

4 KOSSUTH ST

Location 4 KOSSUTH ST

Mblu 38/ 163/ //

Acct#

Owner TRAHAN APARTMENTS -
BIDDEFORD LLC

Assessment \$499,000

Appraisal \$499,000

PID 4170

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$379,700	\$119,300	\$499,000
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$379,700	\$119,300	\$499,000

Owner of Record

Owner TRAHAN APARTMENTS - BIDDEFORD LLC
Co-Owner
Address PO BOX 708
OLD ORCHARD BEACH, ME 04064

Sale Price \$0
Certificate
Book & Page 15514/0966
Sale Date 08/31/2008
Instrument 1B

FRONT

2464 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRAHAN APARTMENTS - BIDDEFORD LLC	\$0		15514/0966	1B	08/31/2008
TRAHAN, MICHELE S	\$0		03909/0065		07/07/1986

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 4,129
Replacement Cost: \$632,831

Building Percent Good: 60
Replacement Cost
Less Depreciation: \$379,700

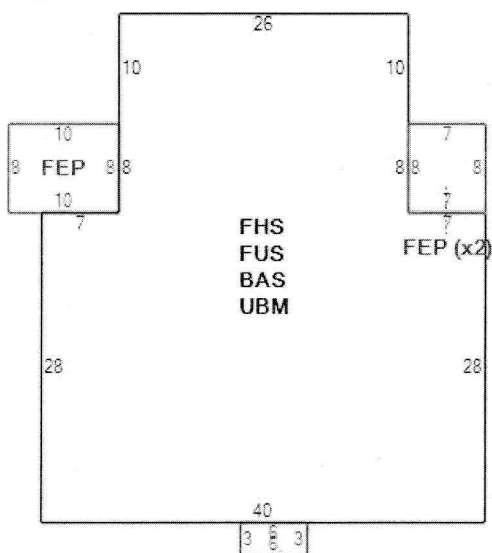
Building Attributes	
Field	Description
Style:	Res Apt
Model	Multi-Family
Grade:	Average
Stories:	2.5
Occupancy	5
Exterior Wall 1	Comp./Wall Brd
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Inlaid Sht Gds
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	5
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
MH Park	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/BiddefordMEPhotos/\00\00\20\55.jpg>)

Building Layout



(ParcelSketch.ashx?pid=4170&bid=4319)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,588	1,588
FUS	Upper Story, Finished	1,588	1,588
FHS	Half Story, Finished	1,588	953
FEP	Porch, Enclosed, Finished	192	0
FOP	Porch, Open, Finished	18	0
UBM	Basement, Unfinished	1,588	0
		6,562	4,129

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1111
Description FIVE UNITS
Zone MSRD2
Neighborhood 0003
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.09
Frontage 0
Depth 0
Assessed Value \$119,300
Appraised Value \$119,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

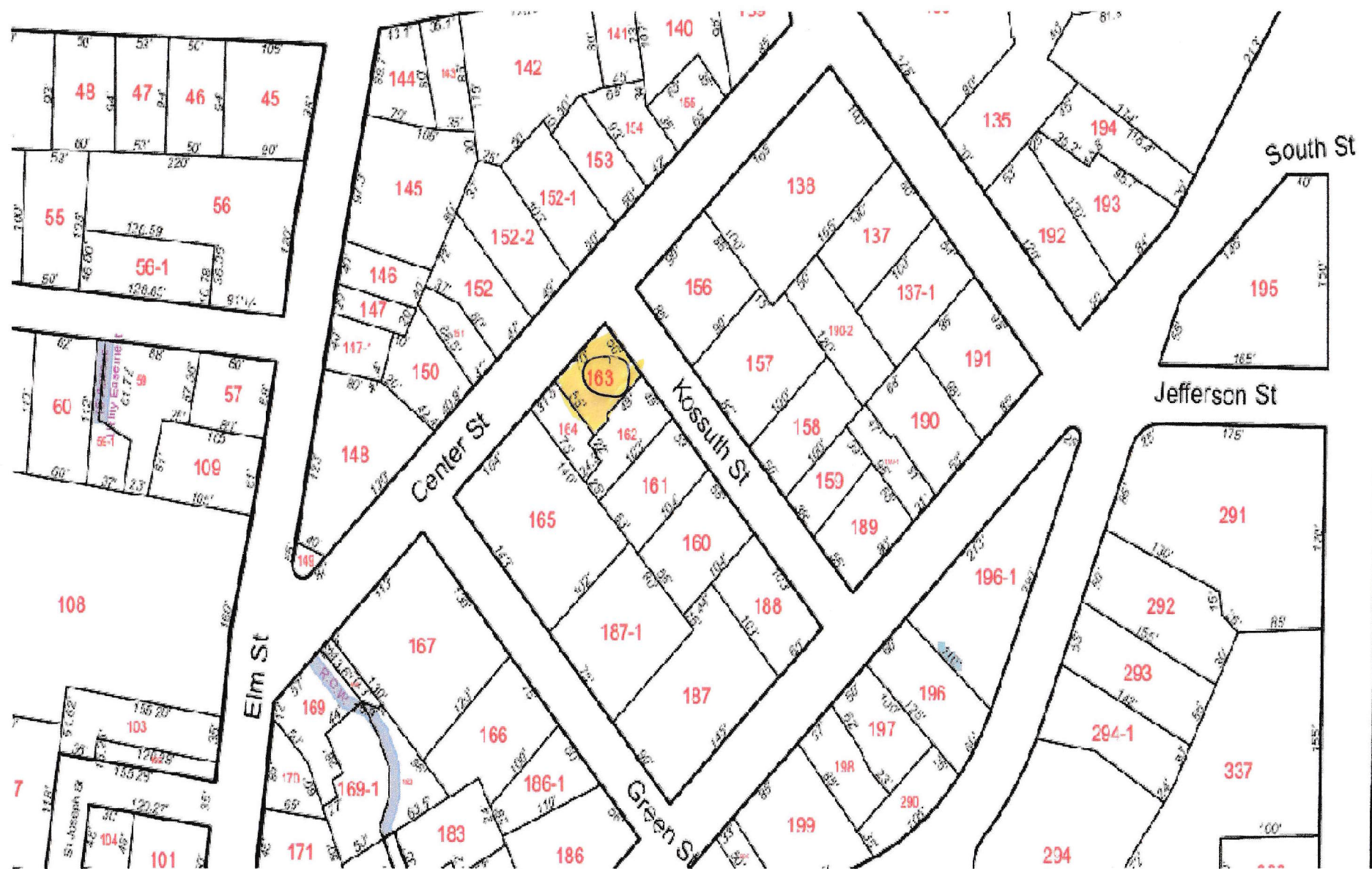
Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$284,500	\$82,600	\$367,100
2021	\$243,400	\$67,600	\$311,000
2020	\$204,800	\$52,600	\$257,400

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$284,500	\$82,600	\$367,100
2021	\$243,400	\$67,600	\$311,000
2020	\$204,800	\$52,600	\$257,400

Visit History

Visit History		
Visit Date	Purpose of Visit	Notes
2/8/2018	Outside inspection only	REPAIR TO MEET CODES
4/10/2002	COMM/IND/APTS 2002-2003 EXTERIOR	
4/15/1997	Outside inspection only	
1/2/1990	MEAS & LISTD	





City of Biddeford
P.O. Box 586
205 Main Street
Biddeford, ME 04005

Real Estate Tax Bill

Fiscal Year July 1, 2024 - June 30, 2025

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

CURRENT BILLING INFORMATION	
LAND VALUE	\$ 119,300
BUILDING VALUE	\$ 379,700
HOMESTEAD EXEMPTION	\$
OTHER EXEMPTIONS	\$
PERSONAL PROPERTY	\$
TAXABLE VALUATION	\$ 499,000
TOTAL TAX	\$ 7,095.78
PAYMENTS	\$ -3,547.89
BALANCE DUE	\$ 3,547.89

BILL #: 4860

MAP/LOT: 0381630000

LOCATION: 4 KOSSUTH ST

PP ACCT #: 0381630000

Due Date	Amount
11/01/2024	\$0.00
Includes Interest Thru	04/01/2025
04/01/2025	\$3,547.89

TRAHAN APARTMENTS-BIDDEFORD LLC
PO BOX 708
OLD ORCHARD BEACH ME 04064-0708

**** IF YOU HAVE SOLD YOUR HOME SINCE APRIL 1, PLEASE FORWARD THIS BILL TO THE NEW HOME OWNER.****
INTEREST AT 8.00% PER ANNUM CHARGED BEGINNING NOVEMBER 2, 2024 AND APRIL 2, 2025.

TAXPAYER'S NOTICE

Notice is hereby given that your School, County and Municipal property tax is due for fiscal period July 1, 2024 through June 30, 2025 and is payable in two (2) equal installments on 11/01/2024 and 04/01/2025. Interest will be charged on the first installment at an annual rate of 8.00% from 11/02/2024. Interest will be charged on the second installment at an annual rate of 8.00% from 04/02/2025. As per statute, the ownership and taxable valuation of all real and personal property subject to taxation shall be fixed as of April 1st of every year.

INFORMATION

Should questions of delinquency arise, validation stamp of U.S. Post Office will be final. Postage meter machine dates will be UNACCEPTABLE. You may now pay your bill online, go to www.biddefordmaine.org. For information regarding payments, interest, cost charges, and/or refunds, please contact the Tax Collector's Office, Ground Floor, City Hall, 284-9326. Information regarding changes OR valuations should be sent to the Assessor's Office, City Hall, Second Floor, 284-9003.

WITHOUT STATE REVENUE SHARING AND AID TO EDUCATION, YOUR TAXES WOULD BE 33.3% HIGHER.
THE CITY'S BONDED DEBT IS \$32,504,800

After eight months and no later than one year from the date of commitment, a lien will be placed on all real estate for which taxes remain unpaid.

Veterans exemptions are based on a rate of current value in accordance with Title 36 Sec. 653 MRSA. For additional information call the Assessor's Office at 284-9003.

TAX RATE DISTRIBUTION

SCHOOL : 44.94 %
COUNTY : 2.81 %
MUNICIPAL : 52.25 %
TOTAL : 100%
TAX RATE \$ 14.22 per \$1,000 value

Make this the last bill you get in the mail



Sign up for
Paperless Billing
Today

www.biddefordmaine.org

REMITTANCE INSTRUCTIONS

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to CITY OF BIDDEFORD and return the payment stub below by mail to the payment address below. If paying in person, bring the payment portion to: City Hall, 205 Main St., Ground Floor

YOU MAY PAY YOUR TAXES BY CREDIT OR DEBIT CARD WHEN VISITING CITY HALL

OFFICE HOURS

Mon-Tues 7am-5pm / Wed-Thur 8am-4pm / Closed Fridays, Weekends, Holidays



City of Biddeford
P.O. Box 0235
Brattleboro, VT 05302-0235

Please Remit This Portion With Your Payment

Fiscal Year July 1, 2024 - June 30, 2025

SECOND INSTALLMENT

BILL NUMBER: 4860
MAP/LOT: 0381630000
PP ACCT #: 0381630000

Location:
4 KOSSUTH ST

OWNERS NAME(S):
TRAHAN APARTMENTS - BIDDEFORD LLC

TRAHAN APARTMENTS-BIDDEFORD LLC
PO BOX 708
OLD ORCHARD BEACH ME 04064-0708

DUE DATE: 04/01/2025
AMOUNT DUE: \$3,547.89

Amount Paid \$ _____

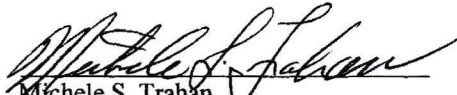
QUITCLAIM DEED
(With Covenant)

MICHELE S. TRAHAN f/k/a MICHAEL B. TRAHAN of Old Orchard Beach ,
in the County of York and State of Maine, for consideration paid, grants to **TRAHAN**
APARTMENTS – BIDDEFORD, LLC, a limited liability company duly organized and
existing under the laws of the State of Maine, and having a place of business at Old
Orchard Beach, in the County of York and State of Maine, having a mailing address of
PO Box 708, Old Orchard Beach ME 04064, with Quitclaim Covenant, the property in
the City of Biddeford, County of York and State of Maine, more particularly bounded
and described in **Exhibit A** attached.

Subject to all encumbrances, liens, easements, conditions, covenants and
restrictions appearing of record, including prior mortgages which by acceptance hereof
the Grantee agrees to assume and pay. Being the same premises which were conveyed
to the Grantor by deeds referenced in said Exhibit A attached.

Witness my hand and seal this 31st day of August, 2008.


Witness


Michele S. Trahan

STATE OF MAINE, YORK, SS.

August 31, 2008

Personally appeared the above named Michele S. Trahan, and acknowledged the
foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney at Law

No R.E. Transfer Tax Paid

EXHIBIT A

4 Kossuth Street, Biddeford

A certain lot or parcel of land, with the buildings situated in said Biddeford, being bounded and described as follows:

Beginning at the junction of the westerly side of Kossuth Street and the southerly side of Center Street;

Thence, southerly by said Kossuth Street fifty and 63/100 (50.63) feet to an iron pipe driven into the ground and to land conveyed by Helen Thivierge to one Aurel Gagnon, et al, by deed dated December 23, 1944, recorded in the York County Registry of Deeds, in Book 1033, Page 244;

Thence westerly by said land conveyed to said Gagnon and by a line which makes an included angle of $90^{\circ} 45'$ with said street forty and 68/100 (40.68) feet to an iron pipe driven into the ground at the easterly face of the shed standing on land hereby conveyed, said line passes one and 96/100 (1.96) feet southerly from the cornerboard at the southeasterly corner of and main part of the house standing on the land hereby conveyed and passes two and 45/100 (2.45) feet southerly from the cornerboard at the southwesterly corner of the main part of said house;

Thence southerly by said land conveyed to said Gagnon and by a line which is parallel to Kossuth Street three and 99/100 (3.99) feet to a point nine (9) inches northerly from the northerly face of the main part of the house standing on said land conveyed to said Gagnon;

Thence westerly by said land conveyed to said Gagnon and by a line which passes nine (9) inches northerly from and parallel to the northerly face of the main part of said house conveyed to Gagnon and the extension thereof twenty-six and 99/100 (26.99) feet to an iron pipe driven into the ground and land conveyed by Helene Thivierge to one Duprey by deed dated August 8, 1946, recorded in said Registry in Book 1074, Page 358;

Thence northerly by said land of Duprey and by a line which makes an included angle of $90^{\circ} 03'$ with the last described line fifty-five and 49/100 (55.49) feet to Center Street.

Thence easterly by said Center Street sixty-eight and 14/100 (68.14) feet to the point of beginning.

Subject to the right of said Gagnon, his heirs and assigns, to maintain and repair the eaves of his house which overhangs the land hereby conveyed and the right for the water to drip from said eaves onto the land hereby conveyed so long as said house shall remain.

11 King Street, Biddeford

A certain lot or parcel of land, together with the buildings thereon, situated on King Street, in the City of Biddeford, County of York and State of Maine, bounded and described as follows:

Beginning on the northerly side of King Street at land formerly of Daniel Cote;

Thence by said land formerly of Daniel Cote to land formerly of Enoch Smith;

Thence by said land formerly of Smith to land formerly of Frederic Yates;

Thence by said land formerly of Yates to said King Street;

Thence by said King Street to the point of beginning.

Both parcels being a portion of the same premises conveyed to the Grantor by deed of Andre N. Cote et al dated June 20, 1986, and recorded in the York Registry of Deeds in Book 3909, Page 65.

End of Document

WOODMAN EDWARDS DANYLIK & AUSTIN, P.A.
P.O. BOX 468
BIDDEFORD, ME 04005-0468
(207) 284-4531

← 3 pages