

	475 Cape Monday Rd	7 Lovejoy Island Way
	Makovich - Subject	Labelle
	13-0055	13-0029
Land (Total Acreage)		
Neighborhood	Long Lake	Long Lake
Water Frontage	111'	170'
Land Factor	125%	125%
Base Developed Acre	0.48	0.78
Base Developed Acre Assessment	\$ 922,758	\$ 1,052,066
Rear Acreage	0.00	0.48
Rear Acreage Assessment	\$ -	2880.00
Total Acres	0.48	1.26
Land Assessment	\$ 922,758	\$ 1,054,946
Dwelling		
Style	Conventional 2 Story - Built 1963 (Reno 1992)	Conventional 2 Story - Built 1964 (Reno 1989)
Living Sqft	960	512
Base Assessment	\$ 261,188	\$ 172,265
Attic	N/A	N/A
Attice Assessment	\$ -	\$ -
Heating Systems	HWBB	FWA
Heating Systems Assessment	\$ -	\$ -
Cooling Systems	N/A	N/A
Add Cooling Assessment	\$ -	\$ -
Total Full Bathrooms	2	2
Total Half Bathrooms	0	0
Additional Bath Fixtures	0	0
Add Bath Fix Assessment	\$ 9,046	\$ 7,415
Fire Place	1	N/A
Fire Place Assessment	\$ 6,462	\$ -
Year Built	1963 (Renovated 1992)	1964 (Renovated 1989)
Grade	B 110	C 110
Condition	Above Average	Above Average
Dwelling Assessment	\$ 276,696	\$ 179,680
Basement Finish sqft	N/A	No Basement - Crawl
Basement Finish Grade	N/A	N/A
Add Basement Assessment	\$ -	\$ (7,479)
Total Dwelling Assessment	\$ 276,696	\$ 172,201
Depreciated Dwelling Assessment (based on age)	\$ 193,687	\$ 114,514
Outbuildings (Depreciated)		
Garage	728 sqft w/ Full 1story Finish (3 Plumbing Fixtures & Heat Pump)	ADU 812 sqft - Built 1989 (1 Bathroom & FWA)
Garage Assessment	\$ 153,113	\$ 150,702
One Story Frame	408 sqft - Built 1963	256 sqft - Built 1964 & 325 sqft - built 1964
One Story Frame Assessment	\$ 53,622	\$ 55,572
Open Frame Porch	18 sqft - Built 2024 & Enclosed Frame Porch 190 - Built 1963	Enclosed Frame Porch 80 sqft - Built 1964
Open Frame Porch Assessment	\$ 23,872	\$ 6,405
Decking	66 sqft - Built 2024 & 192 sqft - Built 1971	176 sqft - Built 1964 & 40 sqft - Built 1964 & 456 sqft - Built 1989
Decking Assessment	\$ 5,739	\$ 11,878
Basement Entry	45sqft - Built 2024	N/A
Basement Entry Assessment	\$ 5,413	\$ -
Shed	N/A	144 sqft - Built 1964 & 48 sqft - Built 2009
Shed Assessment	\$ -	\$ 5,033
Generator	1	N/A
Generator Assessment	\$ 7,544	\$ -
Total Outbuilding Assessment	\$ 249,303	\$ 229,590
TOTAL LAND (Rounded)	\$ 922,800	\$1,054,900
TOTAL BUILDINGS (Rounded)	\$ 443,000	\$344,100
TOTAL ASSESSMENT	\$ 1,365,800	\$1,399,000
Sale Amount	\$ 630,000	\$ 1,655,000
Sale Date	5/20/2005	9/13/2024
Assessment Compared to Sale Price	N/A	(\$256,000)
Difference %	N/A	18%

Harrison
 Name: MAKOVICH, LAWRENCE J
 MAKOVICH, AILEEN M

Valuation Report

03/24/2026

Account: 529 Card: 1 of 1

Map/Lot: 13-0055
 Location: 475 CAPE MONDAY ROAD

Neighborhood 3	Long Lake	Sale Data	
Zoning/Use	Shoreland Subdivision	Sale Date	05/20/2005
Topography	Rolling	Sale Price	630,000
Utilities	Drilled Well Septic System	Sale Type	Sale Type.....
Street	Paved	Financing	Financed
		Verified	Verification
		Validity	Validity

Reference 1 Harrison Shores Subdivision - Lot 31 & 32
 Reference 2
 Tran/Land/Bldg 2 1 8
 Shore Ft Frnt 111 Subdivision Y
 Exemption(s) Land Schedule 3

Land Description		Price/Unit	Total Fctr	Influence	Value
Units	Method - Description				
0.48	Fr. A-Baselot Imp (Fract)	900,000	738,206.12	125.	922,758
Total Acres 0.48			Land Total		922,758

Dwelling Description				Replacement Cost New	
Conventional	Two Story	480 Sqft	Grade B 110	Base	261,188
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,046
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,462
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1963	1992	Typical	Typical	Above Average	Typical		276,696
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		70%	100%	100%	193,687

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd
Wood Deck	2024	66	B 100	3.250	Ava	97%	100%	100%	3.152
Open Frame Porch	2024	18	B 100	5.777	Ava	97%	100%	100%	5.604
One Storv Frame	1963	408	B 145	76.603	Ava+	70%	100%	100%	53.622
Basement Entrv	2024	45	B 100	5.580	Ava	97%	100%	100%	5.413
End Frame Porch	1963	190	B 140	26.097	Ava+	70%	100%	100%	18.268
Wood Deck	1971	192	C 100	4.687	Ava	69%	80%	100%	2.587
Generator	2018	1	C 100	8.025	Ava	94%	100%	100%	7.544
Fin 1st/Gar	1999	728	B 130	162.886	Ava+	86%	100%	100%	140.082
Plumbina Fixtures	2021	3	B 100	8.224	Ava+	96%	100%	100%	7.895
Heat Pump	2021	1	C 100	5.350	Ava+	96%	100%	100%	5.136
Outbuilding Total									249,303

Acpt Land	922,800	Accepted Bldg	443,000	Total	1,365,800
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Harrison
Name: MAKOVICH, LAWRENCE J
MAKOVICH, AILEEN M
Account: 529

Valuation Report

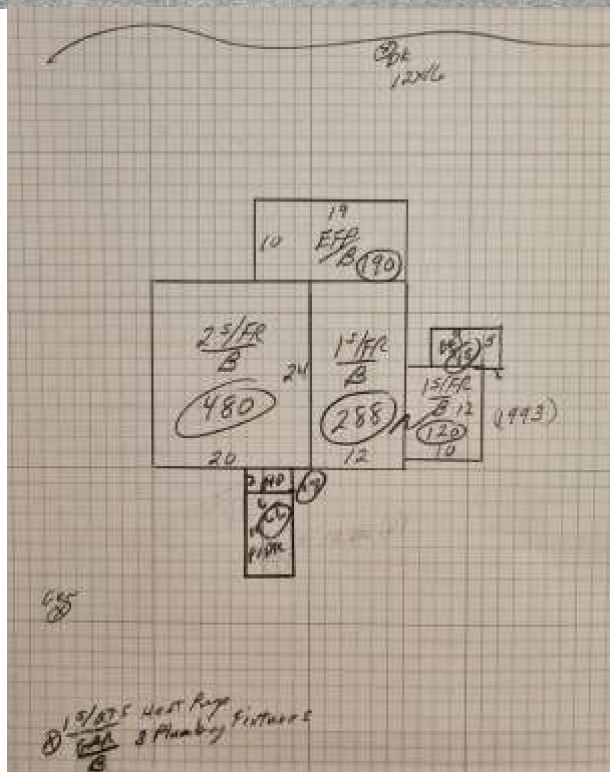
03/24/2026

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Map/Lot:
Location:

13-0055

475 CAPE MONDAY ROAD



**COPY OF DATA
ALREADY ON FILE.
DO NOT RE-PROCESS.**

**MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD**

DLN: 8243060600135
 Registry: Cumberland
 Date/Time Recorded: 12/31/9999 12:00:00 AM
 Transfer Tax Amount: _____
 Doc Number: _____
 Book: 40994
 Page: 320
BOOK/PAGE - REGISTRY USE ONLY

1. County **CUMBERLAND**
 2. Municipality **HARRISON**

3. GRANTEE/PURCHASER
 Last name, first name, MI; or business name
LABELLE LEANNE C

Mailing address
16 HICKORY DR
 Municipality
MEDFIELD

State
MA
 ZIP Code
02052-0000

4. GRANTOR/SELLER
 Last name, first name, MI; or business name
FERRIS PERRY N

Mailing address
4832 AMITY PLACE
 Municipality
CHARLOTTE

State
NC
 ZIP Code
28212-0000

5. PROPERTY

Tax Map	Block	Lot	Sub-lot	Tax maps exist for property:	No	Type of property:
13	0	29		Multiple parcels:	No	Acreage: 0.00
Physical Location				Portion of parcels:	No	
79 LOVE JOY WAY						

6. TRANSFER TAX

Purchase Price	1,655,000.00
Fair market value	0.00
Claiming exemption: No	
Exemption type:	

7. DATE OF TRANSFER (MM/DD/YYYY) **09/13/2024**

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

Classified: **No**

9. SPECIAL CIRCUMSTANCES

Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation

Special Circumstances: **No**

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

Seller has qualified as a Maine resident: **No**
 A waiver has been received from the State Tax Assessor: **No**
 Consideration for the property is less than \$50,000: **No**
 The transfer is a foreclosure sale: **No**

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct, and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER

Name of preparer: _____ Phone number: _____
 Mailing address: _____ Email address: _____

SUPPLEMENT TO THE REAL ESTATE TRANSFER TAX FORM

Additional Grantees/Purchasers

Name

LABELLE MICHAEL E

Additional Grantors/Sellers

Name

ANABLE ALEXANDRA AND TESSA

Parcels

Municipality

Tax Map

Block

Lot

Sub-Lot

HARRISON

13

0

29

Harrison
 Name: LABELLE, MICHAEL E.
 LABELLE, LEANNE C.

Valuation Report

03/24/2026

Page 1

Account: 33 Card: 1 of 2

Map/Lot: 13-0029
 Location: 7 LOVEJOY ISLAND WAY

Neighborhood 3 Long Lake

Sale Data

Zoning/Use Shoreland
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Paved
 Spring Check List 2026

Sale Date 09/13/2024
 Sale Price 1,655,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 2 1 8
 Shore Ft Frnt 170 Subdivision 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Fr. A-Baselot Imp (Fract)	900,000	841,604.51	125.		1,052,006
0.48	Acre-Rear Land 2+	6,000.00	2,880.00	100%		2,880
Total Acres 1.26			Land Total			1,054,886

Dwelling Description

Replacement Cost New

Conventional	Two Story	256 Sqft	Grade C 110	Base	172,265
Exterior	Verticle Boards	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-7,479
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,415
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1964	1989	Typical	Typical	Above Average	Typical	172,201	
Functional Obsolescence						Value(Rcnld)	
Basement		None		70%	95%	100%	114,514

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
End Frame Porch	1964	80	C 110	9.632	Ava+	70%	95%	100%	6.405	
One Storr Frame	1964	256	C 110	31.532	Ava+	70%	95%	100%	20.968	
One Storr Frame	1964	325	C 140	49.434	Ava+	70%	100%	100%	34.604	
Wood Deck	1964	176	C 110	4.873	Ava+	70%	95%	100%	3.240	
Frame Shed	1964	144	C 100	6.646	Ava	65%	80%	100%	3.456	
Frame Shed	2009	48	C 100	2.215	Ava	89%	80%	100%	1.577	
Wood Deck	1964	40	C 110	2.472	Ava+	70%	95%	100%	1.644	
Outbuilding Total									71,894	

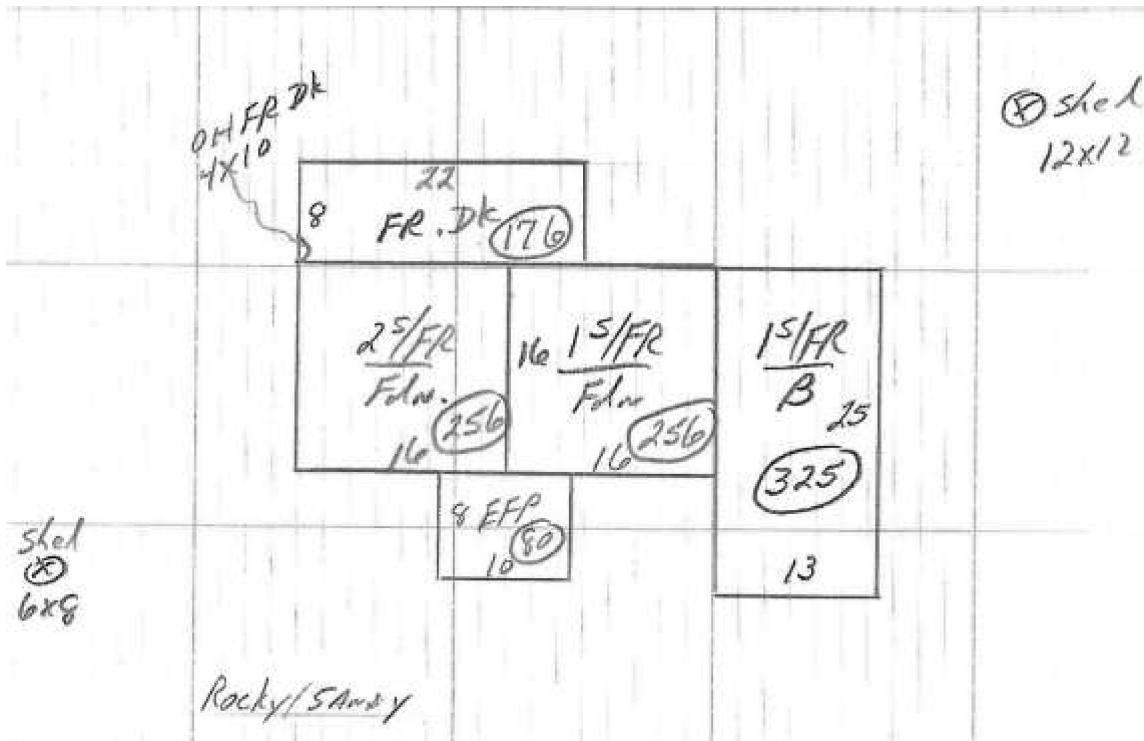
Acpt Land 1,054,900 **Accepted Bldg** 186,400 **Total** 1,241,300

Harrison
Name: LABELLE, MICHAEL E.
LABELLE, LEANNE C.
Account: 33 Card: 1 of 2

Valuation Report

03/24/2026
Page 2
13-0029
7 LOVEJOY ISLAND WAY

Map/Lot:
Location:



Harrison
 Name: LABELLE, MICHAEL E.
 LABELLE, LEANNE C.

Valuation Report

03/24/2026

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Account: 33 Card: 2 of 2

Map/Lot: 13-0029
 Location: 7 LOVEJOY ISLAND WAY

Neighborhood 3 Long Lake

Sale Data

Zoning/Use Shoreland
 Topography Rolling
 Utilities Shared
 Street Paved

Sale Date 09/13/2024
 Sale Price 1,655,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 2 0 10
 Shore Ft Frnt 0 Subdivision 0
 Exemption(s) Land Schedule 3

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	650 Sqft	Grade C 110	Base	223,164
Exterior	Verticle Boards	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0

Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-11,652
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Typical	Typical	Average	Typical	211,512
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Basement	None	75%	95%	100%	150,702	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1989	456	C 110	9.816	Ava	75%	95%	100%	6,994
Outbuilding Total									6,994

Acpt Land	0	Accepted Bldg	157,700	Total	157,700
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Harrison
Name: LABELLE, MICHAEL E.
LABELLE, LEANNE C.
Account: 33

Valuation Report

03/24/2026

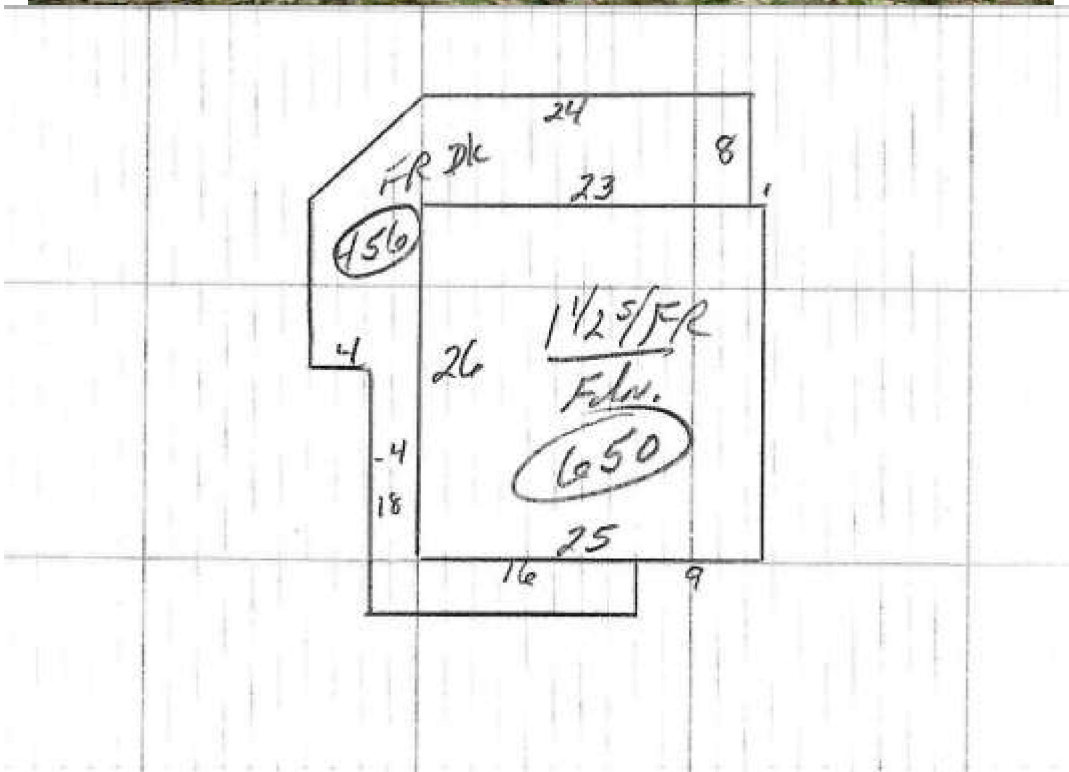
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Map/Lot:

13-0029

Location:

7 LOVEJOY ISLAND WAY



Harrison
Name: LABELLE, MICHAEL E.
LABELLE, LEANNE C.
Account: 33

Valuation Report

03/24/2026

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Map/Lot:

13-0029

Location:

7 LOVEJOY ISLAND WAY

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	1,054,900	186,400	1,241,300	1,054,900	186,400	1,241,300
2	0	157,700	157,700	0	157,700	157,700
TOTAL	1,054,900	344,100	1,399,000	1,054,900	344,100	1,399,000