

Harrison
 Name: MAKOVICH, LAWRENCE J
 MAKOVICH, AILEEN M

Valuation Report

03/24/2026

Page 1

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

Account: 1307 Card: 1 of 1

Location: 15 LOVEJOY ISLAND WAY

Neighborhood 3 Long Lake

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

Sale Data
Sale Date 05/14/2020
Sale Price 850,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 7
Shore Ft Frnt 180 Subdivision 0
Exemption(s) Land Schedule 3

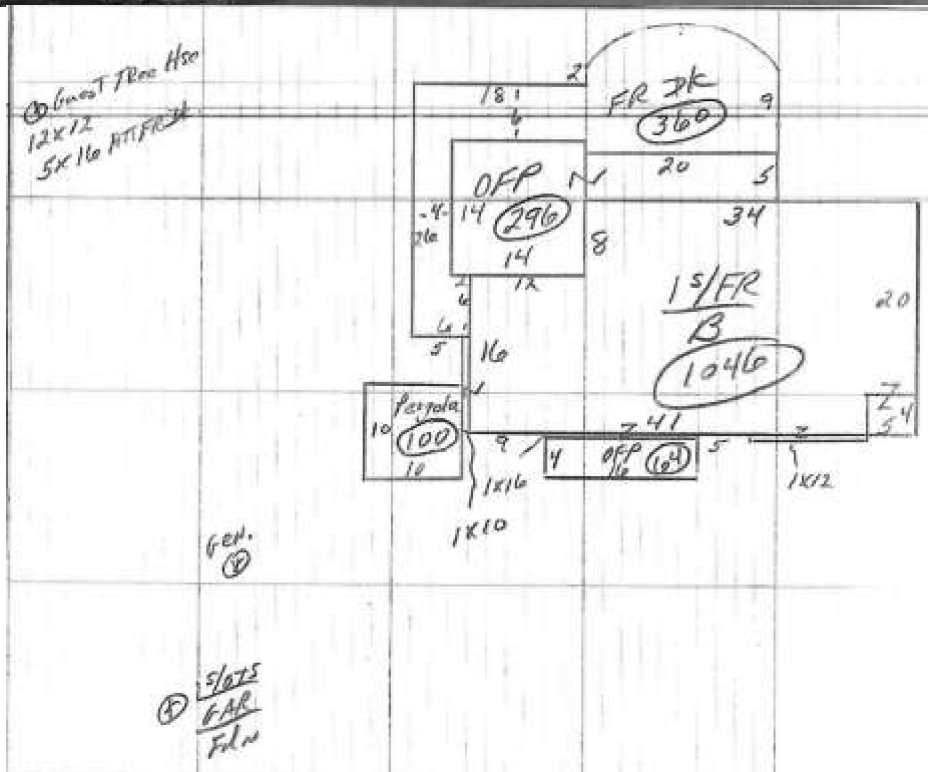
Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Fr. A-Baslot Imp (Fract)	900,000	855,842.00	125.		1,069,803
0.67	Acre-Rear Land 2+	6,000.00	4,020.00	100%		4,020
Total Acres 1.50			Land Total			1,073,823

Dwelling Description				Replacement Cost New	
Contemporary	One Story	1046 Sqft	Grade A 120	Base	371,101
Exterior	Vinyl/Aluminum	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	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	12,134
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
1998	0	Typical	Typical	Above Average	Typical	383,235
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	318,085	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Peraola	1998	100	A 120	5.778	Ava+	83%	100%	100%	4.796
Open Frame Porch	1998	64	A 120	11.846	Ava+	83%	100%	100%	9.832
Open Frame Porch	2024	296	A 120	28.604	Ava	97%	100%	100%	27.746
Wood Deck	2024	360	A 120	13.290	Ava	97%	100%	100%	12.891
Bunkhouse	2001	144	A 100	10.401	Ava	85%	100%	100%	8.841
Wood Deck	2001	80	C 100	2.889	Ava	85%	100%	100%	2.456
Fin 1st/Gar	1999	672	B 115	135.895	Ava	84%	100%	100%	114.152
Open Frame Porch	1999	160	B 100	12.728	Ava	84%	100%	100%	10.692
Wood Deck	1999	160	B 100	5.091	Ava	84%	100%	100%	4.276
Generator	2020	1	C 100	8.025	Ava	95%	100%	100%	7.624
Outbuilding Total									203,306

Acpt Land 1,073,800 **Accepted Bldg** 521,400 **Total** 1,595,200



Harrison
 Name: CASALI RODERIC, LAUREL, JONATHAN
 DUTRISAC, RICHARD & MELISSA - FAMILY
 Account: 263 Card: 1 of 2

Valuation Report

03/09/2026

Page 1

Map/Lot: 13-0028
 Location: 13 LOVEJOY ISLAND WAY

Neighborhood 3	Long Lake	Sale Data	
Zoning/Use	Shoreland	Sale Date	12/30/1899
Topography	Rolling	Sale Price	0
Utilities	Drilled Well Septic System	Sale Type	Sale Type.....
Street	Paved	Financing	Financed
		Verified	Verification
		Validity	Validity

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

Land Description		Price/Unit	Total	Fctr	Influence	Value
Units	Method - Description					
0.78	Fr. A-Baslot Imp (Fract)	900,000	841,604.51	125.		1,052,006
0.22	Acre-Rear Land 2+	6,000.00	1,320.00	100%		1,320
Total Acres 1.00				Land Total		1,053,326

Dwelling Description				Replacement Cost New	
Conventional	Three Story	320 Sqft	Grade C 110	Base	239,087
Exterior	T111/Drop	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall Unit	Cooling	0% None	Heat	-2,429
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,943
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		241,601
2002	0	Typical	Typical	Average			
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None			83%	100%	100%	200,529

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2002	25	C 110	5.518	Ava	83%	100%	100%	4.580
Open Frame Porch	2002	64	C 110	7.239	Ava	83%	100%	100%	6.008
Endl Frame Porch	1988	192	C 100	15.398	Ava	78%	80%	100%	9.608
Frame Shed	1980	64	C 100	2.954	Ava	74%	80%	100%	1.749
Outbuilding Total									21,945

Acpt Land 1,053,300 **Accepted Bldg** 222,500 **Total** 1,275,800

Harrison
Name: CASALI RODERIC, LAUREL, JONATHAN
DUTRISAC, RICHARD & MELISSA - FAMILY
Account: 263 Card: 1 of 2

Valuation Report

03/09/2026

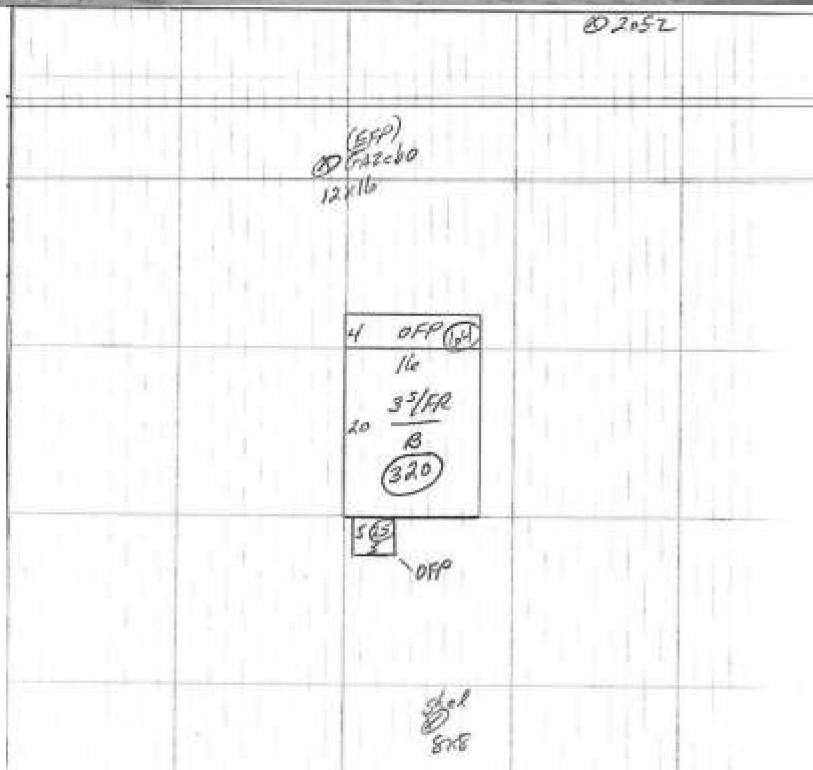
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Map/Lot:

13-0028

Location:

13 LOVEJOY ISLAND WAY



Harrison
 Name: CASALI RODERIC, LAUREL, JONATHAN
 DUTRISAC, RICHARD & MELISSA - FAMILY
 Account: 263 Card: 2 of 2

Valuation Report

03/09/2026

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Map/Lot: 13-0028
 Location: 13 LOVEJOY ISLAND WAY

Neighborhood 3 Long Lake

Zoning/Use Shoreland
 Topography Rolling
 Utilities Shared
 Street Paved

Sale Data
 Sale Date 12/30/1899
 Sale Price 0
 Sale Type Sale Type.....
 Financing Financed
 Verified Verification
 Validity Validity

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

Dwelling Description				Replacement Cost New	
Conventional	One Story	288 Sqft	Grade D 100	Base	94,234
Exterior	Wood Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	No Bsmt Pier	Basement	-6,966
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-945
Rooms	2				
Bedrooms	1	Add Fixtures	1		
Baths	0	Half Baths	1	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-130
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1955	0	Typical	Typical	Below Average	Typical	86,193			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Heat		None		55%	80%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1955	128	D 100	9.514	Ava-	55%	80%	100%	4,186
						Outbuilding Total			4,186
Acpt Land			0	Accepted Bldg		42,100	Total		42,100

Harrison
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DUTRISAC, RICHARD & MELISSA - FAMILY
Account: 263

Valuation Report

03/09/2026

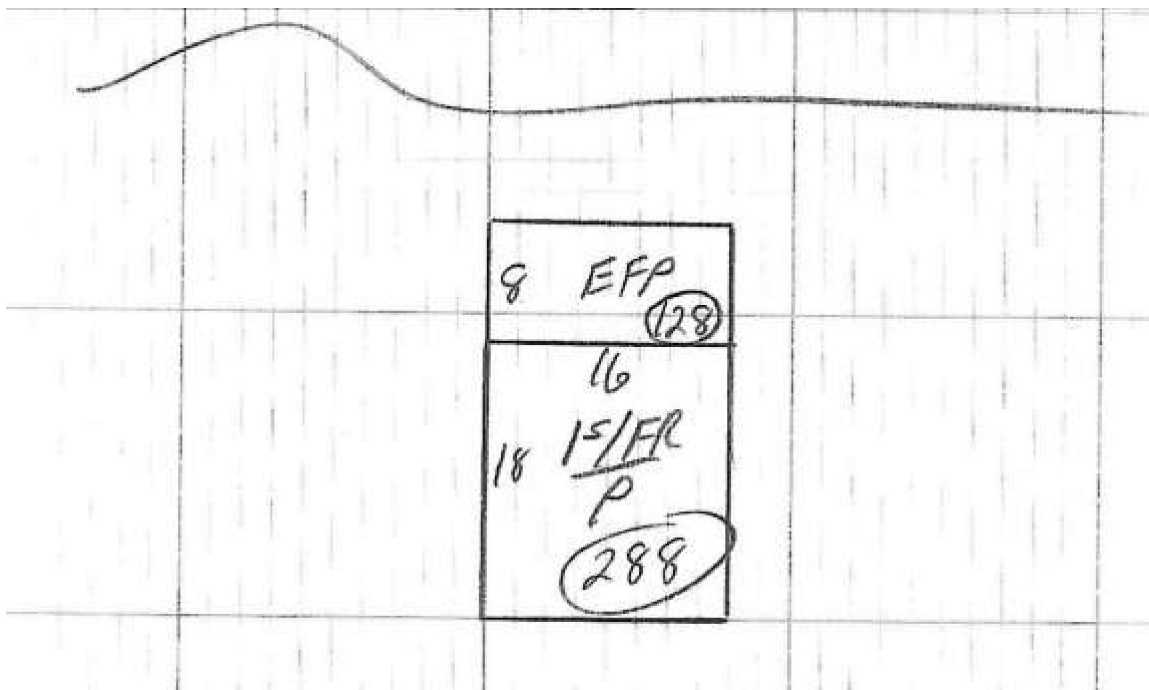
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Map/Lot:

13-0028

Location:

13 LOVEJOY ISLAND WAY



Harrison
 Name: CASALI RODERIC, LAUREL, JONATHAN
 DUTRISAC, RICHARD & MELISSA - FAMILY
 Account: 263

Valuation Report

03/09/2026

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Map/Lot:

13-0028

Location:

13 LOVEJOY ISLAND WAY

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	1,053,300	222,500	1,275,800	1,053,300	222,500	1,275,800
2	0	42,100	42,100	0	42,100	42,100
TOTAL	1,053,300	264,600	1,317,900	1,053,300	264,600	1,317,900

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	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Basement	None	70%	95%	100%	114,514	

Outbuildings/Additions/Improvements

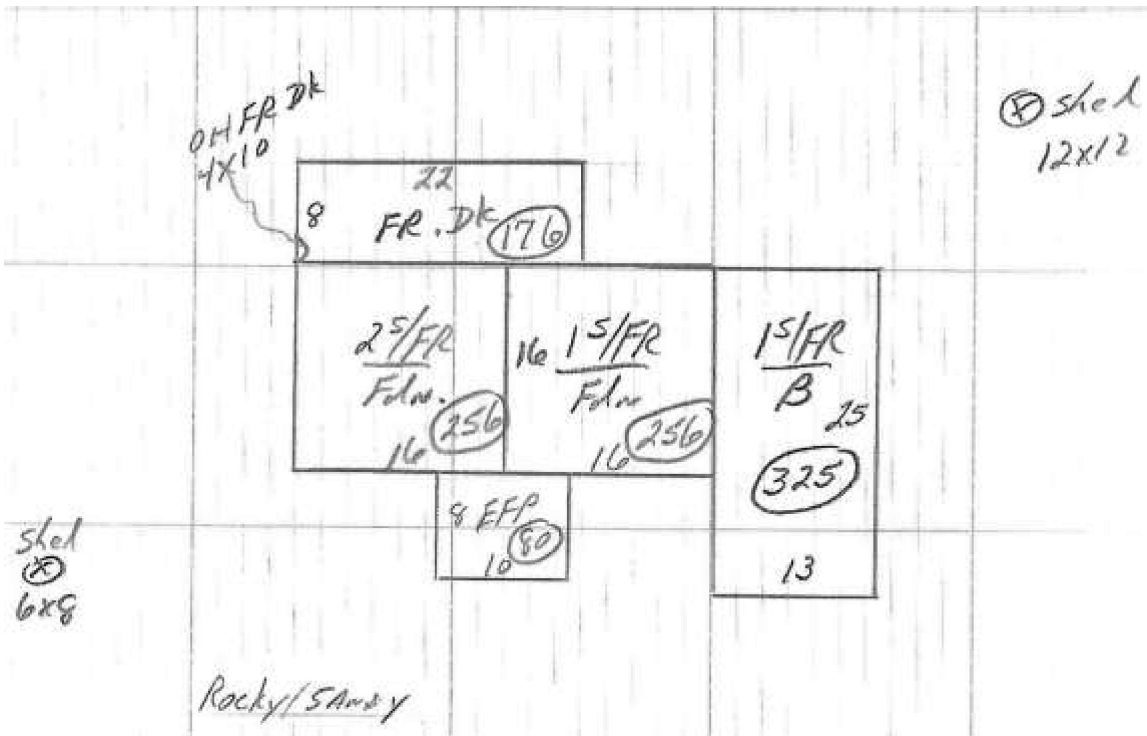
Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
End Frame Porch	1964	80	C 110	9.632	Ava+	70%	95%	100%	6.405	
One Storr Frame	1964	256	C 110	31.532	Ava+	70%	95%	100%	20.968	
One Storr Frame	1964	325	C 140	49.434	Ava+	70%	100%	100%	34.604	
Wood Deck	1964	176	C 110	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
Location: 7 LOVEJOY ISLAND WAY



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

Valuation Report

03/24/2026

Page 3

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	Percent Good			Value Rcnld
						Phy	Func	Econ	
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

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

Valuation Report

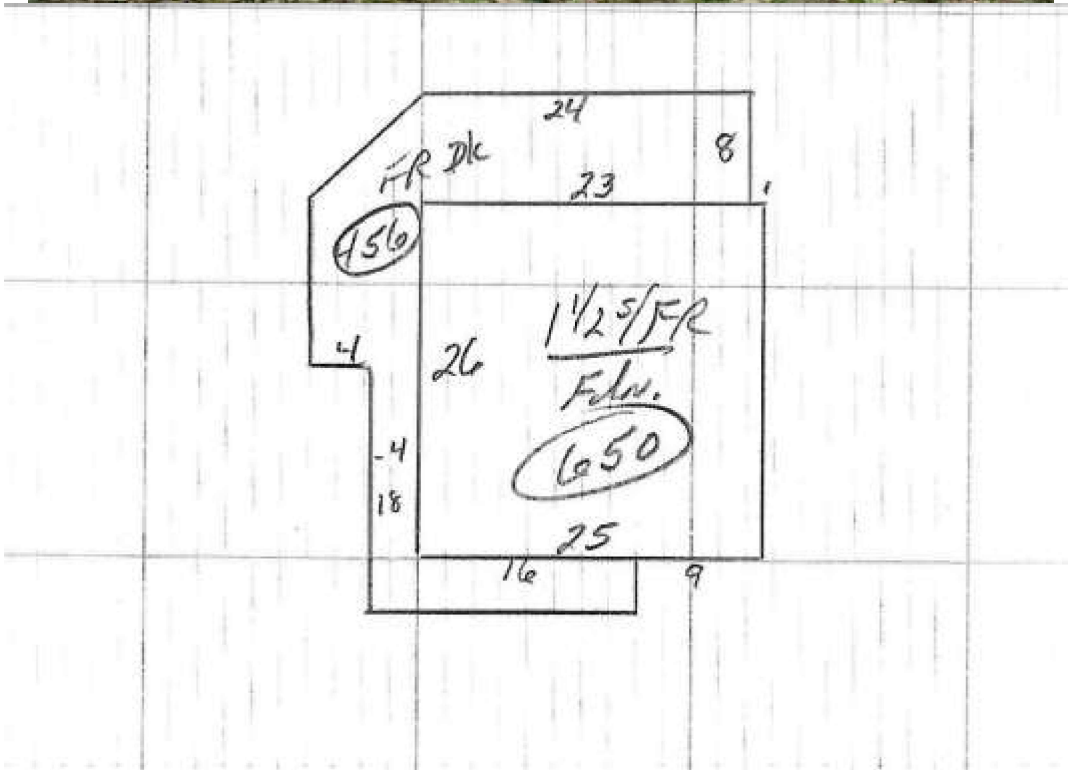
03/24/2026

Page 4

Map/Lot:
Location:

13-0029

7 LOVEJOY ISLAND WAY



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

Valuation Report

03/24/2026

Page 5

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

Neighborhood 3	Long Lake	Sale Data	
Zoning/Use	Shoreland Subdivision	Sale Date	04/24/2025
Topography	Rolling	Sale Price	0
Utilities	Drilled Well Septic System	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
		Verified	Public Record
		Validity	Related Parties

Reference 1 Harrison Shores Subdivision - Lot 22 & 23
 Reference 2
 Tran/Land/Bldg 1 1 10
 Shore Ft Frnt 100 Subdivision Y
 Exemption(s) Land Schedule 3

Land Description		Price/Unit	Total	Fctr	Influence	Value
Units	Method - Description					
0.46	Fr. A-Baselot Imp (Fract)	900,000	729,771.88	125.		912,215
0.03	Acre-Rear Land 2+	6,000.00	180.00	100%		180
Total Acres 0.49			Land Total			912,395

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	1008 Sqft	Grade A 110	Base	445,722
Exterior	Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0

Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-23,167
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	9,343
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	11,123
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,945
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						Total
Built	Renovated	Kitchens	Baths	Condition	Layout	
1996	2023	Modern	Modern	Very Good	Typical	450,966
Functional Obsolescence						Value(Rcnld)
Basement		None		87%	95%	100%
						372,723

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
One Storv Frame	2022	64	A 110	16.790	V Good	96%	100%	100%	16.118
Encl Frame Porch	2022	140	A 110	20.319	V Good	96%	100%	100%	19.506
Wood Deck	2022	250	A 110	9.268	V Good	96%	100%	100%	8.897
Open Frame Porch	2022	24	A 110	8.210	V Good	96%	100%	100%	7.882
Generator	2017	1	C 100	8.025	Ava	93%	100%	100%	7.463
Frame Garage	1996	576	A 150	61.036	Ava	82%	100%	100%	50.050
Plumbina Fixtures	1996	4	C 100	8.988	Ava	82%	100%	100%	7.370
Frame Shed	1972	299	B 100	16.835	Ava	69%	80%	100%	9.293
Outbuilding Total									126,579

Acpt Land	912,400	Accepted Bldg	499,300	Total	1,411,700
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Harrison
 Name: SLOBODA, HEIDI
 SLOBODA, ANTHONY

Valuation Report

03/09/2026

Account: 1490 Card: 1 of 2

Map/Lot: 21-0034
 Location: 391 CAPE MONDAY RD

Neighborhood 3 Long Lake

Zoning/Use Shoreland Subdivision
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Paved

Sale Data
 Sale Date 05/10/2021
 Sale Price 1
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 Gull Point Shores Subdivision - Lot 32 & 33
 Reference 2
 Tran/Land/Bldg 1 1 7
 Shore Ft Frnt 254 Subdivision Y
 Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.17	Fr. A-Baselot Imp (Fract)	900,000	973,498.84	125.		1,216,874
0.13	Acre-Rear Land 2+	6,000.00	780.00	100%		780
Total Acres 1.30			Land Total			1,217,654

Dwelling Description				Replacement Cost New	
Contemporary	Two Story	952 Sqft	Grade A 130	Base	535,745
Exterior	Verticle Boards	Masonry Trim	300Sqft	Trim	300
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-26,327
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	13,145
Attic	Full Finsihed			Attic	60,792
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		
1983	0	Typical	Typical	Average	71%	100%	100%	590,960		
Functional Obsolescence		Economic Obsolescence						419,582		
None		None								

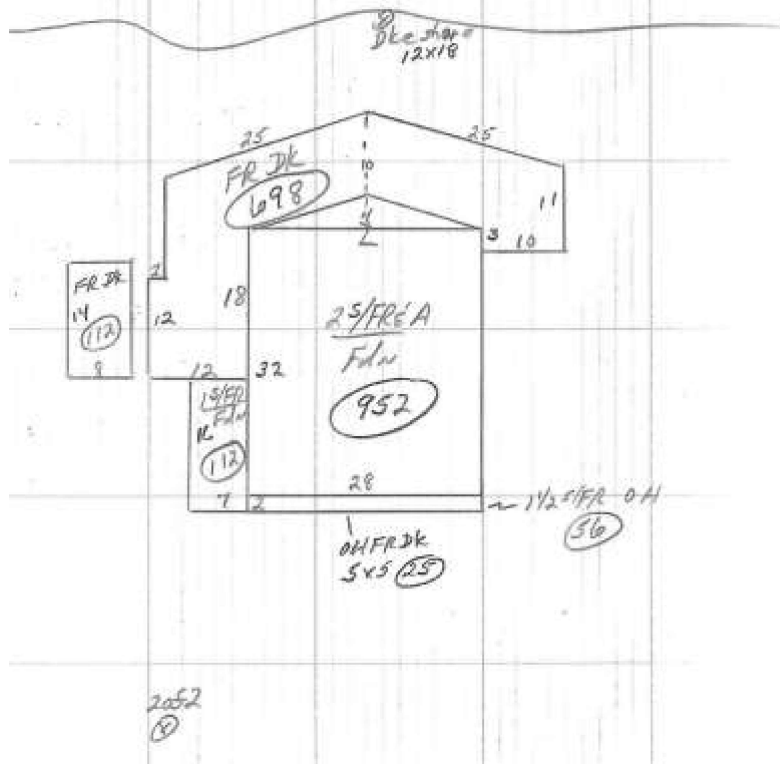
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1983	25	A 130	3.912	Ava	71%	100%	100%	2.778	
1 & 1/2 Storv Frm	1983	56	A 130	22.546	Ava	71%	100%	100%	16.008	
Wood Deck	1983	698	A 130	24.976	Ava	71%	100%	100%	17.733	
Wood Deck	1983	112	A 130	6.635	Ava	71%	100%	100%	4.711	
Wood Deck	1983	216	C 100	5.072	Ava	75%	80%	100%	3.043	
One Storv Frame	1983	112	A 145	32.186	Ava	75%	100%	100%	24.140	
Outbuilding Total									68,413	

Acpt Land 1,217,700 **Accepted Bldg** 488,000 **Total** 1,705,700

Harrison
Name: SLOBODA, HEIDI
SLOBODA, ANTHONY
Account: 1490 Card: 1 of 2

Valuation Report

03/09/2026
Page 2
21-0034
Location: 391 CAPE MONDAY RD



Harrison
 Name: SLOBODA, HEIDI
 SLOBODA, ANTHONY

Valuation Report

03/09/2026

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Account: 1490 Card: 2 of 2

Map/Lot: 21-0034
 Location: 391 CAPE MONDAY RD

Neighborhood 3 Long Lake

Sale Data

Zoning/Use Shoreland Subdivision
 Topography Rolling
 Utilities Shared
 Street Paved

Sale Date 05/10/2021
 Sale Price 1
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

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

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	480 Sqft	Grade B 110	Base	237,107
Exterior	T111/Drop	Masonry Trim	260Sqft	Trim	260
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	0

Foundation	Concrete Slab	Basement	No Bsmt Slab	Basement	-15,124
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	0
Rooms	3				
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
1984	0	Typical	Typical	Average	Typical	226,519
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Basement	None	71%	90%	100%	144,746	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN			Percent Good			Value Rcnld
				Cond	Phy	Func	Econ			
Fin 1st/Gar	1984	624	B 110	123.265	Ava	71%	90%	100%	78.766	
Canopy	1984	156	B 110	5.514	Ava	71%	90%	100%	3.524	
Wood Deck	1984	48	B 110	3.188	Ava	71%	90%	100%	2.037	
Plumbina Fixtures	1984	4	B 110	12.062	Ava	71%	90%	100%	7.708	
Outbuilding Total									92,035	

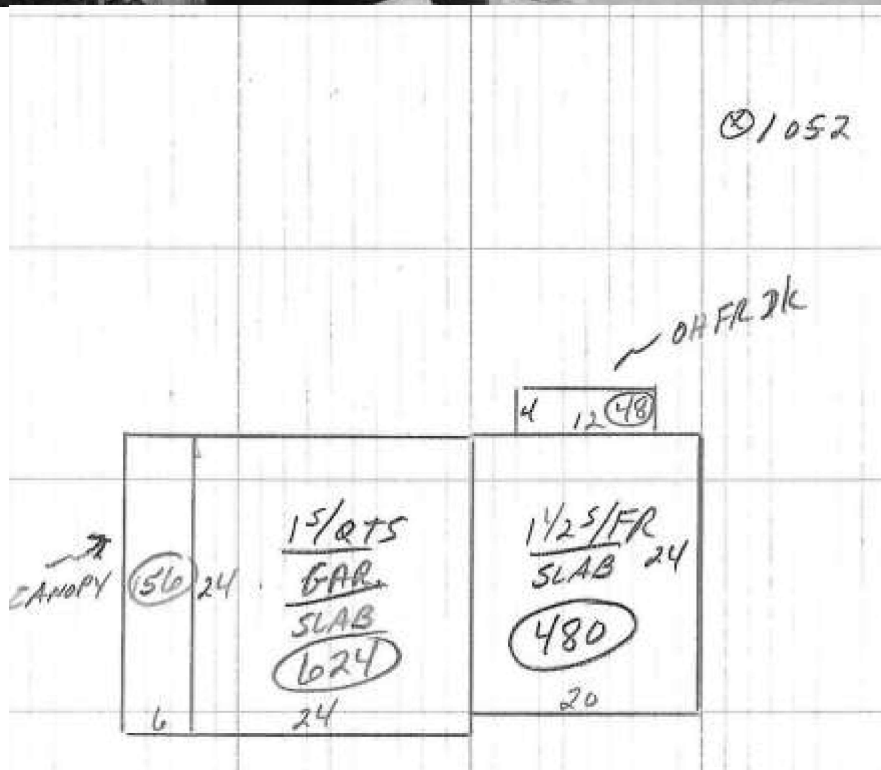
Acpt Land	0	Accepted Bldg	236,800	Total	236,800
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Harrison
Name: SLOBODA, HEIDI
SLOBODA, ANTHONY
Account: 1490

Valuation Report

Map/Lot:
Location:

03/09/2026
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391 CAPE MONDAY RD



Harrison
Name: SLOBODA, HEIDI
SLOBODA, ANTHONY
Account: 1490

Valuation Report

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Map/Lot:

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Location:

391 CAPE MONDAY RD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	1,217,700	488,000	1,705,700	1,217,700	488,000	1,705,700
2	0	236,800	236,800	0	236,800	236,800
TOTAL	1,217,700	724,800	1,942,500	1,217,700	724,800	1,942,500

Harrison
 Name: BIGGS, DOUGLAS A
 BIGGS, SUSAN J

Valuation Report

03/09/2026

Page 1

Account: 1390 Card: 1 of 1

Map/Lot: 21-0036
 Location: 383 CAPE MONDAY RD

Neighborhood 3 Long Lake

Sale Data

Zoning/Use Shoreland Subdivision
 Topography Rolling
 Utilities Drilled Well Septic System
 Street Paved

Sale Date 12/31/2008
 Sale Price 426,501
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 Gull Point Shores Shubdivision - Lot 30

Reference 2

Tran/Land/Bldg 1 1 4

Shore Ft Frnt 100 Subdivision Y

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Fr. A-Baselot Imp (Fract)	900,000	729,771.88	125.		912,215
0.10	Acre-Rear Land 2+	6,000.00	600.00	100%		600
Total Acres 0.56			Land Total			912,815

Dwelling Description

Replacement Cost New

Colonial	Two Story	508 Sqft	Grade B 110	Base	267,566
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	672 Sqft, Grade B	Basement Gar	None	Fin Bsmt	25,643
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	4,377
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,046
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	
1972	0	Typical	Typical	Above Average	Typical	306,632	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	100%	100%	214,642

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1972	44	B 110	7.754	Ava+	70%	100%	100%	5.428
One Storr Frame	1972	192	B 140	38.434	Ava+	74%	100%	100%	28.441
Wood Deck	1972	224	B 110	6.978	Ava+	70%	100%	100%	4.885
2s Wood Deck	1972	40	B 110	3.532	Ava+	70%	100%	100%	2.472
1.75 Garage	1996	864	A 115	96.628	Ava+	84%	100%	100%	81.168
Plumbina Fixtures	2011	3	C 100	6.741	Ava	90%	80%	100%	4.854
Wood Deck	2011	32	C 100	2.119	Ava	90%	100%	100%	1.907
Wood Deck	2010	198	C 100	4.783	Ava	90%	80%	100%	3.444
Frame Shed	2010	72	E 100	1.662	Ava	90%	80%	100%	1.197
Generator	2010	1	C 100	8.025	Ava	90%	100%	100%	7.222
Outbuilding Total									141,018

Acpt Land

912,800

Accepted Bldg

355,700

Total

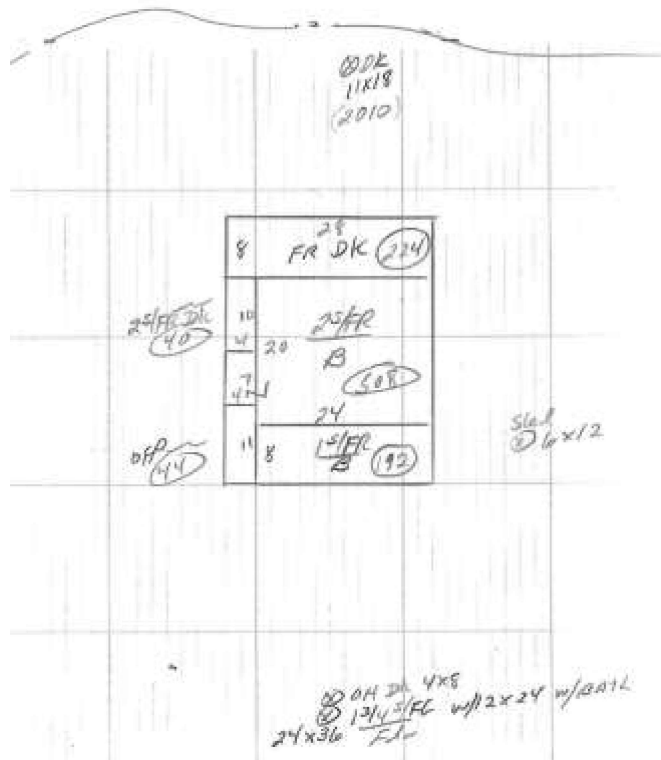
1,268,500

Harrison
Name: BIGGS, DOUGLAS A
BIGGS, SUSAN J
Account: 1390

Valuation Report

Map/Lot:
Location:

03/09/2026
Page 2
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383 CAPE MONDAY RD



Neighborhood 3 Long Lake

Zoning/Use Shoreland
Topography Rolling
Utilities Drilled Well Septic System
Street Semi Improved

Sale Data
Sale Date 12/30/1899
Sale Price 0
Sale Type Sale Type.....
Financing Financed
Verified Verification
Validity Validity

Reference 1
Reference 2
Tran/Land/Bldg 2 1 10
Shore Ft Frnt 100 Subdivision 0
Exemption(s) Land Schedule 3

Units		Method - Description		Price/Unit	Total	Fctr	Influence	Value
0.44	Fr. A-Baslot Imp (Fract)	900,000	721,065.53	125.				901,332
Total Acres 0.44							Land Total	901,332

Dwelling Description				Replacement Cost New	
Cape Cod	Two Story	768 Sqft	Grade B 100	Base	297,082
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof	0
Foundation	Concrete	Basement	No Bsmt Crawl	Basement	-14,310
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,224
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built 2020	Renovated 0	Kitchens Modern	Baths Modern	Condition Average	Layout Typical		290,996
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)		
Basement	None	94%	95%	100%	259,859		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Wood Deck	2020	82	B 100	3.564	Ava	94%	95%	100%	3.182
One Storr Frame	2020	228	B 100	31.682	Ava	94%	95%	100%	28.292
Wood Deck	2020	132	B 100	4.543	Ava	94%	95%	100%	4.056
Frame Bav Window	2020	10	B 100	6.071	Ava	94%	95%	100%	5.422
Wood Deck	2020	32	B 100	2.585	Ava	94%	95%	100%	2.308
Frame Shed	1970	80	C 100	3.692	Ava	68%	80%	100%	2.009
Frame Shed	2021	96	C 100	4.430	Ava	95%	80%	100%	3.366
Fin 1st/Gar	2003	672	C 115	111.389	Ava	86%	100%	100%	95.795
Wood Deck	2004	120	C 100	3.531	Ava	86%	100%	100%	3.037
Plumbina Fixtures	2003	3	C 100	6.741	Ava	86%	100%	100%	5.797
Outbuilding Total									153,264

Acpt Land 901,300 **Accepted Bldg** 413,100 **Total** 1,314,400

Account: 1513

Map/Lot:
Location:

