



## 78 FORT HILL STREET

BING, MELISSA

BING, DAVID

78 FORT HILL STREET  
 FORT FAIRFIELD, ME 04742  
 United States of America



Map/Lot: 28-109

Account: 1499

Last Updated: 01/16/2026

### Assessment

<b>Land</b>	\$28,730
<b>Building</b>	\$72,620
<b>Exempt</b>	\$25,000
<b>Taxable</b>	\$76,350

### Property

<b>Land Code</b>	Resid. or Vacant
<b>Building Code</b>	One Family
<b>Total Acreage</b>	0.47

### Building

Residence	
<b>Type</b>	Conventional
<b>Area</b>	818 sqft



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<b>Zone</b>	Residential
<b>Topography 1</b>	Level
<b>Topography 2</b>	
<b>Utilities 1</b>	Public Water
<b>Utilities 2</b>	Public Sewer
<b>Street</b>	Paved

**Land**

<b>Code</b>	Commercial Paved (Fractional)
<b>Units</b>	0.47
<b>Type</b>	Fractional Acreage
<b>Influence</b>	100%
<b>Value</b>	\$28,732

Residence	
<b>Building Units</b>	1
<b>Condition</b>	Average
<b>Cool Type</b>	None
<b>Economic Code</b>	None
<b>Economic Percent Good</b>	100%
<b>Construction Grade</b>	Fair
<b>Factor</b>	115
<b>Foundation</b>	Concrete
<b>Functional Percent Good</b>	100%
<b>Heat Type</b>	Forced Warm Air
<b>Insulation</b>	Full
<b>Kitchen Style</b>	Typical
<b>Layout</b>	Typical
<b>Number of Bedrooms</b>	5
<b>Number of Full Baths</b>	2
<b>Number of Rooms</b>	8
<b>Percent Heated</b>	100%
<b>Roof Surface</b>	Asphalt Shingles
<b>Stories</b>	Two Story
<b>Value</b>	\$59,202

**Additional Assessments**

One Story Frame	
<b>Year Built</b>	1930
<b>Units</b>	24
<b>Grade</b>	Same As Dwelling
<b>Factor</b>	100
<b>Condition</b>	Same As Dwelling
<b>Functional Percent Good</b>	100%
<b>Value</b>	\$944
One Story Frame	
<b>Year Built</b>	1930
<b>Units</b>	24
<b>Grade</b>	Same As Dwelling



One Story Frame	
<b>Condition</b>	Same As Dwelling
<b>Functional Percent Good</b>	100%
<b>Value</b>	\$944

Open Frame Porch	
<b>Year Built</b>	1975
<b>Units</b>	35
<b>Grade</b>	Average
<b>Factor</b>	100
<b>Condition</b>	Average
<b>Functional Percent Good</b>	100%
<b>Value</b>	\$897

Open Frame Porch	
<b>Year Built</b>	1975
<b>Units</b>	35
<b>Grade</b>	Average
<b>Factor</b>	100
<b>Condition</b>	Average
<b>Functional Percent Good</b>	100%
<b>Value</b>	\$897

Encl Frame Porch	
<b>Year Built</b>	1970
<b>Units</b>	78
<b>Grade</b>	Average
<b>Factor</b>	100
<b>Condition</b>	Average
<b>Functional Percent Good</b>	100%
<b>Value</b>	\$2440

Wood Deck	
<b>Year Built</b>	2000
<b>Units</b>	153
<b>Grade</b>	Average
<b>Factor</b>	100
<b>Condition</b>	Below Average
<b>Functional Percent Good</b>	100%



One Story Frame	
<b>Year Built</b>	1970
<b>Units</b>	112
<b>Grade</b>	Average
<b>Factor</b>	95
<b>Condition</b>	Average
<b>Functional Percent Good</b>	100%
<b>Value</b>	\$5599
Frame Shed	
<b>Units</b>	120
<b>Value</b>	\$500

**Tax Details As Of 01/16/2026**

2003	
<b>Rate</b>	20.30
<b>Land Value</b>	\$5,800
<b>Building Value</b>	\$33,400
<b>Exemption Value</b>	\$0
<b>Taxable Value</b>	\$39,200
<b>Original Tax Amount</b>	\$795.76
<b>Outstanding Tax Balance</b>	\$0.00
2004	
<b>Rate</b>	20.50
<b>Land Value</b>	\$5,800
<b>Building Value</b>	\$33,400
<b>Exemption Value</b>	\$0
<b>Taxable Value</b>	\$39,200
<b>Original Tax Amount</b>	\$803.60
<b>Outstanding Tax Balance</b>	\$0.00
2005	
<b>Rate</b>	22.05
<b>Land Value</b>	\$5,800
<b>Building Value</b>	\$33,400
<b>Exemption Value</b>	\$0



2005

<b>Original Tax Amount</b>	\$864.36
<b>Outstanding Tax Balance</b>	\$0.00

2006

<b>Rate</b>	22.45
<b>Land Value</b>	\$5,800
<b>Building Value</b>	\$33,400
<b>Exemption Value</b>	\$0
<b>Taxable Value</b>	\$39,200
<b>Original Tax Amount</b>	\$880.04
<b>Outstanding Tax Balance</b>	\$0.00

2007

<b>Rate</b>	22.45
<b>Land Value</b>	\$5,800
<b>Building Value</b>	\$33,400
<b>Exemption Value</b>	\$0
<b>Taxable Value</b>	\$39,200
<b>Original Tax Amount</b>	\$880.04
<b>Outstanding Tax Balance</b>	\$0.00

2008

<b>Rate</b>	21.75
<b>Land Value</b>	\$7,200
<b>Building Value</b>	\$33,400
<b>Exemption Value</b>	\$0
<b>Taxable Value</b>	\$40,600
<b>Original Tax Amount</b>	\$883.05
<b>Outstanding Tax Balance</b>	\$0.00

2009

<b>Rate</b>	21.75
<b>Land Value</b>	\$7,200
<b>Building Value</b>	\$33,400
<b>Exemption Value</b>	\$0
<b>Taxable Value</b>	\$40,600
<b>Original Tax Amount</b>	\$883.05
<b>Outstanding Tax Balance</b>	\$0.00



2010

<b>Rate</b>	21.75
<b>Land Value</b>	\$7,200
<b>Building Value</b>	\$33,400
<b>Exemption Value</b>	\$0
<b>Taxable Value</b>	\$40,600
<b>Original Tax Amount</b>	\$883.05
<b>Outstanding Tax Balance</b>	\$0.00

2011

<b>Rate</b>	21.75
<b>Land Value</b>	\$7,200
<b>Building Value</b>	\$33,400
<b>Exemption Value</b>	\$0
<b>Taxable Value</b>	\$40,600
<b>Original Tax Amount</b>	\$883.05
<b>Outstanding Tax Balance</b>	\$0.00

2012

<b>Rate</b>	23.00
<b>Land Value</b>	\$7,200
<b>Building Value</b>	\$33,400
<b>Exemption Value</b>	\$0
<b>Taxable Value</b>	\$40,600
<b>Original Tax Amount</b>	\$933.80
<b>Outstanding Tax Balance</b>	\$0.00

2013

<b>Rate</b>	23.00
<b>Land Value</b>	\$7,200
<b>Building Value</b>	\$33,400
<b>Exemption Value</b>	\$0
<b>Taxable Value</b>	\$40,600
<b>Original Tax Amount</b>	\$933.80
<b>Outstanding Tax Balance</b>	\$0.00

2014

<b>Rate</b>	23.75
<b>Land Value</b>	\$7,200



2014

<b>Exemption Value</b>	\$0
<b>Taxable Value</b>	\$40,600
<b>Original Tax Amount</b>	\$964.25
<b>Outstanding Tax Balance</b>	\$0.00

2015

<b>Rate</b>	24.50
<b>Land Value</b>	\$7,200
<b>Building Value</b>	\$33,400
<b>Exemption Value</b>	\$0
<b>Taxable Value</b>	\$40,600
<b>Original Tax Amount</b>	\$994.70
<b>Outstanding Tax Balance</b>	\$0.00

2016

<b>Rate</b>	24.50
<b>Land Value</b>	\$7,200
<b>Building Value</b>	\$33,400
<b>Exemption Value</b>	\$0
<b>Taxable Value</b>	\$40,600
<b>Original Tax Amount</b>	\$994.70
<b>Outstanding Tax Balance</b>	\$0.00

2017

<b>Rate</b>	25.70
<b>Land Value</b>	\$7,200
<b>Building Value</b>	\$33,400
<b>Exemption Value</b>	\$20,000
<b>Taxable Value</b>	\$20,600
<b>Original Tax Amount</b>	\$529.42
<b>Outstanding Tax Balance</b>	\$0.00

2018

<b>Rate</b>	24.70
<b>Land Value</b>	\$7,200
<b>Building Value</b>	\$33,400
<b>Exemption Value</b>	\$20,000
<b>Taxable Value</b>	\$20,600



2018	
<b>Outstanding Tax Balance</b>	\$0.00
2019	
<b>Rate</b>	25.02
<b>Land Value</b>	\$7,200
<b>Building Value</b>	\$33,400
<b>Exemption Value</b>	\$20,000
<b>Taxable Value</b>	\$20,600
<b>Original Tax Amount</b>	\$515.41
<b>Outstanding Tax Balance</b>	\$0.00
2020	
<b>Rate</b>	20.50
<b>Land Value</b>	\$22,620
<b>Building Value</b>	\$57,290
<b>Exemption Value</b>	\$25,000
<b>Taxable Value</b>	\$54,910
<b>Original Tax Amount</b>	\$1,125.66
<b>Outstanding Tax Balance</b>	\$0.00
2021	
<b>Rate</b>	19.50
<b>Land Value</b>	\$22,620
<b>Building Value</b>	\$57,290
<b>Exemption Value</b>	\$25,000
<b>Taxable Value</b>	\$54,910
<b>Original Tax Amount</b>	\$1,070.74
<b>Outstanding Tax Balance</b>	\$0.00
2022	
<b>Rate</b>	26.50
<b>Land Value</b>	\$22,620
<b>Building Value</b>	\$57,290
<b>Exemption Value</b>	\$25,000
<b>Taxable Value</b>	\$54,910
<b>Original Tax Amount</b>	\$960.06
<b>Outstanding Tax Balance</b>	\$0.00



2023

<b>Land Value</b>	\$22,620
<b>Building Value</b>	\$57,290
<b>Exemption Value</b>	\$25,000
<b>Taxable Value</b>	\$54,910
<b>Original Tax Amount</b>	\$1,331.57
<b>Outstanding Tax Balance</b>	\$0.00

2024

<b>Rate</b>	20.792
<b>Land Value</b>	\$24,890
<b>Building Value</b>	\$62,970
<b>Exemption Value</b>	\$25,000
<b>Taxable Value</b>	\$62,860
<b>Original Tax Amount</b>	\$1,306.99
<b>Outstanding Tax Balance</b>	\$1,469.89

2025

<b>Rate</b>	18.95
<b>Land Value</b>	\$28,730
<b>Building Value</b>	\$72,620
<b>Exemption Value</b>	\$25,000
<b>Taxable Value</b>	\$76,350
<b>Original Tax Amount</b>	\$1,446.83
<b>Outstanding Tax Balance</b>	\$1,446.83



