

11 KING ST

Location 11 KING ST

Mblu 39/ 64/ //

Acct#

Owner TRAHAN, MICHELE S

Assessment \$625,700

Appraisal \$625,700

PID 4531

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$506,400	\$119,300	\$625,700
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$506,400	\$119,300	\$625,700

Owner of Record

Owner TRAHAN, MICHELE S

Sale Price \$0

Co-Owner

Certificate

Address PO BOX 708
OLD ORCHARD BEACH, ME 04064-0708

Book & Page 03909/0065

Sale Date 07/07/1986

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
TRAHAN, MICHELE S	\$0		03909/0065	07/07/1986

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 3,853
Replacement Cost: \$723,391
Building Percent Good: 70
Replacement Cost
Less Depreciation: \$506,400

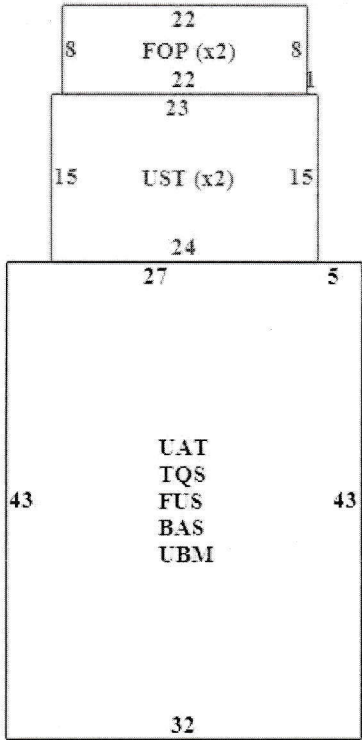
Building Photo

 [Building Photo](#)

(<https://images.vgsi.com/photos/BiddefordMEPhotos/A00\00\93\27.jpg>)

Building Attributes	
Field	Description
Style:	Res Apt
Model	Multi-Family
Grade:	Average +10
Stories:	3.5
Occupancy	5
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Plywood Panel
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	9+ 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 Layout



pid=4531&bid=4688)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,376	1,376
FUS	Upper Story, Finished	1,376	1,376
TQS	Three Quarter Story	1,376	1,101
FOP	Porch, Open, Finished	352	0
UAT	Attic, Unfinished	1,376	0
UBM	Basement, Unfinished	1,376	0
UST	Utility, Storage, Unfinished	720	0
		7,952	3,853

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	

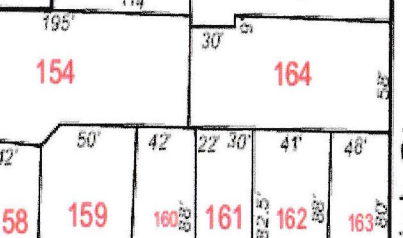
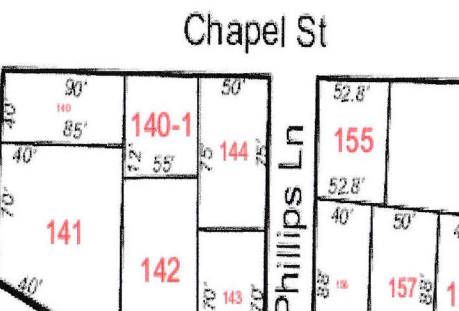
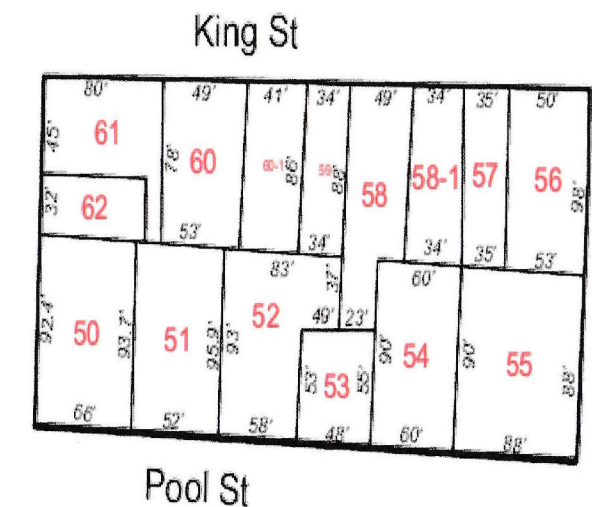
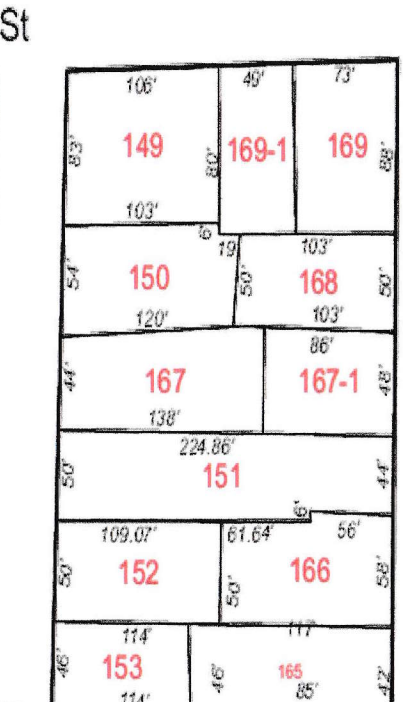
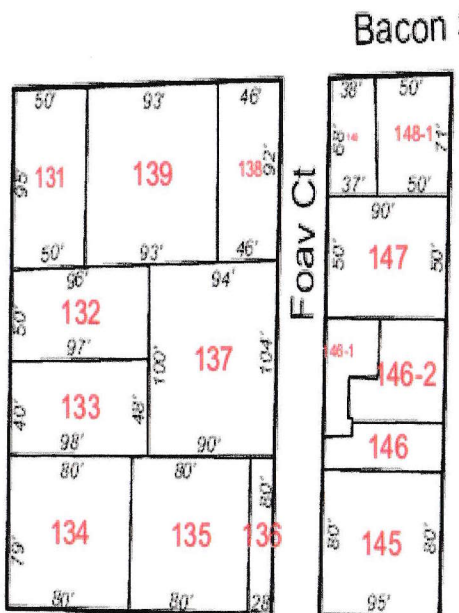
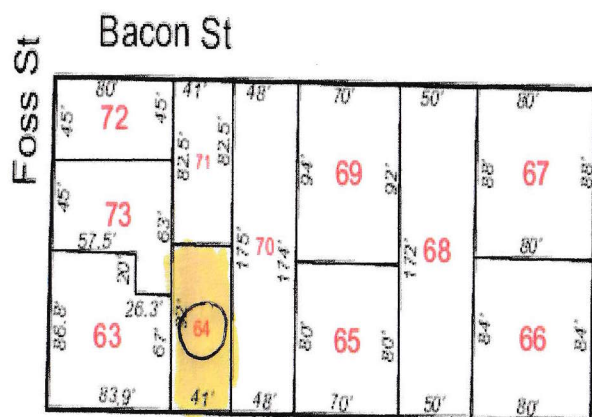
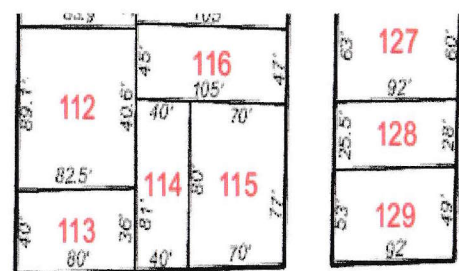
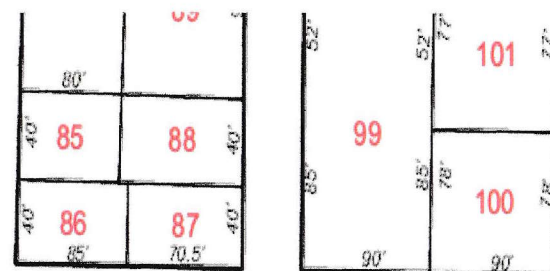
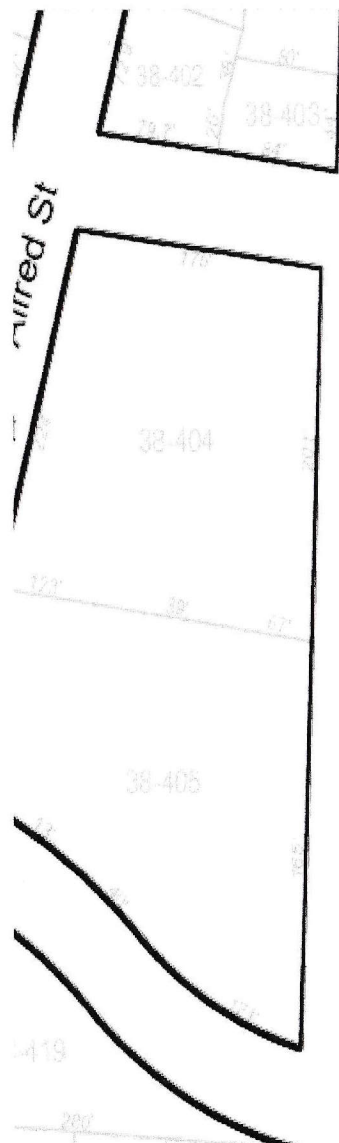
Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$295,200	\$82,600	\$377,800
2021	\$252,500	\$67,600	\$320,100
2020	\$212,400	\$52,600	\$265,000

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$295,200	\$82,600	\$377,800
2021	\$252,500	\$67,600	\$320,100
2020	\$212,400	\$52,600	\$265,000

Visit History

Visit History		
Visit Date	Purpose of Visit	Notes
3/29/2023	FIELD REVIEW	
3/27/2018	Outside inspection only	
5/9/2002	Outside inspection only	
4/12/2002	COMM/IND/APTS 2002-2003 EXTERIOR	
4/1/1997	DC 1997 UPDATE	





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	\$ 506,400
HOMESTEAD EXEMPTION	\$
OTHER EXEMPTIONS	\$
PERSONAL PROPERTY	\$
TAXABLE VALUATION	\$ 625,700
TOTAL TAX	\$ 8,897.45
PAYMENTS	\$ -4,448.73
BALANCE DUE	\$ 4,448.72

TRAHAN, MICHELE S
PO BOX 708
OLD ORCHARD BEACH ME 04064-0708

BILL #: 5216

MAP/LOT: 0390640000

LOCATION: 11 KING ST

PP ACCT #: 0390640000

Due Date	Amount
11/01/2024	\$0.00
Includes Interest Thru 04/01/2025	
04/01/2025	\$4,448.72

**** 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: 5216
MAP/LOT: 0390640000
PP ACCT #: 0390640000

Location:
11 KING ST

OWNERS NAME(S):
TRAHAN, MICHELE S

TRAHAN, MICHELE S
PO BOX 708
OLD ORCHARD BEACH ME 04064-0708

DUE DATE: 04/01/2025
AMOUNT DUE: \$4,448.72

Amount Paid \$ _____

(2)

Know all Men by these Presents,

That we, ANDRE N. COTE and SUSAN A. COTE, both

of Arundel, County of York, State of Maine,
being husband and wife and each with the other,
for consideration paid, grant to MICHAEL B. TRAHAN, being unmarried,

of Old Orchard Beach, County of York, State of Maine,
whose mailing address is 16B Adelaide Road, Old Orchard Beach, Maine

with warranty covenants, the land in Biddeford, County of York,

State of Maine, described as follows:

PARCEL ONE

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.

PARCEL TWO

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

Beginning on a reserved street leading from Clifford Street at the southwest corner of land now or formerly of Peter Thompson (said reserved street now being called Freeman Street);

THENCE running easterly 64 feet by said Thompson land to land now or formerly of Charles H. Roberts;

THENCE southeasterly 86 feet by said Roberts' land;

THENCE northwesterly 64 feet on a line parallel with first mentioned line to said reserved street;

THENCE northeasterly 86 feet by said reserved street to the point of beginning.

Meaning and intending hereby to convey a lot of land having a front of 86 feet on said reserved street and being 64 feet deep.

PARCEL THREE

Also another certain lot or parcel of land adjacent to parcel two, together with the buildings thereon, situated in the City of Biddeford, County of York and State of Maine, on the southeasterly side of Freeman Street, and bounded and described as follows:

MAINE
PROPERTY TAX PAID

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(10)

Beginning on said street at the southwesterly corner of land of one Gagne;

THENCE running southwesterly by said street 86 feet;

THENCE southeasterly on a line parallel with the southwesterly side line of land of said Gagne to land formerly of Charles H. Roberts;

THENCE by said Roberts' land 86 feet to land of said Gagne;

THENCE by said Gagne's land to the point of beginning.

Excepting from the above described premises a parcel of land granted to Louis O. Gagne and Exilia Gagne by Warranty Deed dated September 10, 1949 and recorded in the York County Registry of Deeds in Book 1139, Page 120.

Parcels One, Two and Three are the same premises conveyed to the within Andre N. Cote and Susan A. Cote by deed of Scott A. Cochrane and Patricia S. Cochrane dated December 19, 1980 and recorded in the York Registry of Deeds in Book 2736, Page 348.

PARCEL FOUR

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° 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° 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.

Being the same premises conveyed to the Andre N. Cote and Susan A. Cote by deed of Lucien N. Boucher and Yolande Boucher

dated February 17, 1984 and recorded in the York Registry of Deeds in Book 3247, Page 09.

BOOK 3909 PAGE 67

~~And~~

~~husband/wife, of said grantor, do hereby release and release all rights to deed and all other rights~~

Witness our hands and seals this 26th day of the month of June, 19 86

Signed, Sealed and Delivered

in presence of

Richard A. Hull
Richard A. Hull

Andre N. Cote
Andre N. Cote
Susan A. Cote
Susan A. Cote

State of Maine, County of York as June 26, 19 86

Then personally appeared the above named Andre N. Cote and Susan A. Cote

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Richard A. Hull

Notary Public
Attorney at Law

RECEIVED YORK SS

1986 JUL -7 PH 3:49

RECORDED REGISTRY

PRINT NAME: RICHARD A. HULL