296 SF	Baths:	1	Fireplace:	
Year Built:	1957	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Hot Water
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:	Ranch\Rambler	Basement:	Unfinished Basement	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/05/2023	Sales Price:	N/A
Document #:	2023008922 BK-PG 17336-482	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	08/12/2019	Sales Price:	N/A
Document #:	2019032006 BK-PG 17336-482	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/06/2016	Sales Price:	N/A
Document #:	2016043128 BK-PG 17336-479	Type of Sale:	Undetermined Transfer
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: CORNISH			

Prior Transfer

Recording Date:	10/06/2016	Sales Price:	N/A

ICE SiteX Report

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Document #:	2016043127 BK-PG 17336-477	Type of Sale:	Non Arms-Length Transfer
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: CORNISH			

Mortgage Record

Recording Date:	10/06/2016	Loan Amount:	N/A
Document #:	17336/0482 BK-PG -	Loan Type:	
TD Due Date:	10/06/2046	Type Finance:	
Legal Description:			
City/Muni/Twp: CORNISH			

Prior Transfer

Recording Date:	07/17/2014	Sales Price:	N/A
Document #:	000000026194 BK-PG 16854-0205	Type of Sale:	Non Arms-Length Transfer
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: CORNISH			

Prior Transfer

Recording Date:	07/24/2013	Sales Price:	N/A
Document #:	000000035681 BK-PG 16655-0982	Type of Sale:	Non Arms-Length Transfer
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: CORNISH			

Prior Transfer

Recording Date:	12/05/2012	Sales Price:	N/A
Document #:	57395 BK-PG 15562-614	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	02/13/2009	Loan Amount:	N/A
Document #:	BK-PG 15562-0614	Loan Type:	Unknown Loan Type
TD Due Date:		Type Finance:	
Legal Description:			
Map Ref: 0			
City/Muni/Twp: SANFORD			

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 2122-506	Type of Sale:	Per Assessor
Document Type:	Deed		
Legal Description:			
City/Muni/Twp: CORNISH			

Area Sales Analysis

Total Area Sales	$3,367,000	Median # of Bedrooms	3
Median Lot Size	4 SF	Median # of Baths	1
Median Living Area	1,414 SF	Median Year Built	1929
Price Range - 2 Yrs	$185,000 to $470,000	Age Range	20 years to 215 years
Median Value	$337,000	Median Age	97 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**64 CUMBERLAND ST** **CORNISH, ME 04020-3263**	09/18/2026	$255,000	$350	728	5/2/1	2014	41,818 SF	
		APN: CNSH M:U04 L:029A Document #: 2026036161 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH								
2	.09Mi.	**101 MAIN ST** **CORNISH, ME 04020-3221**	09/19/2025	$262,000	$146	1799	6/4/1	1850	13,068 SF	
		APN: CNSH M:U04 L:018 Document #: 2025033821 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH								
3	.1Mi.	**78 CUMBERLAND ST** **CORNISH, ME 04020-3263**	05/08/2026	$35,000	$44	804	5/3/1	1974	46,609 SF	
		APN: CNSH M:U04 L:037 Document #: 2026015464 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH								
4	.16Mi.	**92 CUMBERLAND ST** **CORNISH, ME 04020-3263**	04/02/2026	$158,000	$72	2202	7/4/2	1970	60,984 SF	
		APN: CNSH M:U04 L:039 Document #: 2026010832 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH								
5	.22Mi.	**74 MAIN ST** **CORNISH, ME 04020-3234**	08/19/2025	$349,000	$90	3872	9/3/1	1811	45,738 SF	
		APN: CNSH M:U04 L:003 Document #: 2025028289 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH								
6	.26Mi.	**66 MAIN ST** **CORNISH, ME 04020-3234**	11/12/2025	$185,000	$125	1483	6/3/1	1820	11,761 SF	
		APN: CNSH M:U04 L:001 Document #: 2025041207								

ICE SiteX Report

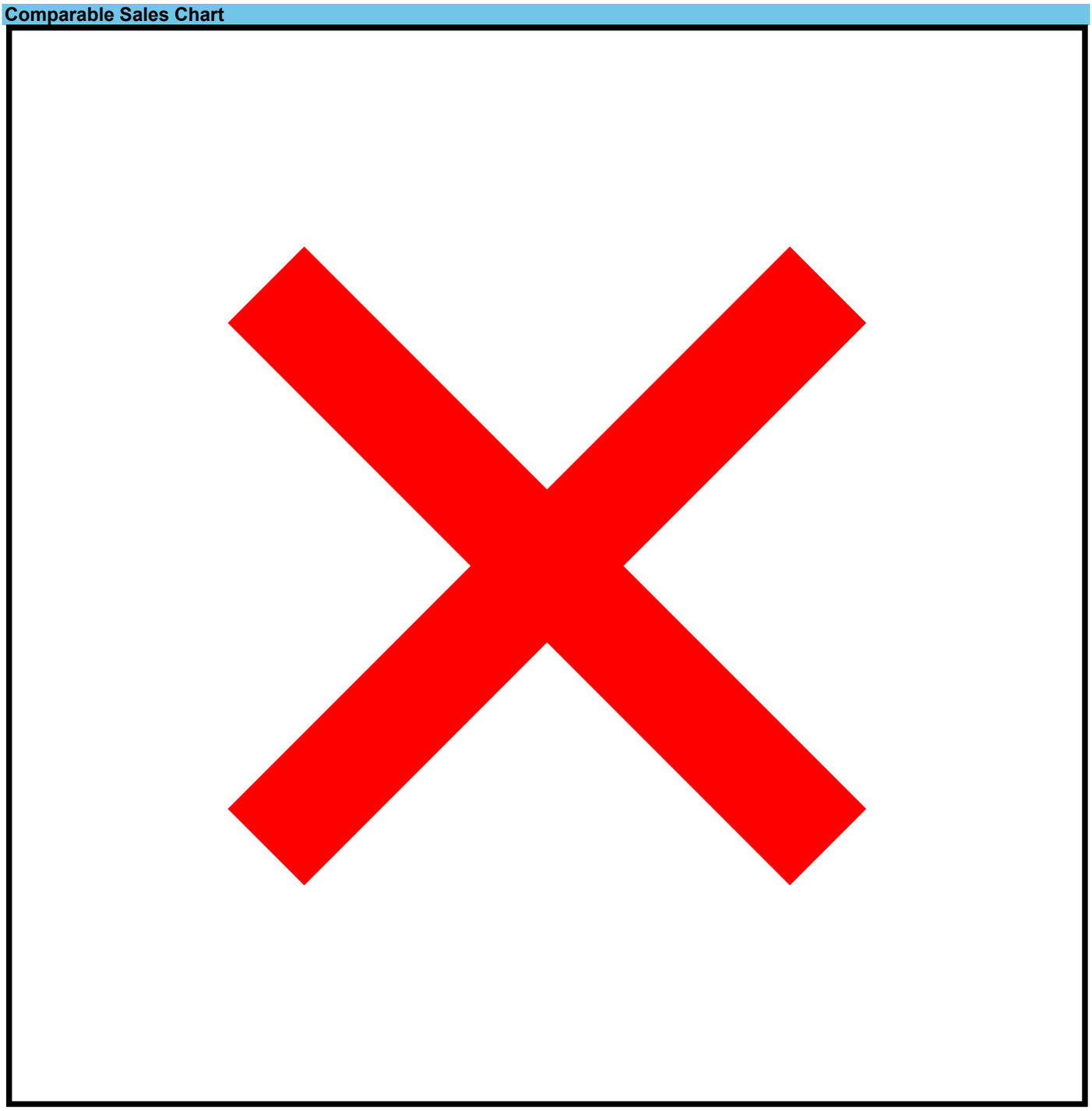
OrderID: 98815311

	Document Type: Personal Representatives Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH									
7	.28Mi.	**120 CUMBERLAND ST** **CORNISH, ME 04020-3264**	06/18/2026	$390,000	$394	990	6/3/1	1976	13,068 SF
	APN: CNSH M:U05 L:6A Document #: 2026020921 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH									
8	.31Mi.	**2 CUMBERLAND ST** **CORNISH, ME 04020-3263**	04/17/2026	$142,900			//		87,120 SF
	APN: CNSH M:U06 L:013 Document #: 2026012740 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH									
9	.33Mi.	**185 MAIN ST** **CORNISH, ME 04020-3221**	06/29/2026			10817	//	2006	261,360 SF
	APN: CNSH M:U06 L:9 Document #: 2026022191 Document Type: Warranty Deed Price Code: Land Use: Department Store (apparel, household goods, furniture) Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH									
10	.41Mi.	**33 MAIN ST** **CORNISH, ME 04020-3220**	10/05/2026	$300,000	$194	1546	3/2/1	1878	1,742 SF
	APN: CNSH M:U03 L:039 Document #: 2026038295 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH									
11	.43Mi.	**211 MAIN ST** **CORNISH, ME 04020-3222**	07/10/2026	$285,000	$212	1344	4/2/1	2006	77,101 SF
	APN: CNSH M:U06 L:008 Document #: 2026024165 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH									
12	.47Mi.	**22 MAIN ST** **CORNISH, ME 04020-3230**	07/30/2026	$200,000	$46	4311	//	1877	5,663 SF
	APN: CNSH M:U03 L:009 Document #: 2026027219 Document Type: Warranty Deed Price Code: Land Use: Department Store (apparel, household goods, furniture) Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH									
13	.48Mi.	**20 MAIN ST** **CORNISH, ME 04020-3230**	06/26/2026	$425,000	$85	4988	//	1900	4,356 SF
	APN: CNSH M:U03 L:8 Document #: 2026021970 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Department Store (apparel, household goods, furniture) Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH									
14	.5Mi.	**22 HIGH RD** **CORNISH, ME 04020-3206**	09/25/2026	$435,000	$168	2586	8/4/2	1830	21,780 SF
	APN: CNSH M:U03 L:046 Document #: 2026037057 Document Type: Quit Claim Deed (arm's length) Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH									
15	.53Mi.	**54 HIGH RD** **CORNISH, ME 04020-3208**	09/15/2026	$470,000	$288	1633	6/3/1	1875	43,996 SF
	APN: CNSH M:U03 L:051A Document #: 2026035436 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH									
16	.56Mi.	**47 HIGH RD** **CORNISH, ME 04020-3204**	08/19/2025	$465,000	$171	2726	10/3/3	1861	13,068 SF
	APN: CNSH M:U03 L:057 Document #: 2025028399 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH									
17	.76Mi.	**48 SCHOOL ST** **CORNISH, ME 04020-3213**	06/30/2026	$430,000	$173	2482	8/4/2	1890	43,560 SF
	APN: CNSH M:U02 L:65 Document #: 2026022604 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH									
18	.77Mi.	**44 MAPLE ST** **CORNISH, ME 04020-3111**	08/24/2026	$195,000	$130	1500	//	1900	6,534 SF
	APN: CNSH M:U02 L:040 Document #: 2026032268 Document Type: Warranty Deed Price Code: A Land Use: Department Store (apparel, household goods, furniture) Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH									
19	.78Mi.	**SACO WOODS DR** **CORNISH, ME 04020-**	04/27/2026	$65,000			//		85,378 SF
	APN: CNSH M:U07 L:027 Document #: 2026013750 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH									
20	.86Mi.	**63 MAPLE ST** **CORNISH, ME 04020-3101**	10/01/2025	$162,000	$144	1124	5/3/1	1805	4,356 SF
	APN: CNSH M:U02 L:009 Document #: 2025035416 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CORNISH City/Muni/Twp: CORNISH									

ICE SiteX Report

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Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

ICE SiteX Report

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**118 MAIN ST**			$301,600	1,296	5/3/1	1957	43,124 SF	
.02Mi.	**117 MAIN ST**	**06/27/2012**		$331,500	2,008	7/3/1	1931	21,780 SF	
.04Mi.	**111 MAIN ST**	**09/15/2023**		$235,600	1,284	7/4/2	1950	12,197 SF	
.06Mi.	**107 MAIN ST**	**12/24/2009**		$264,200	1,368	7/3/1	1825	13,068 SF	
.07Mi.	**105 MAIN ST**	**08/26/2024**		$289,600	1,358	6/3/2	1850	13,068 SF	
.08Mi.	**77 CUMBERLAND ST**			$215,800				38,333 SF	
.09Mi.	**101 MAIN ST**	**09/19/2025**		$282,100	1,799	6/4/1	1850	13,068 SF	
.09Mi.	**100 MAIN ST**			$354,000	1,860	8/3/1	1890	11,327 SF	
.11Mi.	**96 MAIN ST**	**06/06/2022**		$467,800	1,870	9/3/2	1900	33,106 SF	
.11Mi.	**95 MAIN ST**	**09/07/2010**		$395,500	2,216	9/5/2	1843	5 SF	
.12Mi.	**82 CUMBERLAND ST**	**04/20/2006**		$114,400	1,088	5/2/1	1900	4,356 SF	
.13Mi.	**90 MAIN ST**	**10/01/2024**		$321,200	1,656	6/3/1	1885	13,068 SF	
.14Mi.	**89 MAIN ST**			$276,700	2,308	9/4/1	1871	20,473 SF	
.14Mi.	**88 MAIN ST**			$216,900	1,240	6/2/1	1950	10,454 SF	
.15Mi.	**93 CUMBERLAND ST**	**10/11/2006**		$212,500	2,081	9/3/1	1885	2 SF	
.16Mi.	**92 CUMBERLAND ST**	**04/02/2026**		$287,000	2,202	7/4/2	1970	1 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	44.8 years old	Households:	650
Median Household Income:	$68,182	Households w/Family:	66%
Household Income Per Capita:	$34,335	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	19%

School District

School District Zone:	School Administrative District 55	Students:	979
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.84Mi.	**Sacopee Valley High School** Number of Students: 261 Student-Teacher Ratio: 9.92 Advanced Placement: Yes	B	Public	9 - 12
3.76Mi.	**Sacopee Valley Middle School** Number of Students: 354 Student-Teacher Ratio: 11.8	C+	Public	4 - 8
3.49Mi.	**Sacopee Valley Elementary School** Number of Students: 364 Student-Teacher Ratio: 13.63	D+	Public	PK - 3

Flood Report

The Subject Property of **118 MAIN ST, CORNISH, ME 04020-3236** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	78%	LOWER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	137%	NOTABLY HIGHER
FORCIBLE ROBBERY	151%	NOTABLY HIGHER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	165%	NOTABLY HIGHER
MURDER	144%	NOTABLY HIGHER
OVERALL	130%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

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