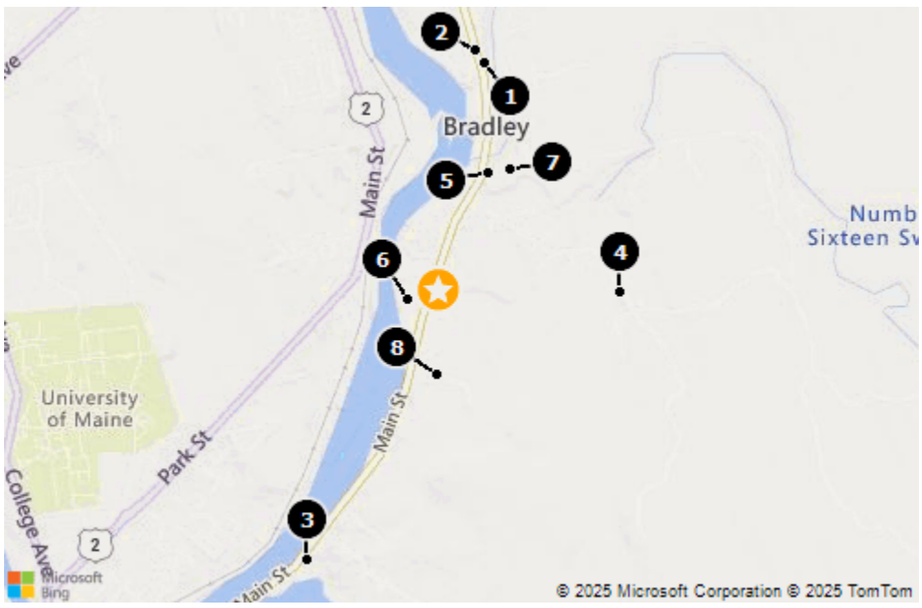
ICE SiteX Report

OrderID: 96234915

SiteX Property Information Report



Subject Property Location

256 MAIN ST, BRADLEY, ME 04411-5112

County:	**PENOBSCOT ME**	Census Tract:	230190080.011024
Property Use:	Single Family Residential	Zoning:	RA
Parcel Number:	BRAY M:021 L:001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$247,000**	FSD:	25
Value Range:	$185,250 - $308,750	Confidence Score:	75

County Tax & Assessment

Assessment Year:	2024	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$38,500	Market Land Value:		Tax Year:	2025
Assd Improvement:	$87,400	Market Improvment Value:		Total Taxable Value:	$1,385
Total Assessed Value:	$125,900	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	508
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1
City/Muni/Twp: BRADLEY

Property Characteristics

Lot Size:	37,897 SF	Bedrooms:	3	Pool:	
Building Area:	1248 SF	Baths:	1	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	Concrete
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:	Convention	Basement:	Partial	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/06/2021	Sales Price:	N/A
Document #:	41014 BK-PG 16300 -33	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/03/2021		
Document Type:			

Legal Description:
City/Muni/Twp: BRADLEY

Mortgage Record

Recording Date:	09/16/2015	Loan Amount:	N/A
Document #:	000000028046 BK-PG 13959-0218	Loan Type:	Unknown
TD Due Date:	09/16/2045	Type Finance:	

Legal Description:
City/Muni/Twp: BRADLEY

Mortgage Record

Recording Date:	05/11/2012	Loan Amount:	N/A
Document #:	000000012319 BK-PG 12811-0295	Loan Type:	Unknown
TD Due Date:	05/11/2037	Type Finance:	

Legal Description:
City/Muni/Twp: BRADLEY

Mortgage Record

Recording Date:	05/02/2005	Loan Amount:	N/A

ICE SiteX Report

OrderID: 96234915

Document #:	000000013380 BK-PG 09845-0261	Loan Type:	Unknown
TD Due Date:	03/22/2018	Type Finance:	

Legal Description:
City/Muni/Twp: BRADLEY

Prior Transfer

Recording Date:	03/01/2003	Sales Price:	$58,500
Document #:	BK-PG 8622 -156	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1
City/Muni/Twp: BRADLEY

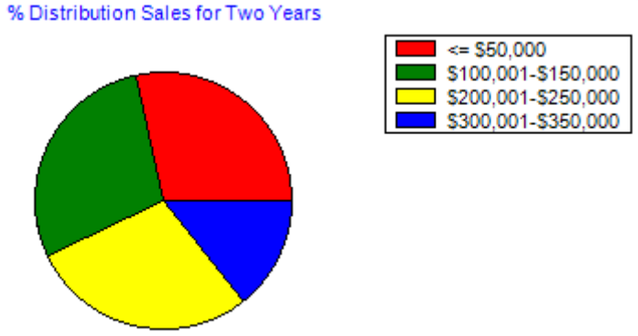
Area Sales Analysis

Total Area Sales	$1,586,600	Median # of Bedrooms	2.5
Median Lot Size	31,363 SF	Median # of Baths	1
Median Living Area	1,349 SF	Median Year Built	1995
Price Range - 2 Yrs	$50,000 to $468,000	Age Range	11 years to 76 years
Median Value	$169,300	Median Age	30 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.07Mi.	**32 MAIN ST** **BRADLEY, ME 04411-5006**	11/05/2025	$133,600	$108	1230	6/3/1		6,098 SF	
		APN: BRAY M:014 L:036 Document #: 31332 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRADLEY City/Muni/Twp: BRADLEY								
2	1.13Mi.	**17 MAIN ST** **BRADLEY, ME 04411-5000**	10/09/2025	$230,000	$188	1220	5/2/1	1949	20,909 SF	
		APN: BRAY M:014 L:026 Document #: 28568 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRADLEY City/Muni/Twp: BRADLEY								
3	1.38Mi.	**558 MAIN ST** **BRADLEY, ME 04411-5210**	08/29/2025	$50,000	$57	864	6/2/1		2,178,009 SF	
		APN: BRAY M:007 L:005 Document #: 23453 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRADLEY City/Muni/Twp: BRADLEY								
4	.82Mi.	**187 BOYNTON ST** **BRADLEY, ME 04411-5166**	07/08/2025	$205,000	$126	1620	//2	2006	65,776 SF	
		APN: BRAY M:011 L:024-005 Document #: 16904 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRADLEY City/Muni/Twp: BRADLEY								
5	.58Mi.	**6 CRAM ST** **BRADLEY, ME 04411-5125**	06/17/2025	$50,000	$34	1467	8/4/1		13,504 SF	
		APN: BRAY M:015 L:035 Document #: 14951 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRADLEY City/Muni/Twp: BRADLEY								
6	.15Mi.	**267 MAIN ST** **BRADLEY, ME 04411-5107**	05/19/2025	$468,000	$310	1506	6/3/2	1984	155,945 SF	
		APN: BRAY M:021 L:019-001 Document #: 11506 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRADLEY City/Muni/Twp: BRADLEY								
7	.64Mi.	**30 CRAM ST** **BRADLEY, ME 04411-5125**	04/28/2025	$115,000			//		23,958 SF	
		APN: BRAY M:015 L:038 Document #: 9509 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRADLEY City/Muni/Twp: BRADLEY								
8	.39Mi.	**28 ROCKS AND STICKS DR** **BRADLEY, ME 04411-5146**	01/24/2025	$335,000	$221	1512	5/3/2	2014	38,768 SF	
		APN: BRAY M:011 L:037-002 Document #: 2095 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:BRADLEY City/Muni/Twp: BRADLEY								

Comparable Sales Chart



ICE SiteX Report

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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.

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.	**256 MAIN ST**	**03/01/2003**		$125,900	1,248	5/3/1	1920	37,897 SF	
.03Mi.	**262 MAIN ST**	**10/01/2002**		$348,400	2,258	5/3/2	1997	1 SF	
.04Mi.	**248 MAIN ST**	**04/15/2014**		$238,400	1,400	5/3/2	2016	21 SF	
.08Mi.	**242 MAIN ST**			$271,900	1,456	5/3/1	2015	10 SF	
.09Mi.	**239 MAIN ST**			$193,500	1,476	7/3/1	1948	3 SF	
.09Mi.	**238 MAIN ST**	**07/24/2006**		$233,900	1,488	5/2/1	1971	37,462 SF	
.1Mi.	**22 NADEAU LN**	**09/28/2009**		$45,500					
.1Mi.	**278 MAIN ST**	**08/05/2008**		$290,500	1,608	6/3/2	1990	1 SF	
.1Mi.	**235 MAIN ST**	**03/24/2009**		$179,900	1,336	5/3/1	1935	3 SF	
.14Mi.	**284 MAIN ST**	**12/06/2005**		$158,600	1,379	8/5/1		38,768 SF	
.14Mi.	**281 MAIN ST**	**08/08/2005**		$340,900	1,733	5/2/2	1997	2 SF	
.15Mi.	**25 NADEAU LN**	**09/01/1999**		$310,300	1,568	6/3/2	2019	2 SF	
.15Mi.	**224 MAIN ST**	**12/01/1998**		$117,400	900	4/2/	1972	1 SF	
.17Mi.	**283 MAIN ST**	**11/01/1992**		$173,200	888	5/2/1	1985	1 SF	
.19Mi.	**216 MAIN ST**	**06/20/2007**		$101,500				41,382 SF	
.19Mi.	**217 MAIN ST**			$155,500	1,360	5/3/1	1965	13,068 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	44.0 years old	Households:	658
Median Household Income:	$76,250	Households w/Family:	69%
Household Income Per Capita:	$34,549	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Regional School Unit 34	Students:	1,461
Number of Schools:	5	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.92Mi.	**Leonard Middle School** Number of Students: 311 Student-Teacher Ratio: 12.2	C	Public	6 - 8
2.25Mi.	**Old Town High School** Number of Students: 546 Student-Teacher Ratio: 13.82 Advanced Placement: Yes	D	Public	9 - 12
0.92Mi.	**Viola Rand School** Number of Students: 73 Student-Teacher Ratio: 8.8	NA	Public	PK - 3

Flood Report

The Subject Property of **256 MAIN ST, BRADLEY, ME 04411-5112** 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	75%	NOTABLY LOWER
BURGLARY	157%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	147%	NOTABLY HIGHER
FORCIBLE ROBBERY	62%	NOTABLY LOWER
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	153%	NOTABLY HIGHER
MURDER	136%	NOTABLY HIGHER
OVERALL	119%	HIGHER

Disaster Alerts

12/17/2023 - Severe Storm And Flooding

ICE SiteX Report

OrderID: 96234915

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