

7 EMMONS PL

Location	7 EMMONS PL	City, State, Zip	,
Mblu	34/ 200/ / /	Acct#	0342000000
Owner	POTHIER HOLDINGS LLC	Assessment	\$534,300
Appraisal	\$534,300	PID	3419
Building Count	1	Legal Description	
District		Assessing District	

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$407,300	\$127,000	\$534,300
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$407,300	\$127,000	\$534,300

Owner of Record

Owner	POTHIER HOLDINGS LLC	Sale Price	\$628,762
Co-Owner		Certificate	
Address	PO BOX 2274	Book	14702
	BIDDEFORD, ME 04005	Page	0695
		Sale Date	11/16/2005
		Instrument	1N

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Instrument	Sale Date	Book	Page
POTHIER HOLDINGS LLC	\$628,762		1N	11/16/2005	14702	0695
POTHIER BONITA	\$0		1H	11/28/1994	07263	0230
BELANGER RAYMOND E & BONITA P	\$135,000		1L	03/06/1991	05646	0037
SACO & BIDDEFORD SAVINGS INST	\$0		1L	07/11/1990	05450	0294
SACO & BIDDEFORD SAVINGS INST	\$0		1L	06/28/1990	05440	0163

Building Information

Building 1 : Section 1

Year Built:	1880
Living Area:	3,180
Replacement Cost:	\$581,924
Building Percent Good:	70
Replacement Cost Less Depreciation:	\$407,300

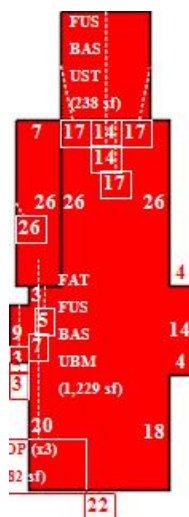
Building Attributes	
Field	Description
Style:	Res Apt
Model	Multi-Family
Grade:	Average
Stories:	2.5
Occupancy	5
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	6 Bedrooms
Total Bthrms:	5
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
MH Park	

Building Photo



(<https://images.vgsi.com/photos/BiddefordMEPhotos/^00^00^61^96.jpg>)

Building Layout



(ParcelSketch.ashx?pid=3419&bid=3521)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,467	1,467
FUS	Upper Story, Finished	1,467	1,467
FAT	Attic, Finished	1,229	246
FOP	Porch, Open, Finished	546	0
UBM	Basement, Unfinished	1,229	0
UST	Utility, Storage, Unfinished	238	0
		6,176	3,180

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 1111
Description FIVE UNITS
Deeded Acres 0.19

Land

Land Use	Land Line Valuation
Use Code 1111	Size (Acres) 0.19
Description FIVE UNITS	Frontage 0
Zone R2	Depth 0
Neighborhood 0003	Assessed Value \$127,000
Alt Land Appr No	Appraised Value \$127,000
Category	

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$399,600	\$127,000	\$526,600
2023	\$399,600	\$127,000	\$526,600
2022	\$276,300	\$90,300	\$366,600

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$399,600	\$127,000	\$526,600
2023	\$399,600	\$127,000	\$526,600
2022	\$276,300	\$90,300	\$366,600

