

50 RABBIT RUN LN

Location 50 RABBIT RUN LN

Mblu 0003/ / 0009/ 2/

Acct# 233

Owner MEUNIER, SUZANNE A

Assessment \$940,500

PID 1392

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$750,000	\$190,500	\$940,500

Owner of Record

Owner MEUNIER, SUZANNE A

Sale Price \$850,000

Co-Owner MIRABITO, DENNIS J

Certificate

Address 50 RABBIT RUN LANE
CASCO, ME 04015

Book & Page 40279/303

Sale Date 07/31/2023

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MEUNIER, SUZANNE A	\$850,000		40279/303	00	07/31/2023
MARSHALL, JAMES & BETHANY D	\$0		40115/110	1A	04/20/2023
MARSHALL, JAMES	\$125,000		23490/0101		12/12/2005

Building Information

Building 1 : Section 1

Year Built: 2007
Living Area: 5,148
Replacement Cost: \$951,065
Building Percent Good: 75
Replacement Cost
Less Depreciation: \$713,300

Building Attributes	
Field	Description

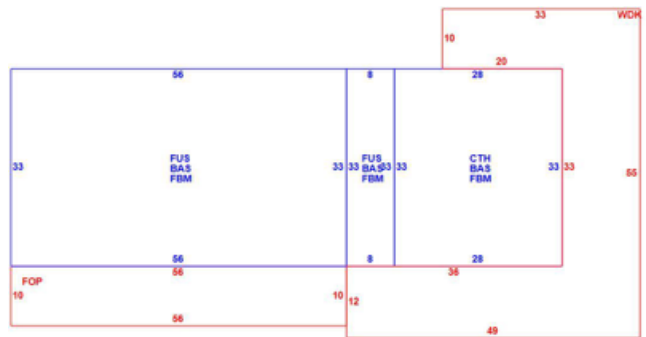
Style:	Colonial
Model	Residential
Grade:	Average +20
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	K Pine/A Wd
Interior Flr 1	Hardwood
Interior Flr 2	Laminate
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	2
Total Xtra Fixtrs:	4
Total Rooms:	10
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
MHP	
Fireplaces	
BSM Gar	
FBM Area	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/CascoMEPhotos/\00\00\44\82.jpg>)

Building Layout



(ParcelSketch.ashx?pid=1392&bid=1392)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,036	3,036	
FUS	Upper Story, Finished	2,112	2,112	
CTH	Cathedral Ceiling	924	0	
FBM	Basement, Finished	3,036	0	
FOP	Porch, Open, Framed	560	0	
WDK	Deck, Wood	1,347	0	
		11,015	5,148	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL5	2 ST-CUSTOM	1.00 UNITS	\$6,000	1
KITC	EXTRA-KITCHEN	1.00 UNITS	\$8,200	1
HRTH	HEARTH	1.00 UNITS	\$400	1

Land

Land Use

Use Code 1010
Description SINGLE FAMILY
Zone
Neighborhood CR
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 42.2
Frontage
Depth
Assessed Value \$190,500

Outbuildings

Outbuildings				<u>Legend</u>
Code	Description	Size	Value	Bldg #
SHD1	SHED FRAME	96.00 S.F.	\$500	1
FGR1	GARAGE 1 STORY	300.00 S.F.	\$21,600	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$750,000	\$190,500	\$940,500
2023	\$574,300	\$220,600	\$794,900
2022	\$574,300	\$220,600	\$794,900