

## 19 HERITAGE DRIVE, HARRISON, MAINE

As per the enclosed printouts 19 Heritage Drive has an 1,843 square foot Log Cabin on a 3.5 acre property located on a serene cove (stream) with water access to Long Lake. It includes 7 rooms, 3 bedrooms and 2 full baths. It also includes a 2-car garage with space above for storage or could be converted into living space.

Following is the sales history of this property:

DATE	PRICE	EVENT	SOURCE
10/03/23	\$1,350,000	Listed for Sale	Maine Listings #1573772
10/25/23	\$1,250,000	Price Change	Maine Listings #1573772
11/13/23	\$ 0	Listing Removed	Maine Listings #1573772
04/30/24	\$ 995,000	Listed for Sale	Maine Listings #1587803
07/02/24	\$ 925,000	Price Change	Maine Listings #1587803
08/12/24	\$ 899,000	Price Change	Maine Listings #1587803
09/13/24	\$ 825,000	Price Change	Maine Listings #1587803
09/26/24	\$ 825,000	Sale Pending	Maine Listings #1587803
10/25/24	\$ 800,000	Sold	Maine Listings #1587803 & Harrison Town records

During 2024 Revaluation this property was assessed at \$1,400,000

Prior to the sale the selling party received an abatement of \$209,700

After abatement Town of Harrison assessment \$1,190,300

The purchaser is filing for an additional abatement but was advised they could not until next tax period.



# Town Of Harrison *Maine*

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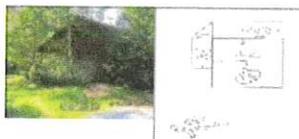
Last Updated 02/26/2025

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**Map/Lot** 20-0011-M  
**Book** 41080  
**Page** 251  
**Account** 951  
**Location** 19 HERITAGE DRIVE  
**Owner** FEDERROLL, CHRISTINE G  
 484 CAPE MONDAY ROAD  
 HARRISON ME 04040

### Assessment

<b>Land</b>	770,900
<b>Building</b>	419,400
<b>Taxable</b>	1,190,300



### Property Information

<b>Type</b>	Residential
<b>Acreage</b>	3.72
<b>Zone</b>	Shoreland
<b>Neighborhood</b>	Long Lake

<b>Street Type</b>	Semi Improved
<b>Topography</b>	Rolling
<b>Utilities</b>	Drilled Well
<b>Utilities</b>	Septic System

<b>Land</b>			
<b>Description</b>	<b>Type</b>	<b>Units</b>	<b>Value</b>
Baselot Imp (Fract)	Fractional Acreage	1.10	660,750
Rear Land 2+	Acres	2.62	15,720
		3.72	770,900

<b>Building</b>	
<b>Type</b>	Colonial
<b>Value</b>	288,208
<b>Year Built</b>	1989
<b>Area</b>	1638
<b>Rooms</b>	5
<b>Bedrooms</b>	3
<b>Full Baths</b>	2
<b>Fireplaces</b>	1
<b>Type</b>	Wood Deck
<b>Area</b>	205
<b>Type</b>	Open Frame Porch
<b>Area</b>	288
<b>Type</b>	Fin .75st/Gar
<b>Area</b>	672
<b>Type</b>	Generator
<b>Area</b>	1

<b>Tax Detail as of 02/26/2025</b>			
<b>Year</b>	<b>Mil Rate</b>	<b>Original</b>	<b>Remaining</b>
2024	7.7	9,165.31	0.00
2023	12.95	6,389.53	0.00
2022	11.9	5,871.46	0.00
2021	11.7	5,772.78	0.00
2020	11.9	5,871.46	0.00
2019	11.2	5,526.08	0.00
2018	10.8	5,328.72	0.00
2017	10.65	5,254.71	0.00
2016	10.95	5,402.73	0.00
2015	11.15	5,501.41	0.00
		60,084.19	0.00

<b>Sale History</b>		
<b>Previous Owner</b>	<b>Sale Date</b>	<b>Sale Price</b>
<b>HENNY, ROGIER</b>	<b>10/25/2024</b>	<b>800,000</b>

SECTION 6 ITEM 3

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COLDWELL BANKER REALTY

Recently Viewed Properties

# 19 Heritage Dr Harrison, ME 04040

## \$800,000

Sold | Closed | Single Family | 3 Beds | 2 Full Baths | 1,843 Sq. Ft. | 3.72 Acres | 2 Car Garage



If you are looking for privacy in a small cove on a big lake you've found it. Nestled in a serene cove on the shores of Long Lake, this charming log cabin home offers the ultimate retreat for those seeking privacy and solitude. This charming log cabin stands proudly on 3.5 acres of picturesque land, offering an idyllic retreat from the bustling world. The exterior of this rustic gem is a testament to classic log cabin architecture, exuding warmth and character. This spacious two-car garage presents a unique opportunity to create a versatile living space above. With ample room for parking and storage, this garage is not just a place to park your vehicles, but a canvas for your imagination. The above living space offers the potential

### Full Property Details for 19 Heritage Dr

#### General

- Sold For: \$800,000
- Taxes: \$6,390 (2023)
- Status: Closed
- Type: Single Family
- Source: MREIS
- MLS ID: 1587803
- Added to Site: 302 day(s) ago

### Interior

Number of Rooms: 7  
Interior Features: 1st Floor Bedroom, Storage  
Fireplace: Yes  
Number of Fireplaces: 1  
Appliances: Refrigerator, Microwave, Electric Range, Dishwasher

### Lot Features

Lot Size (Acres): 3.72  
Lot Size (Sq. Ft.): 162,043.2  
Lot Size Source: Public Records  
Street/Road Desc.: Private, Gravel  
Zoning: Shoreland  
Lot Description: Level, Open Lot, Wooded, Rural, Ski Resort

### Rooms

**BATHROOMS**  
Total Bathrooms: 2  
Full Bathrooms: 2

**BEDROOMS**  
Total Bedrooms: 3

### Water Features

Water Front: Yes  
Water Front Desc.: Lake  
Lake Front: Yes

### Exterior

Porch/Patio/Deck: Deck

### Financial Considerations

Tax Amount: \$6,390  
Tax Year: 2023

### Parking

Garage: Yes  
Garage Spaces: 2  
Parking Features: 5 - 10 Spaces, Gravel, Detached

### Disclosures and Reports

Lot Number: 0011 M

### Location

County: Cumberland

### Heating & Cooling

Air Conditioning: Yes  
Cooling Type: Heat Pump  
Heating Type: Multi-Zone, Heat Pump, Baseboard

### Utilities

Sewer: Private Sewer, Septic Design Available, Septic System Exists  
Water: Private, Well  
Well: Yes

### Structural Information

Architectural Style: Other Style  
Construction: Log Siding, Log, Wood Frame  
Roof: Metal  
Building Size: 1843  
Square Feet: 1,843

Sq. Ft. Source: Appraiser

Living Area: 1,843 Sq. Ft.

Finished Total: 1,843 Sq. Ft.

Finished Above Grnd: 1,843 Sq. Ft.

Year Built: 1989

Listed by Landing Real Estate (207) 775-7653

Sold by Sunset Lakes Real Estate (207) 655-2139

## Listing agent

— 19 Heritage Dr —

## Schools serving 19 Heritage Dr

School District:Rsu 17/Msad 17

RATING	NAME
GRADES	DISTANCE
1	<a href="#">HARRISON ELEMENTARY SCHOOL</a> 309 NAPLES RD, HARRISON, ME 04040
K-6	1.3 mi
2	<a href="#">OXFORD HILLS JUNIOR HIGH SCHOOL</a> 100 PINE ST, SOUTH PARIS, ME 04281
7-8	12.3 mi
2	<a href="#">OXFORD HILLS COMPREHENSIVE HIGH SCHOOL</a> 256 MAIN ST, SOUTH PARIS, ME 04281
9-12	11.5 mi

Disclaimer: School ratings provided by [GreatSchools](#). Ratings are on a scale of 1-10. [Learn more about GreatSchools ratings](#). School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

## Price & Sales History for 19 Heritage Dr

Date	Details	Price	Change	Source
10/25/2024	Sold	\$800,000	-3.03%	MLS
9/13/2024	Price Reduced	\$825,000	-8.23%	MLS
8/12/2024	Price Reduced	\$899,000	-2.81%	MLS
7/02/2024	Price Reduced	\$925,000	-7.04%	MLS
4/30/2024	Listed	\$995,000	—	MLS

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

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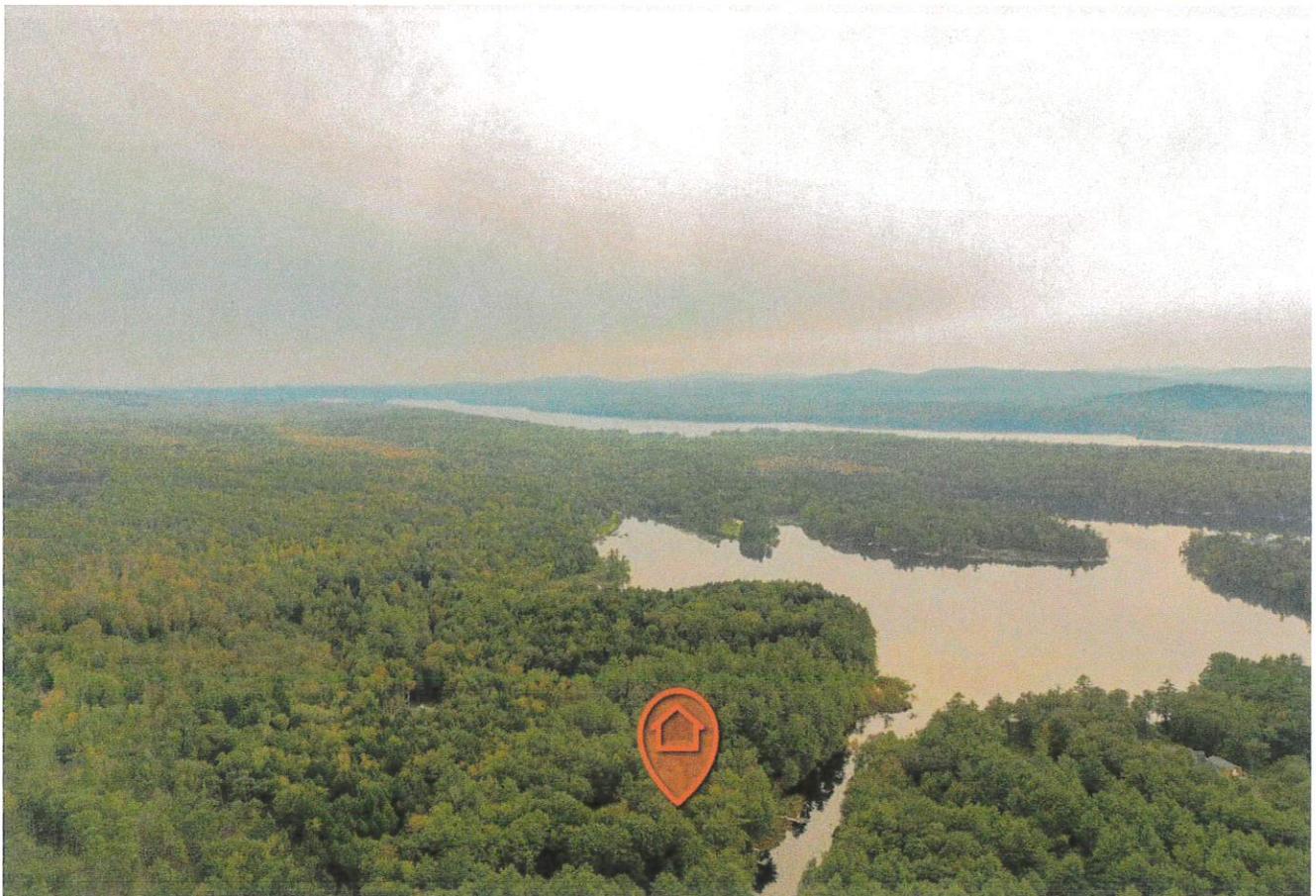
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Photos

Map

SECTION 6 ITEM 4



Photos Map



Photos

Map



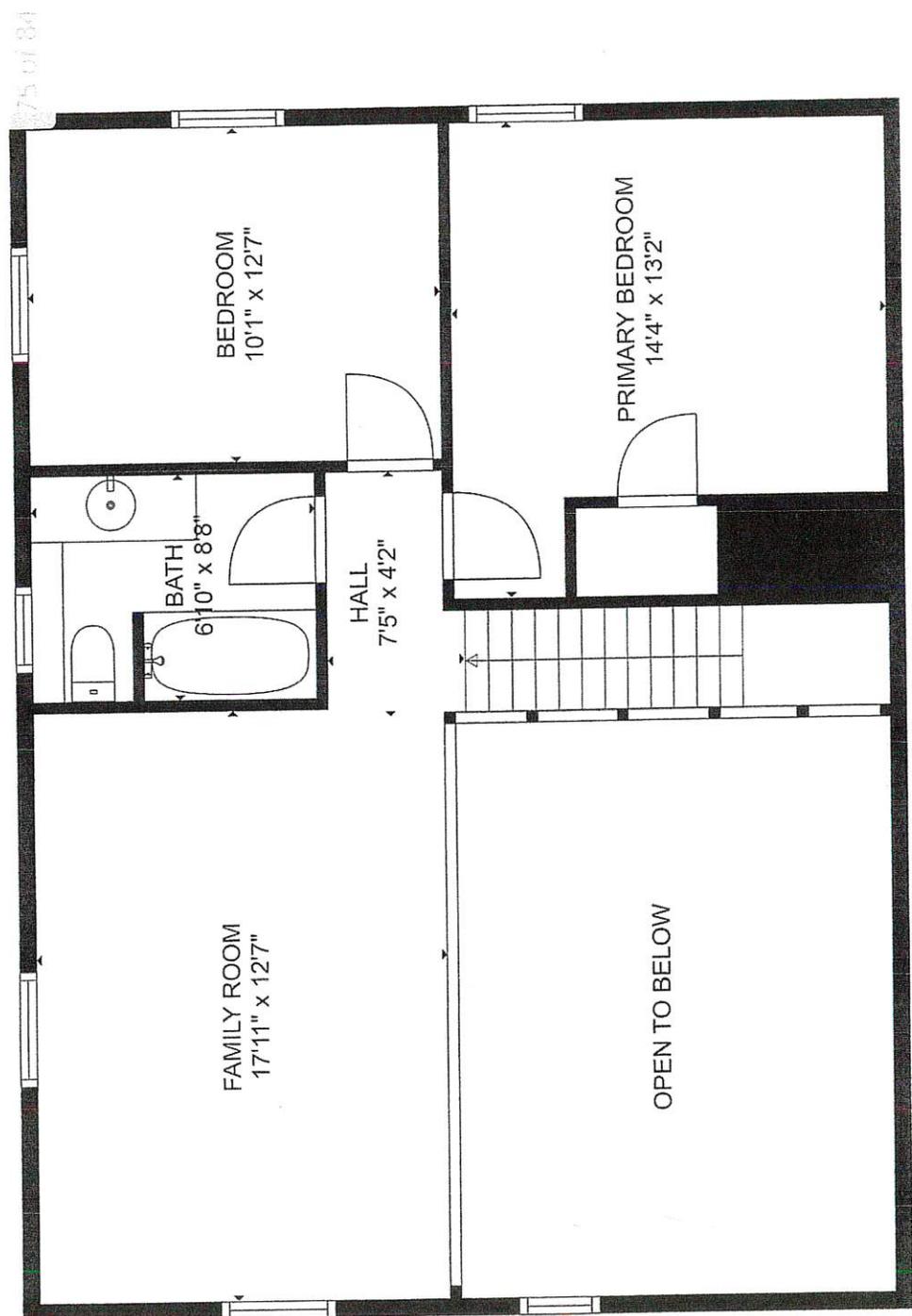
Photos Map



Photos

Save Home

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GROSS INTERNAL AREA  
 Below Ground: 0 sq. ft. FLOOR 2: 931 sq. ft. FLOOR 3: 688 sq. ft.  
 EXCLUDED AREAS: UNFINISHED BASEMENT: 767 sq. ft. PORCH: 450 sq. ft. FIREPLACE: 6 sq. ft.  
 OPEN TO BELOW: 230 sq. ft.  
 TOTAL: 1629 sq. ft.  
 MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

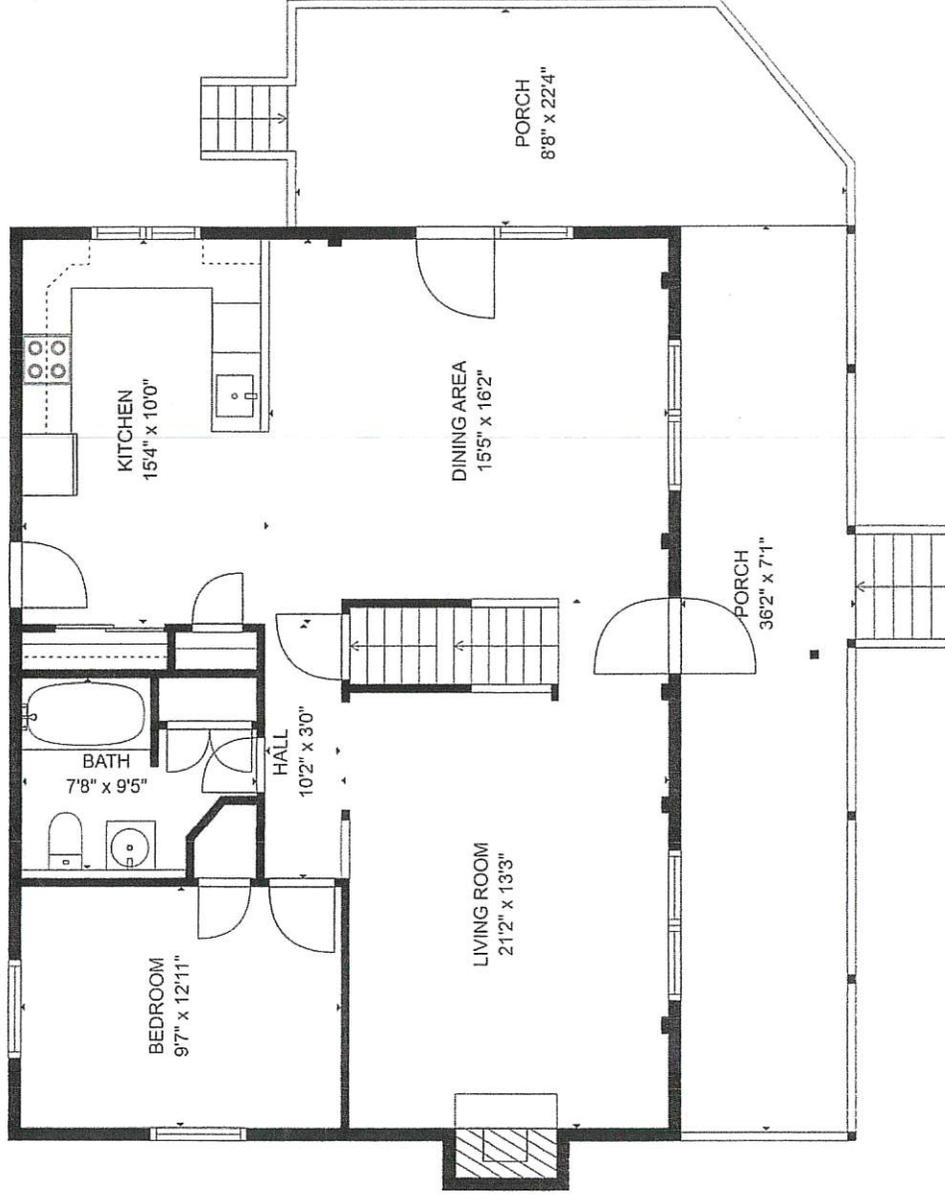
Closed: \$800,000 (3 beds, 2 baths, 1,843 Square Feet)

SECTION 6 ITEM 5

Photos

Save Home

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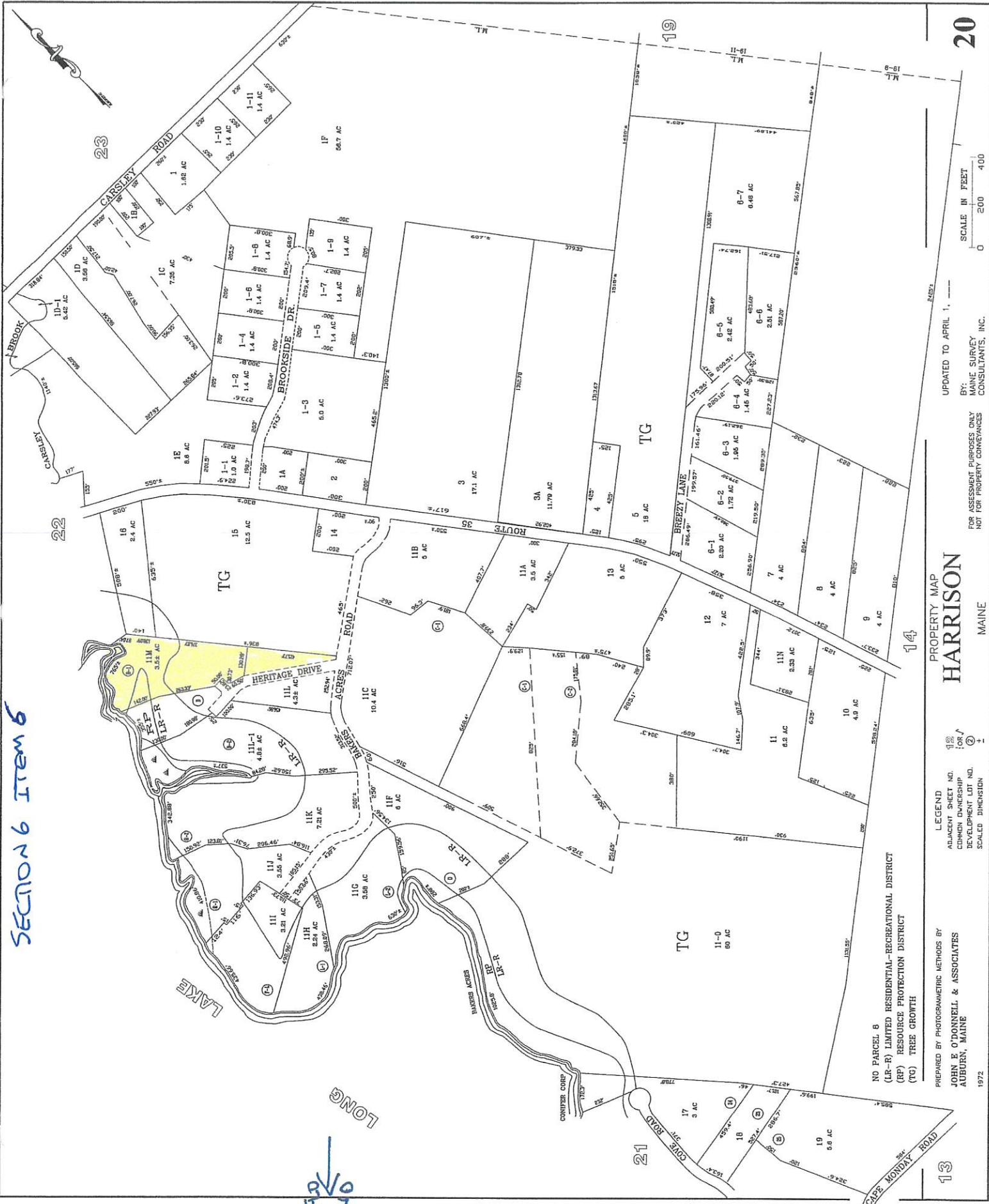


GROSS INTERNAL AREA  
 Below Ground: 0 sq. ft. FLOOR 2: 931 sq. ft. FLOOR 3: 698 sq. ft.  
 EXCLUDED AREAS: UNFINISHED BASEMENT: 767 sq. ft. PORCH: 450 sq. ft. FIREPLACE: 6 sq. ft.  
 OPEN TO BELOW: 230 sq. ft.  
 TOTAL: 1629 sq. ft.

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DERIVED HIGHLY RELIABLE BUT NOT GUARANTEED.

Closed: \$800,000 (3 beds, 2 baths, 1,643 Square Feet)

SECTION 6 ITEM 6



ZAKER ISLAND

NO PARCEL B  
 (LR-R) LIMITED RESIDENTIAL--RECREATIONAL DISTRICT  
 (RP) RESOURCE PROTECTION DISTRICT  
 (TC) TREE GROWTH

PREPARED BY PHOTOGRAMMETRIC METHODS BY  
 JOHN B O'DONNELL & ASSOCIATES  
 AUBURN, MAINE  
 1972

LEGEND  
 ADJACENT SHEET NO.  
 COMMON OWNERSHIP  
 DEVELOPMENT LOT NO.  
 SCALED DIMENSION

PROPERTY MAP  
**HARRISON**  
 MAINE

UPDATED TO APRIL 1, ---  
 BY: MAINE SURVEY  
 CONSULTANTS, INC.  
 FOR ASSESSMENT PURPOSES ONLY  
 NOT FOR PROPERTY CONVEYANCES

SCALE IN FEET  
 0 200 400

SECTION 6 ITEM 7



# Town Of Harrison *Maine*

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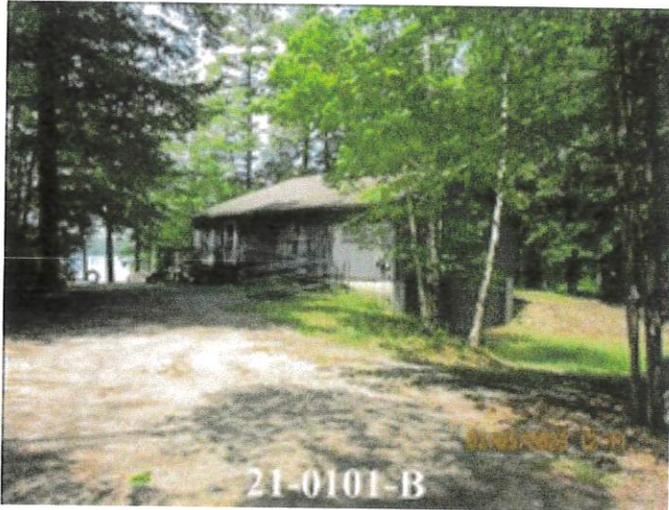
Last Updated 03/06/2025

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**Map/Lot** 21-0101-B  
**Book** 11825  
**Page** 301  
**Account** 973  
**Location** 70 PITTS RD  
**Owner** HARRISON-KING NOMINEE TRUST  
 c/o GEORGE E KING SR &  
 GEORGE E KING JR - TTEE  
 BOXFORD MA 01921

**Assessment**

<b>Land</b>	884,000
<b>Building</b>	214,700
<b>Taxable</b>	1,098,700



**Property Information**

<b>Type</b>	Residential
<b>Acreage</b>	1.59
<b>Zone</b>	Shoreland

<b>Neighborhood</b>	Long Lake
<b>Street Type</b>	Semi Improved
<b>Topography</b>	Rolling
<b>Utilities</b>	Dug Well
<b>Utilities</b>	Septic System

<b>Land</b>			
<b>Description</b>	<b>Type</b>	<b>Units</b>	<b>Value</b>
Baselot Imp (Fract)	Fractional Acreage	0.92	879,965
Rear Land 2+	Acres	0.67	4,020
		1.59	884,000

<b>Building</b>	
<b>Type</b>	Ranch
<b>Value</b>	205,246
<b>Year Built</b>	1985
<b>Area</b>	1176
<b>Rooms</b>	6
<b>Bedrooms</b>	3
<b>Full Baths</b>	1
<b>Half Baths</b>	1
<b>Car Capacity</b>	2
<b>Type</b>	Wood Deck
<b>Area</b>	608

<b>Tax Detail as of 03/06/2025</b>			
<b>Year</b>	<b>Mil Rate</b>	<b>Original</b>	<b>Remaining</b>
2024	7.7	8,459.99	0.00
2023	12.95	8,812.48	0.00
2022	11.9	8,097.95	0.00
2021	11.7	7,961.85	0.00
2020	11.9	8,097.95	0.00
2019	11.2	7,540.96	0.00
2018	10.8	7,271.64	0.00
2017	10.65	7,170.65	0.00
2016	10.95	7,372.64	0.00
2015	11.15	7,507.30	0.00
		78,293.41	0.00

