

Harrison
Name: ALLEN, CORRINNE

Valuation Report

08/15/2025

Page 1

Map/Lot:

59-0017

Account: 21 Card: 1 of 1

Location:

46 ISLAND POND RD

Neighborhood 6 Island Pond

Zoning/Use Shoreland Subdivision
Topography RollingTopo
Utilities Drilled WellSeptic System
Street Semi Improved

Reference 1 Jacob Gilson Farm Subdivision - Lot 13

Reference 2

Tran/Land/Bldg 1 1 10

Shore Ft Frnt 200 Subdivision Y

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Baselot Imp (Fract)	354,400	219,728	90%		197,755
Total Acres 0.62				Land Total		197,755

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	320 Sqft	Grade C 90	Base	136,825
Exterior	T111/Drop	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-8,062
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	25% Heat Pump	Heat	-647
Rooms	5				
Bedrooms	2	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
1950	1993	Typical	Typical	Below Average	Typical	128,116
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Heat	None	55%	85%	100%	59,894	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	160	C 90	12,150	Avq-	55%	85%	100%	5,681
Encl Frame Porch	1950	128	C 90	10,443	Avq-	55%	85%	100%	4,882
Wood Deck	1950	84	C 90	2,658	Avq-	55%	85%	100%	1,243
Open Frame Porch	1950	84	C 90	6,645	Avq-	55%	85%	100%	3,107
1 & 3/4 Story Frm	1996	600	C 90	81,614	Avq-	55%	85%	100%	38,155
Frame Shed	2010	84	E 100	1,938	Avq-	82%	80%	100%	1,271
Canopy	2010	72	C 100	2,761	Avq-	82%	80%	100%	1,811
Frame Shed	1960	128	D 100	4,844	Fair	45%	80%	100%	1,744

Outbuilding Total 57,894

Acpt Land

197,800

Accepted Bldg

117,800

Total

315,600

"JUSTIFICATION OF VARIANCE": In order for a variance to be granted, the appellant must demonstrate to the Board of Appeals that the strict application of the terms of the zoning ordinance would cause UNDUE HARDSHIP. There are four criteria which must be met before the BOA can find that a hardship exists. Please explain how your situation meets EACH of these criteria listed below:

1. The land in question cannot yield a reasonable return unless the variance is granted: The addition is on the North side of the house
and can't reasonably be placed elsewhere. The pond is on the east side;
if on the south side it^{would} block solar heat. On the North side it provides
the living room with protection against winter winds.

2. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood.

Because of the severe angle of the property line, the addition is
approximately one foot closer to the nearest property line than the
previously existing building. Please see attached map. Page 4.

3. The granting of a variance will not alter the essential character of the locality. The addition is consistent with the construction of the
rest of the house and in no way alters the character of the locality.

4. The hardship is not the result of action taken by the appellant or a prior owner. _____

Please see Attachment, Pages 3, 4 and 5

I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION AND ITS SUPPLEMENT IS TRUE AND CORRECT.

DATED: _____

APPELLANT

NOTE TO APPELLANT: THIS FORM SHOULD BE RETURNED TO THE
TOWN OF HARRISON, P.O. BOX 300,
HARRISON, MAINE 04040; (TELEPHONE: 583-2241). THE BOARD OF APPEALS
SCHEDULES HEARINGS FOR THE 2ND AND 4TH WEDNESDAYS OF THE MONTH AND YOU
WILL BE NOTIFIED OF THE DATE YOUR APPEAL WILL BE HEARD.

ACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

3

Station
HARRISON

Street, Road, Subdivision

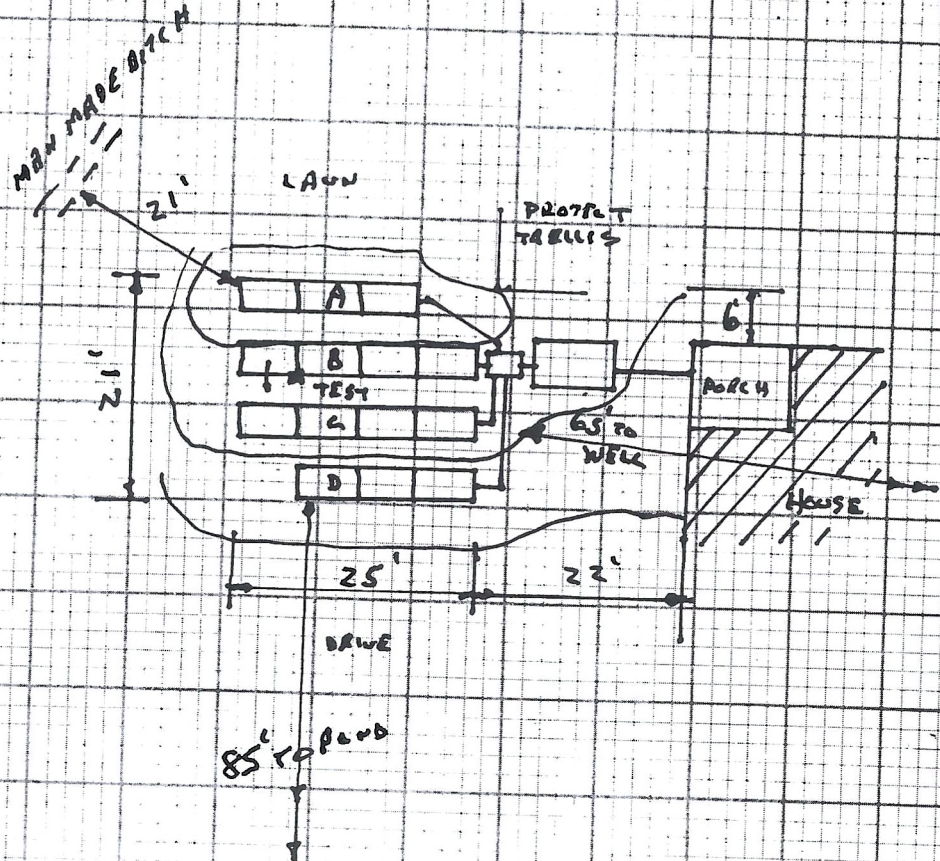
ISLAND POND ROAD

Owners Name

CORINNE ALLEN

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20' FL.



FILL REQUIREMENTS

Depth of Fill (Upslope)
Depth of Fill (Downslope)

8"
12"

CONSTRUCTION ELEVATIONS

Reference Elevation is 0
Bottom of Disposal Area
Top of Distribution Lines or Chambers

D	C	B	A
87"	82"	77"	72"
72"	67"	62"	57"

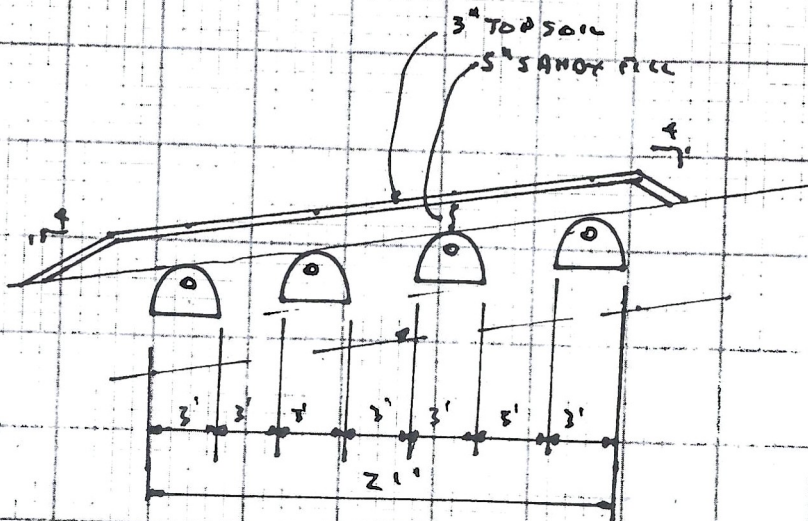
ELEVATION REFERENCE POINT

LOCATION & DESCRIPTION
TOP OF WINDOW SILL
ON HOUSE ELEV. 0"

DISPOSAL AREA CROSS SECTION

Scale:

Vertical: 1 inch = 5' FL.
Horizontal: 1 inch = 10' FL.



RFBenton

Site Evaluator Signature

38

SE#

7-19-99

Date

Page 3 of 3

HHF-200 Rev. 1/01

APPLICATION FOR A PERMIT

map 59-17

Town of Harrison Maine
P.O. Box 30
Harrison, Maine 04040

Date 7/7/94

The undersigned applies for a permit for the following use, said permit to be issued on the basis of the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct. (Answer those questions that pertain to your request for permit)

1. Applicant

Name Corinne L. Allen
Address Island Pond Rd Box 358 Zip Code 04040
Harrison, Me
Telephone 583-6304

2. Statement of present ownership

Name Corinne L. Allen
Address Island Pond Rd Harrison Zip Code 04040
Telephone 583-6304

3. Address or location of property (describe or indicate on a map or tax map.)

Map 59, Lot 17

4. Existing use of property Residence

5. Property is zoned as Limited Residential / Recreation

6. Is property part of a subdivision? Yes ☐ No ☒

7. Proposed use(s)

a) Residence ☐

b) Accessory building ☐

c) Pier or dock (Temporary ☐ Permanent ☐)

d) Clearing for approved construction ☐

e) Private sewage disposal system ☐

f) Filling or other earth-moving activity of less than 10 cubic yards ☐

more than 10 cubic yards ☒

g) Other (explain) in accordance with Shoreland

Regulations Section 12 C (b)
foundation under 20' X 35'

8. Type of sewage disposal (existing ☒ proposed ☐)

9. Percentage of lot to be structures 2%

10. Lot width 200' lot depth 321' lot area ☐

11. Structures-exterior dimensions (length and width)

a) Residence 20' by 35' Number of stories 1 1/2

b) Garage ☐ by ☐

c) Other Shed 7' by 9' Number of stories 1

d) Nearest Central Maine Power Co. pole# Corinne Allen

e) Name and address of contractor/builder Corinne Allen

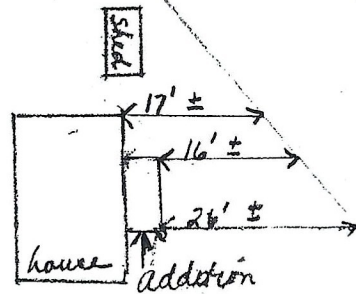
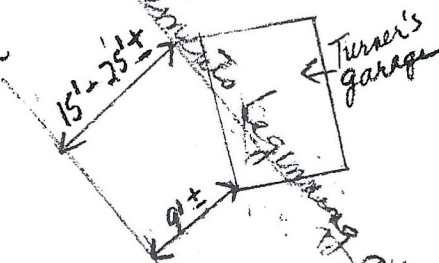
La Bay

Page 4

Allen

Turner

The line I claim based on measurement
the line the abutter claims



town road

200' frontage
Island Pond

Turner
beginning at the clearly marked town line (see attached map)

Lo Say

259'

wooded area

321'

Allen

Turner's garage

Turner

40'

20'-30' ±
30'-40' ±

property line according to recent survey

existing driveway

build full foundation under house

remove 2 dying and leaning trees

excavate to this area and under existing house

town road

260' frontage

Island Pond

Map 59-17

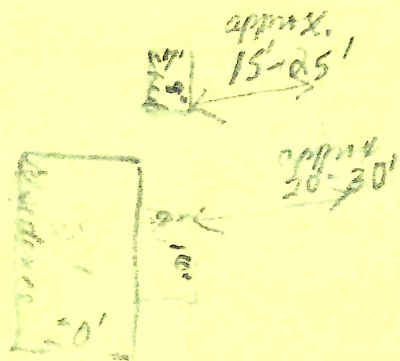
Lofgren

1558

Allen

2/10

Turner



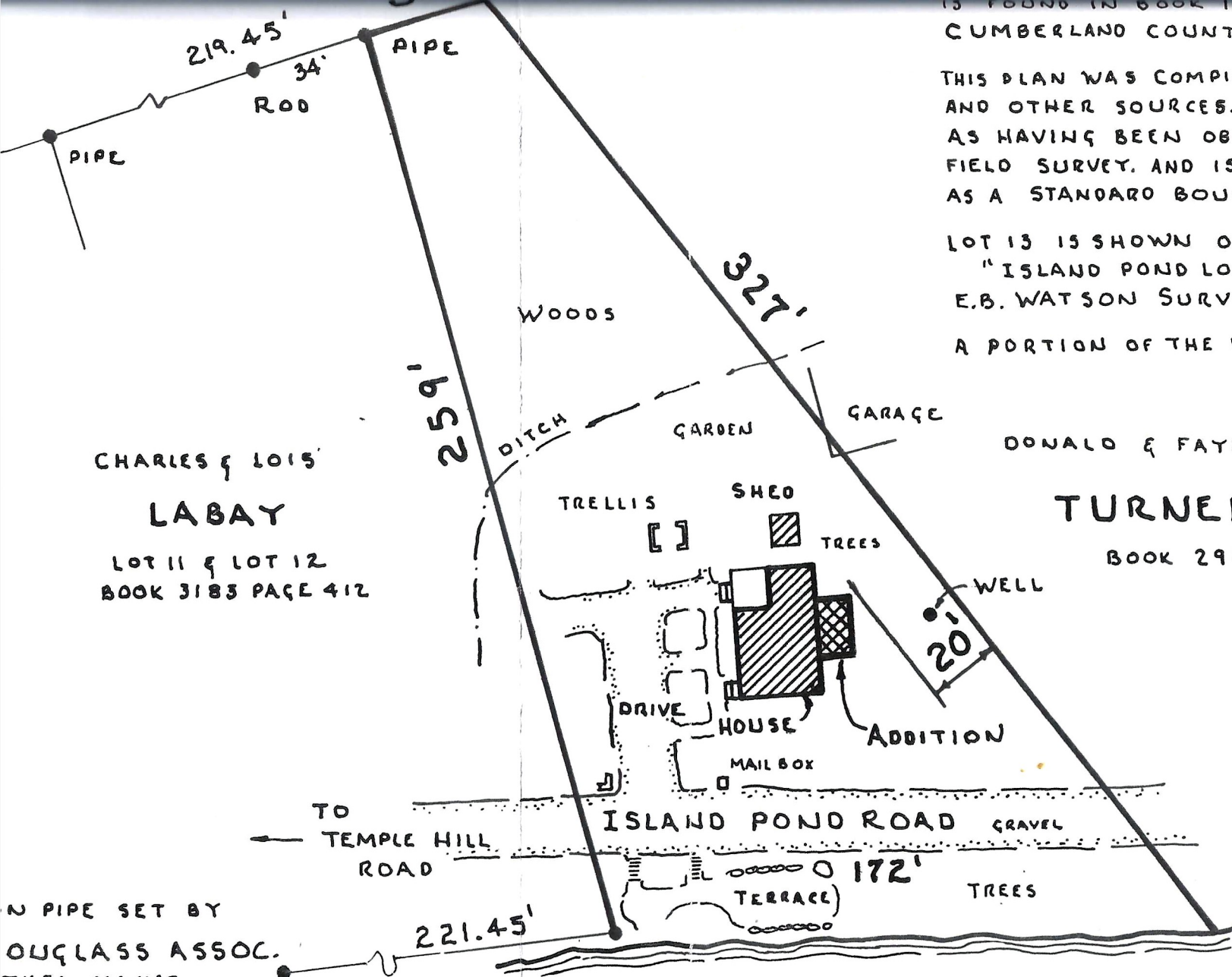
road

35'

Allen

200'

Land Pond



THIS PLAN WAS COMPILED FROM RECORD MAPS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY. AND IS SUBJECT TO SUCH CHANGE AS A STANDARD BOUNDARY SURVEY MAY DISCLOSE.

LOT 13 IS SHOWN ON A PLAN ENTITLED "ISLAND POND LOTS" DATED OCT 1945 BY E.B. WATSON SURVEYOR.

A PORTION OF THE LOT IS IN SHORE LAND ZONING.

CHARLES & LOIS
LABAY
LOT 11 & LOT 12
BOOK 3183 PAGE 412

DONALD & FAYE
TURNER
BOOK 2912 PAGE 141

PIPE SET BY
QUIGGLASS ASSOC.
THEL, MAINE
PLAN RECORDED IN
PAGE 185
1994 IN CUMBERLAND
REGISTRY OF DEEDS.

ISLAND POND LAND OF

BY
R. F BASTOW
10 WEAVER ST.
AUBURN, MAINE

R.F. Bastow

CORINNE ALLEN
LOT 13 ISLAND POND
BOX 358 HARRISON, ME.

