

CHOUINARD, LOGAN
11 JONAH WAY
GRAY ME 04039

B39788P248

Previous Owner
DORE, KIMBERLY
11 JONAH WAY

GRAY ME 04039
Sale Date: 10/18/2022

Previous Owner
ENGSTROM, PRISCILLA K
11 JONAH WAY

GRAY ME 04039
Sale Date: 5/22/2019

Previous Owner
MOORE BUILDERS, INC
270 W GRAY RD

GRAY ME 04039
Sale Date: 2/16/2018

Inspection Witnessed By:

X	Date
No./Date	Description
	Date Insp.

Notes:
5/24- DR FIELD REVIEW

Gray

Property Data		
Neighborhood	84 Good Location	
Tree Growth Year	0	
REVIEW	0	
Building Permit	0	
Zone/Land Use	11 Rural Residential & Agri	
Secondary Zone		
Topography	2 Rolling	
1. Well	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities	4. Filled Well/Point 6 Septic System	
1. Public	4. Driv Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	3 Gravel	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	56	
Field Review	0	
Sale Data		
Sale Date	10/18/2022	
Price	662,000	
Sale Type	2 Land & Buildings	
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
2011	74,000	1,376	0	75,376
2012	74,000	1,376	0	75,376
2013	74,000	1,376	0	75,376
2014	74,000	1,376	0	75,376
2015	74,000	1,400	0	75,400
2016	74,000	1,400	0	75,400
2017	74,000	1,400	0	75,400
2018	50,900	178,800	0	229,700
2019	49,400	358,200	0	407,600
2020	49,400	388,000	20,000	417,400
2021	49,400	388,000	0	437,400
2022	49,400	388,000	0	437,400
2023	49,400	427,900	25,000	452,300
Calc.	164,200	605,300	0	769,500

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
1. Water (0-200)			%		1. Unimproved
2. Water (201-400)			%		2. Excess Frtg
3. Water (401-800)			%		3. Topography
4. Water (801-1600)			%		4. Size/Shape
5. Water (1601-3200)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
Front Foot		Square Feet		Acres	
16. Water (3201-6400)			%		30. Blueberry(1-20
17. Water SF Amen			%		31. Blueberry(21 -
18. Water View			%		32. Crop Land
19. Water Influen			%		33. Pasture
20. ShoreFront A			%		34. Shorefront B
			%		35. Shorefront C
			%		36. ANTENNA SITE
23	1.84	100	%	0	37. Softwood TG
24	1.05	100	%	0	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
Total Acreage		2.89			

Gray

Map Lot 057-017-011-001

Account 830

Location 11 JONAH WAY

Card 1

Of 1

8/05/2024

Building Style	10 Colonial		
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	2 Two 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.Clapboard	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	2017		
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.Crw1	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	0		
Fin Bsmt Grade	0 0		
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.F/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	1 Modern		
1.Modern	4.Obsolete		
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	1 Modern Bath(s)		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	8		
# Bedrooms	3		
# Full Baths	2		
# Half Baths	1		
# Addn Fixtures	3		
# 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.F/5/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	3 Average 120%		
1.E Grade	4.B Grade	7.SC Grade	
2.C Grade	5.A Grade	8.	
3.Grade	6.AA Grade	9.Same	
SQFT (Footprint)	1300		
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	7.Delay	
2.O-Built	5.Bsmt	8.Long term	
3.Damage	6.Style	9.None	
Econ. % Good	100%		
Economic Code	None		
0.None	3.No Power	6.Obsolete	
1.Location	4.Generate	9.None	
2.Encroach	5.Flood Pl	9.	
Entrance Code	5 Estimated		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.	9.	
Information Code	5 Estimate		
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	



Date Inspected 5/24/2024

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	1985	240	2 100	3	0 %	100 %	
21 Open Frame	0	72	0 0	0	0 %	100 %	
21 Open Frame	0	259	0 0	0	0 %	100 %	
26 1SFr Overhang	0	30	0 0	0	0 %	100 %	
26 1SFr Overhang	0	30	0 0	0	0 %	100 %	
68 Wood Deck	2017	160	3 100	4	0 %	100 %	
23 Frame Garage	0	728	3 100	4	0 %	100 %	
80 3/4 St/Garage	0	728	0 0	0	0 %	100 %	
					%	%	
					%	%	



Proposed Value