40 HILLCREST DRIVE

Location	40 HILLCREST DRIVE	**MBLU**	054/ / 099/ /
Acct#	3128	**Owner**	NIEDENFUHR, LISA
Total Market Va...	$550,500	**Vision ID**	3168
Building Count	1	**Land Status**	
KLT E		**ROW**	
Pres Name			

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2026	$334,900	$215,600	$550,500

Owner of Record

Owner	NIEDENFUHR, LISA	Sale Price	$460,000
Co-Owner		Certificate	
Address	40 HILLCREST DRIVE KENNEBUNK, ME 04043	Book & Page	19530/0741
		Sale Date	10/09/2024
		Instrument	WD

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
NIEDENFUHR, LISA	$460,000		19530/0741	WD	10/09/2024
TRAYES, GREGORY	$187,500		17810/0065	IF	04/26/2018
TRAYES-MILLER, SHIRLEY W, ESTATE OF	$0		17622/0822	PB	12/11/2017
TRAYES-MILLER, SHIRLEY W HRS OR DEVS	$0		14548/0001	DE	10/11/2017
TRAYES-MILLER, SHIRLEY W	$0		14548/0001	DE	04/03/2010

Building Information

Building 1 : Section 1

Year Built: 1999
Living Area: 1,476

Building Attributes	
Field	**Description**

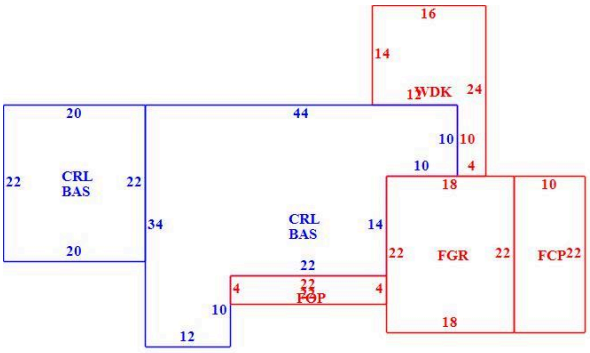
Style:	Ranch
Model	Residential
Grade:	B-
Stories:	1 Story
Occupancy	1
Exterior Wall 1	A/V Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Typical
Interior Wall 2	
Interior Flr 1	Avg/Typical
Interior Flr 2	
Heat Fuel	Oil/Gas
Heat Type:	HW BB
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	4 Rooms
Bath Style:	Typical
Kitchen Style:	Typical
Layout	Typ
Basement	Dry

Building Photo



(/photos/KennebunkMEPhotos///0010/054-099%20(2024)_10481.JPG)

Building Layout



(ParcelSketch.ashx?pid=3168&bid=3168)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,476	1,476
CRL	Crawl Space	1,476	0
FCP	Carport	220	0
FGR	Garage, Framed	396	0
FOP	Porch, Open, Framed	88	0
WDK	Deck, Wood	264	0
		3,920	1,476

Extra Features

Extra Features			Legend
Code	**Description**	**Size**	**Bldg #**
FPL1	FIREPLACE 1 ST	1.00 UNITS	1

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01
Neighborhood	006
Category	No

Land Line Valuation

Size (Acres)	0.39
Frontage	
Depth	
Total Market Land	$215,600

Outbuildings

Outbuildings					Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Bldg #**
SHD1	SHED FRAME			80.00 S.F.	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$334,900	$215,600	$550,500
2024	$184,700	$82,700	$267,400
2023	$184,700	$82,700	$267,400

Valuation History

Exemptions			
Exemption Year	**Code**	**Description**	**Amount**
2026	1	Homestead Exemption	$25,000

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