



Millinocket

Maine's Biggest Small Town

Important Update from Millinocket Code Enforcement Officer

The Millinocket Town Council adopted a Short-Term Rental Ordinance on March 13, 2025. If you're currently operating or planning to operate a Short-Term Rental (STR) in Millinocket, please visit the Town's website or contact the Code Enforcement Office for the necessary application and a copy of the ordinance.

Key Points for Property Owners and Buyers:

- **Short-Term Rental Registration:** Registration is required for all STRs in Millinocket.
- **Ordinance Details:** The ordinance seeks to balance the rights of property owners with the community's interest in maintaining peaceful neighborhoods.
- **Development Regulations:** Properties on Medway Road and Hasbro Road (Preble Subdivision) fall under Millinocket's jurisdiction, requiring development approvals through the CEO's office.

Important Next Steps:

- Check the Town of Millinocket's website for STR application details and ordinance specifics.
- Contact the Code Enforcement Office with questions about compliance and regulations.

Assessment Update Information

Again this year, it was necessary to adjust assessed valuations since sales continue to outpace our assessments. **For FY26 (April 1, 2025) Buildings within town were increased by approximately 16% and base lot values were basically doubled.** Examples of our market increases are sometimes evident in properties that have sold multiple times. The following are some properties that have sold more than once:

St. No.	Street	Sale Date	Sale Price	Sale Date	Sale Price
134	Minuteman	8/18/2025	\$ 240,000	12/1/2023	\$ 225,000
103	Morgan	7/31/2025	\$ 252,903	7/9/2021	\$ 138,000
30	Grand	7/25/2025	\$ 170,000	10/31/2023	\$ 92,700
234-240	Penobscot	7/17/2025	\$ 266,000	2/7/2024	\$ 156,540
210	Maine	7/15/2025	\$ 155,000	9/21/2018	\$ 65,000
73	Sunset	7/10/2025	\$ 110,000	8/16/2019	\$ 101,500
63	Aroostook	7/9/2025	\$ 80,000	10/17/2018	\$ 36,500
231	Highland	7/3/2025	\$ 135,000	5/4/2012	\$ 56,000
15	Middle	6/14/2025	\$ 127,750	3/3/2023	\$ 83,000
199	Cottage	4/4/2025	\$ 186,000	9/7/2010	\$ 44,000
43	Rhode Island	3/4/2025	\$ 189,000	4/29/2023	\$ 175,000
375	Golden Rd	2/26/2025	\$ 1,000,000	11/10/2025	\$ 600,000
122	Katahdin Ave	2/13/2025	\$ 125,000	3/30/2018	\$ 23,500
150	Lincoln	1/30/2025	\$ 235,000	6/1/2022	\$ 15,000
92	Michigan	1/16/2025	\$ 170,000	11/5/2021	\$ 149,000