

20 VINCENT AVE

Location

20 VINCENT AVE

City, State, Zip

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Mblu

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Acct#

Owner

POTHIER HOLDINGS, LLC

Assessment

\$477,200

Appraisal

\$477,200

PID

3731

Building Count

1

Legal Description

District

Assessing District

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$264,000	\$213,200	\$477,200
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$264,000	\$213,200	\$477,200

Owner of Record

Owner

POTHIER HOLDINGS, LLC

Sale Price

\$0

Co-Owner

Certificate

Address

PO BOX 2274
BIDDEFORD, ME 04005

Book

17454

Page

0319

Sale Date

04/17/2017

Instrument

1N

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Instrument	Sale Date	Book	Page
POTHIER HOLDINGS, LLC	\$0		1N	04/17/2017	17454	0319
POTHIER HOLDINGS LLC	\$628,762		1N	11/16/2005	14702	0695
POTHIER BONITA	\$0		1H	11/28/1994	07263	0230
BELANGER RAYMOND E & BONITA L	\$0				02733	0089

Building Information

Building 1 : Section 1

Year Built: 1940
Living Area: 3,224
Replacement Cost: \$447,479
Building Percent Good: 59
Replacement Cost Less Depreciation: \$264,000

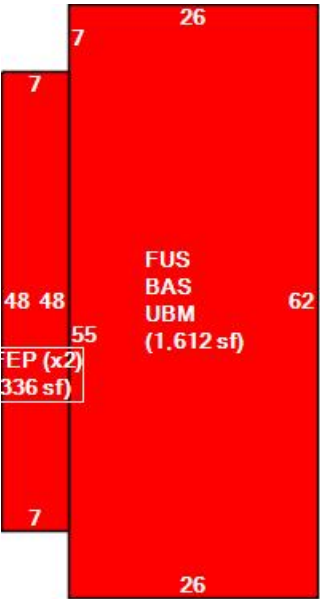
Building Attributes	
Field	Description
Style:	Res Apt
Model	Multi-Family
Grade:	Average
Stories:	2 Stories
Occupancy	4
Exterior Wall 1	Asbest Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gl/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	16 Rooms
Bath Style:	Old Style
Kitchen Style:	Old Style
MH Park	

Building Photo



(<https://images.vgsi.com/photos/BiddefordMEPhotos/\00\00\15\23.jpg>)

Building Layout



([ParcelSketch.ashx?pid=3731&bid=3855](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,612	1,612
FUS	Upper Story, Finished	1,612	1,612
FEP	Porch, Enclosed, Finished	672	0
UBM	Basement, Unfinished	1,612	0
		5,508	3,224

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code	1110
Description	FOUR UNITS
Deeded Acres	0.12

Land

Land Use	Land Line Valuation
Use Code	Size (Acres)
Description	Frontage
Zone	Depth
Neighborhood	Assessed Value
Alt Land Appr	Appraised Value
Category	
1110	0.12
FOUR UNITS	0
R2	0
0003	\$213,200
No	\$213,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$259,000	\$213,200	\$472,200
2023	\$259,000	\$209,400	\$468,400
2022	\$210,900	\$107,700	\$318,600

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$259,000	\$213,200	\$472,200
2023	\$259,000	\$209,400	\$468,400
2022	\$210,900	\$107,700	\$318,600