Map Lot 067-027-140-000 Account 4530 Location 40 HAYFIELD DR Card 1 Of 1 8/05/2024

KANIA, JAMES B
KANIA, MARCIA
40 HAYFIELD DRIVE
GRAY ME 04039

B39614P40

Previous Owner
EXCHANGE, KYLE R
EXCHANGE, KATHRYN E
40 Hayfield Drive
Gray ME 04039
Sale Date: 8/01/2022

Previous Owner
HUNNEWELL, SHANA E
25 DOGLEG RD

DRESDEN ME 04342
Sale Date: 5/05/2017

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

3/15/2023 - B40026P121 - .68 acres split from this lot and added to 067-027-140-001.
8/1/2022 - B39614P40 - 8.00 Acres split from this lot to create 067-027-140-002.
5/24-FR=DR

Gray

Property Data

Neighborhood **82 Average Location**

Tree Growth Year **0**

REVIEW **0**

Bulding Permit **0**

Zone/Land Use **11 Rural Residential & Agri**

Secondary Zone

Topography **2 Rolling**

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

Utilities **4 Drilled Well/Point** **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 **3 Gravel**

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

GIS Map **0**

Field Review **1**

Sale Data

Sale Date **8/01/2022**

Price **780,000**

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	12,991	0	0	12,991
2012	13,929	0	0	13,929
2013	13,929	0	0	13,929
2014	13,929	0	0	13,929
2015	14,000	0	0	14,000
2016	13,900	0	0	13,900
2017	15,500	0	0	15,500
2018	53,800	0	0	53,800
2019	71,800	0	0	71,800
2020	96,800	222,400	0	319,200
2021	96,800	278,000	0	374,800
2022	96,800	278,000	0	374,800
2023	96,800	310,700	0	407,500
Calc.	121,300	551,000	0	672,300

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				
23	1.84		100 %	0
24	0.22		100 %	0
			%	
			%	
			%	
			%	
			%	

Total Acreage 2.06

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

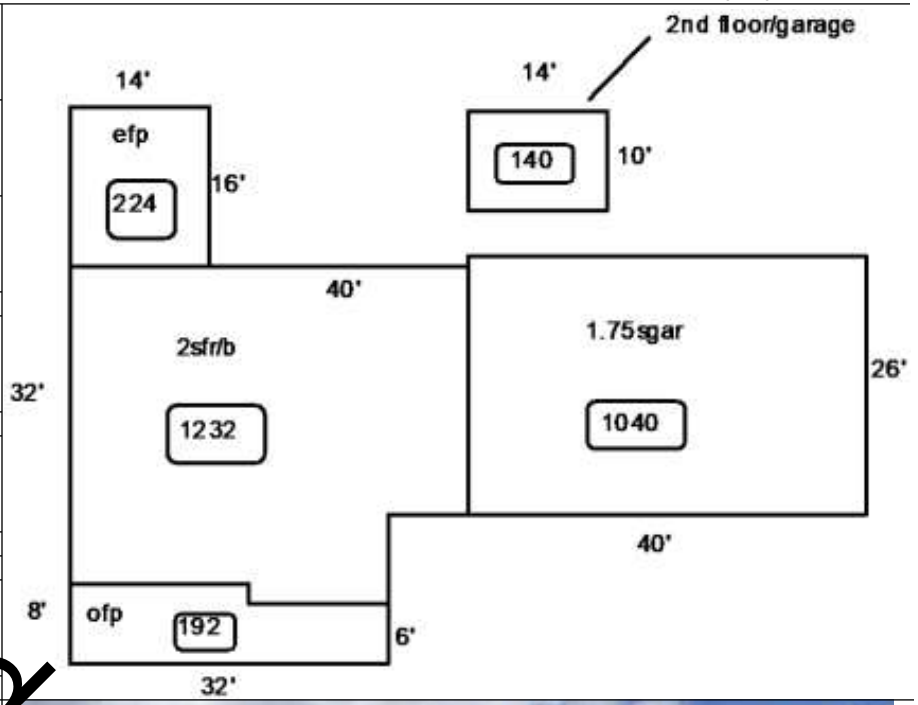
Proposed Value

Gray

Map Lot 067-027-140-000 | Account 4530 | Location 40 HAYFIELD DR | Card 1 Of 1 | 8/05/2024

Building Style	**10 Colonial**		SF Bsmt Living	**0**		Layout	**1 Typical**	
1.Conv.	5.Garrison	9.NE farm	Fin Bsmt Grade	**0 0**		1.Typical	4.	7.
2.Ranch	6.Split	10.Colonia	Secondary Heat	**0**		2.Inadeq	5.	8.
3.R Ranch/	7.Contemp	11.Cottage	Heat Type	**100%**	**1 Hot Water BB**	3.	6.	9.
4.Cape	8.Log	12.Gambrel	1.HWBB	5.FWA	9.None	Attic	**9 None**	
Dwelling Units	**1**		2.HWCI	6.Monitor	10.UNH2F	1.1/4 Fin	4.Full Fin	7.
Other Units	**0**		3.HWRF	7.Electric	11.Geother	2.1/2 Fin	5.Fl/Stair	8.
Stories	**2 Two Story**		4.Steam	8.Fl/Wall	12.Heat/Co	3.3/4 Fin	6.	9.None
1.1	4.1.5	7.	Cool Type	**0%**	**9 None**	Insulation	**1 Full**	
2.2	5.1.75	8.	1.Central	4.W&C Air	7.	1.Full	4.Minimal	7.
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.	8.
Exterior Walls	**2 Vinyl/Aluminum**		3.H Pump	6.	9.None	3.Capped	6.	9.None
1.Clapboar	5.Stucco	9.B & B	Kitchen Style	**2 Typical**		Unfinished %	**0%**	
2.Vin/Al	6.Brick	10.Cemplan	1.Modern	4.Obsolete	7.	Grade & Factor	**3 Average 120%**	
3.Compos./	7.Stone	11.Concret	2.Typical	5.	8.	1.E Grade	4.B Grade	7.SC Grade
4.Asbestos	8.Wood Shi	12.Wood Bo	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.
Roof Surface	**1 Asphalt Shingles**		Bath(s) Style	**2 Typical Bath(s)**		3.C Grade	6.AA Grade	9.Same
1.Asphalt	4.Composit	7.Other	1.Modern	4.Obsolete	7.	SQFT (Footprint)	**1180**	
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition	**4 Average**	
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G
SF Masonry Trim	**0**		# Rooms	**7**		2.Fair	5.Avg+	8.Exc
SOLAR VOLTAIC	**0**		# Bedrooms	**4**		3.Avg-	6.Good	9.Same
OPEN-4-	**0**		# Full Baths	**2**		Phys. % Good	**0%**	
Year Built	**2018**		# Half Baths	**1**		Funct. % Good	**100%**	
Year Remodeled	**0**		# Addn Fixtures	**2**		Functional Code	**9 None**	
Foundation	**1 Concrete**		# Fireplaces	**0**		1.Incomp	4.Delap	Layout
1.Concrete	4.Wood	7.				2.O-Built	5.Bsmt	8.Lack Term
2.C Block	5.Slab	8.				3.Damage	6.Style	None
3.Br/Stone	6.Piers	9.				Econ. % Good	**100%**	
Basement	**4 Full Basement**					Economic Code	**None**	
1.1/4 Bmt	4.Full Bmt	7.				0.None	3.No Power	6.Obsolesc
2.1/2 Bmt	5.Crwl	8.				1.Location	4.Generate	9.None
3.3/4 Bmt	6.	9.None				2.Encroach	5.Flood Pl	9.
Bsmt Gar # Cars	**0**					Entrance Code	**5 Estimated**	
Wet Basement	**0**					1.Interior	4.Vacant	7.
1.Dry	4.	7.				2.Refusal	5.Estimate	8.
2.Damp	5.	8.				3.Informed	6.	9.
3.Wet	6.	9.				Information Code	**5 Estimate**	
						1.Owner	4.Agent	7.
						2.Relative	5.Estimate	8.
						3.Tenant	6.Other	9.

Date Inspected 5/31/2024



Proposed Value

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
75 1.75 St Garage	0	1040	0 0	0	0 %	100 %	
81 1 St/Garage	0	140	0 0	0	0 %	100 %	
21 Open Frame	0	192	0 0	0	0 %	100 %	
22 Encl Frame Porch	2024	224	4 100	4	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