Map Lot 035-025-017-007 Account 4737 Location 17 CALLAWAY DR Card 1 Of 1 8/05/2024

OMMEN, RONALD KENT
KLIMCZAK, SIDNEY ANN
17 CALLAWAY DRIVE
GRAY ME 04039

B39680P230

Previous Owner
ST JOHN, ROBERT W
ST JOHN, MARY A
1203 6TH ST
GOLDEN CO 80403
Sale Date: 8/30/2022

Previous Owner
DUDASH, BARBARA
PO BOX 293

WINTHROP ME 04364-0293
Sale Date: 5/26/2021

Previous Owner
POLLARD RAND LLC
PO BOX 679

GRAY ME 04039
Sale Date: 8/08/2016

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

Gray

Property Data

Neighborhood **80 Callaway Drive**

Tree Growth Year **0**

REVIEW **0**

Bulding Permit **0**

Zone/Land Use **13 Commercial**

Secondary Zone

Topography **2 Rolling**

1.Level 4.Below St 7.
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities **2 Public Water** **6 Septic System**

1.Public 4.Dr/Well/Po 7.Cesspool
2.Water 5.Dug Well 8.Lake
3.Holding Ta 6.Septic 9.None

Street **1 Paved**

1.Paved 4.Proposed
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

GIS Map **0**

Field Review **0**

Sale Data

Sale Date **8/30/2022**

Price **620,000**

Sale Type **6 Condominium**

1.Land 4.Mobile 7.COM
2.L & B 5.Other 8.
3.Building 6.Condo 9.

Financing **1 Conventional**

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity **1 Arms Length Sale**

1.Valid 4.Split 7.Multiple
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.Estate

Verified **5 Public Record**

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2017	60,000	124,400	0	184,400
2018	60,000	232,200	0	292,200
2019	91,000	236,000	20,000	307,000
2020	91,000	236,000	20,000	307,000
2021	91,000	236,000	25,000	302,000
2022	91,000	236,000	25,000	302,000
2023	136,500	262,300	0	398,800
Calc.	165,000	411,100	0	576,100

Land Data

Front Foot

11.Water (0-200)
12.Water (201-400
13.Water (401-800
14.Water (801-160
15.Water (1601-32

Square Foot

16.Water(3201-
17.Water SF Ameni
18.Water View
19.Water Influenc
20.ShoreFront A

Fract. Acre

21.Base Lot
22.Base Lot Vacan
23.Base Lot Unpav

Acres

24.Acres to 10
25.Acres 11-30
26.Acres 31-50
27.Acres 51& over
28.Acres 71 & Ove
29.Woods (41+)

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
46		1.00	100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.00

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Environmental
9.Condo

Acres

30.Blueberry(1-20
31.Blueberry(21 -
32.Crop Land
33.Pasture
34.Shorefront B
35.Shorefront C
36.ANTENNA SITE
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Woodland
42.Mobile Home Si
43.Camp Site
44.Lot Improvemen
45.BA SF - Oce
46.SP Meadow Cond

Proposed Value

Gray

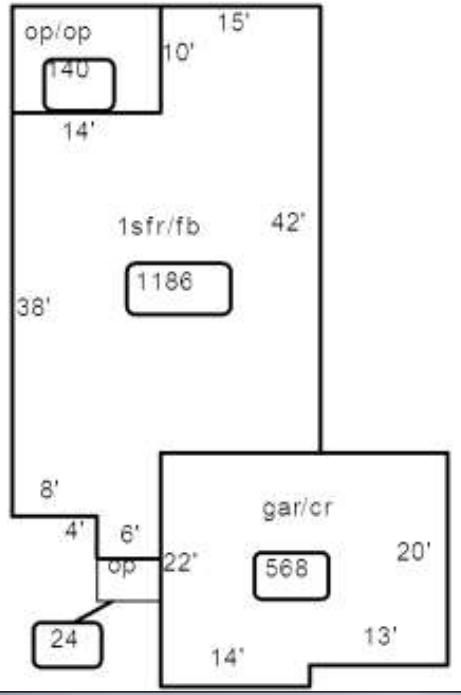
Map Lot 035-025-017-007 | Account 4737 | Location 17 CALLAWAY DR | Card 1 Of 1 | 8/05/2024

Building Style	**17 Spring Meadows**							
1.Conv.	5.Garrison	9.NE farm						
2.Ranch	6.Split	10.Colonia						
3.R Ranch/	7.Contemp	11.Cottage						
4.Cape	8.Log	12.Gambrel						
Dwelling Units	**1**							
Other Units	**0**							
Stories	**1 One Story**							
1.1	4.1.5	7.						
2.2	5.1.75	8.						
3.3	6.2.5	9.						
Exterior Walls	**2 Vinyl/Aluminum**							
1.Clapboar	5.Stucco	9.B & B						
2.Vin/Al	6.Brick	10.Cemplan						
3.Compos./	7.Stone	11.Concret						
4.Asbestos	8.Wood Shi	12.Wood Bo						
Roof Surface	**1 Asphalt Shingles**							
1.Asphalt	4.Composit	7.Other						
2.Slate	5.Wood	8.						
3.Metal	6.Roll Roo	9.						
SF Masonry Trim	**0**							
SOLAR VOLTAIC	**0**							
OPEN-4-	**0**							
Year Built	**2016**							
Year Remodeled	**0**							
Foundation	**1 Concrete**							
1.Concrete	4.Wood	7.						
2.C Block	5.Slab	8.						
3.Br/Stone	6.Piers	9.						
Basement	**4 Full Basement**							
1.1/4 Bmt	4.Full Bmt	7.						
2.1/2 Bmt	5.Crwl	8.						
3.3/4 Bmt	6.	9.None						
Bsmt Gar # Cars	**0**							
Wet Basement	**1 Dry Basement**							
1.Dry	4.	7.						
2.Damp	5.	8.						
3.Wet	6.	9.						

SF Bsmt Living	**852**							
Fin Bsmt Grade	**4 100**							
Secondary Heat	**0**							
Heat Type	**100%**	**1 Hot Water BB**						
1.HWBB	5.FWA	9.None						
2.HWCI	6.Monitor	10.UNH2F						
3.HWRF	7.Electric	11.Geother						
4.Steam	8.Fl/Wall	12.Heat/Co						
Cool Type	**0%**	**9 None**						
1.Central	4.W&C Air	7.						
2.Evapor	5.	8.						
3.H Pump	6.	9.None						
Kitchen Style	**2 Typical**							
1.Modern	4.Obsolete	7.						
2.Typical	5.	8.						
3.Old Type	6.	9.None						
Bath(s) Style	**2 Typical Bath(s)**							
1.Modern	4.Obsolete	7.						
2.Typical	5.	8.						
3.Old Type	6.	9.None						
# Rooms	**6**							
# Bedrooms	**3**							
# Full Baths	**2**							
# Half Baths	**1**							
# Addn Fixtures	**2**							
# Fireplaces	**1**							

Layout	**1 Typical**							
1.Typical	4.	7.						
2.Inadeq	5.	8.						
3.	6.	9.						
Attic	**9 None**							
1.1/4 Fin	4.Full Fin	7.						
2.1/2 Fin	5.Fl/Stair	8.						
3.3/4 Fin	6.	9.None						
Insulation	**1 Full**							
1.Full	4.Minimal	7.						
2.Heavy	5.	8.						
3.Capped	6.	9.None						
Unfinished %	**0%**							
Grade & Factor	**4 Good 110%**							
1.E Grade	4.B Grade	7.SC Grade						
2.D Grade	5.A Grade	8.						
3.C Grade	6.AA Grade	9.Same						
SQFT (Footprint)	**1186**							
Condition	**4 Average**							
1.Poor	4.Avg	7.V G						
2.Fair	5.Avg+	8.Exc						
3.Avg-	6.Good	9.Same						
Phys. % Good	**0%**							
Funct. % Good	**100%**							
Functional Code	**9 None**							
1.Incomp	4.Delap	Layout						
2.O-Built	5.Bsmt	8.Lg Apt						
3.Damage	6.Style	9.None						
Econ. % Good	**100%**							
Economic Code	**None**							
0.None	3.No Power	6.Obsolesc						
1.Location	4.Generate	9.None						
2.Encroach	5.Flood Pl	9.						
Entrance Code	**0**							
1.Interior	4.Vacant	7.						
2.Refusal	5.Estimate	8.						
3.Informed	6.	9.						
Information Code	**0**							
1.Owner	4.Agent	7.						
2.Relative	5.Estimate	8.						
3.Tenant	6.Other	9.						

Date Inspected 8/15/2016



Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
23 Frame Garage	0	568	0 0	0	0 %	100 %	
21 Open Frame	0	24	0 0	0	0 %	100 %	
41 2S Open Fr Porch	0	140	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

Proposed Value