



TOWN OF HARRISON

20 Front Street, PO Box 300, Harrison ME 04040

April 09, 2025

Cumberland County
Executive Department
142 Federal Street
Portland, ME 04101

Attn: Board of Assessment Review

Re: 475 Cape Monday Rd, Harrison ME - Map/Lot 13-0055

Enclosed please find a copy of similar properties with 2 dwelling units' quarters/garages or separate cottages with the same land factor (1.25) as 13-0055 to be used for the Markovich hearing on April 23 at 5:30 PM.

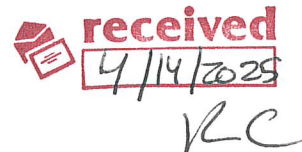
Map/Lot 13-0027
Map/Lot 13-0028
Map/Lot 13-0029
Map/Lot 13-0043

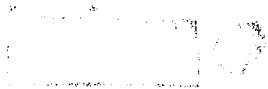
Map/Lot 21-0019
Map/Lot 21-0034
Map/Lot 21-0036
Map/Lot 21-0093

Thank you

Town of Harrison

Cc: Makovich – 475 Cape Monday Road





Similar Properties w/ 2 Duelling units

QTS/GAR or separate cottages with same Factor

1.25

13-55

13-27 $\frac{1.5/QTS}{GAR}$ x 1.25

13-28 2nd cottage x 1.25

13-29 2nd cottage x 1.25

13-43 $\frac{1.5/QTS}{GAR}$

21-19 $\frac{1.5/FR GAR}{BSMT Finished unit}$ x 1.25

21-34 $\frac{1.5/QTS}{GAR}$ x 1.25

21-36 1.5/FR GAR w/ATT APT w/BATH x 1.25

21-93 $\frac{1.5/QTS}{GAR}$ x 1.25

Property Data

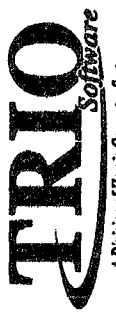
Harrison

Map Lot *weA+hered* Account

Card Of

Map Lot *weathered*

Building Style		SF Bsmt Living		Layout	
1.Conv.	9.Colonial	Fin Bsmt Grade	4. Typical	7.	
2.Ranch	5.Garrison	OPEN-5-CUSTOMIZE	2.Inadeq	8.	
3.R.Ranch	6.Split	Heat Type	3.Horrid	9.	
4.Cape	7.Camp	1.HWBB/Ra	Attic		
Dwelling Units	8.Saltbox	2.HWCI	1.1/4	7.1/4 UnFI	
Other Units	10.Gambrel	3.H Pump	2.1/2 Fin	8.	
Stories	11.Cottage	4.Steam	3.3/4 Fin	9.None	
1.1	12.Other	Cool Type	Insulation		
2.2		1.Refrig	1.Full	4.Minimal	7.
3.3		2.Evapor	2.Heavy	5.	8.
Exterior Walls		3.H Pump	3.Capped	6.	9.None
1.Wood Shi	9.Masonite	Kitchen Style	Unfinished %		
2.Vin/Al	10.Clapboa	1.Modern	Grade & Factor	5/30	
3.T111/Dro	11.B&B	2.Typical	1.E Grade	4.B Grade	7.AA
4.Ashestos	12.Vent	3.Old Type	2.D Grade	8.AA+10	
Roof Surface		Bath(s) Style	3.C Grade	9.Same	
1.Asphalt	4.Composit	1.Modern	SQFT (Footprint)	952	
2.Slate	5.Wood	2.Typical	Condition		
3.Metal	6.Rolled	3.Old Type	1.Poor	7.V G	
SF Masonry Trim	300	# Rooms	2.Fair	8.Exc	
OPEN-3-CUSTOM		# Bedrooms	3.Avg-	9.Same	
Year Built	1983	# Full Baths	Phys. % Good		
Year Remodeled		# Half Baths	Funct. % Good	100	
Foundation		# Addn Fixtures	Functional Code		
1.Cement	4.Wood	# Fireplaces	1.Incomp	4.Bsmt	7.
2.C Block	5.Slab		2.0-Built	5.	8.
3.Br/Stone	6.Piers		3.Heat	6.	9.None
Basement			Econ. % Good	100	
1.1/4 Bmt	4.Full Bmt		Economic Code		
2.1/2 Bmt	5.Gram		0.None	4.None	7.
3.3/4 Bmt	6.Slab		1.Location	5.	8.
9.No Basem			2.Encroach	6.	9.
Bsmt Gar # Cars	0		Entrance Code	0	
Wet Basement			1.Interior	4.Vacant	7.
1.Dry	4.		2.Refusal	5.Estimate	8.
2.Damp	5.		3.Informed	6.	9.
3.Wet	6.		Information Code	0	
			1.Owner	4.Agent	7.
			2.Relative	5.Estimate	8.
			3.Tenant	6.Other	9.



TRIO Software
A Division of Harris Computer Systems

Date Inspected 8/2/23

Additions, Outbuildings & Improvements				
Type	Year	Units	Grade	Cond
67		25		
4		56		
67		1698		
67		112		
67	12x18	216	3100	4
1		112	5145	4

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
67		25			%	%	
4		56			%	%	
67		1698			%	%	
67		112			%	%	
67	12x18	216	3100	4	%	80%	
1		112	5145	4	%	100%	

1.One Story Fram

2.Two Story Fram

3.Three Story Fr

4.1 & 1/2 Story

5.1 & 3/4 Story

6.2 & 1/2 Story

7.21 Open Frame Por

8.22 End Frame Por

9.23 Frame Garage

10.24 Frame Shed

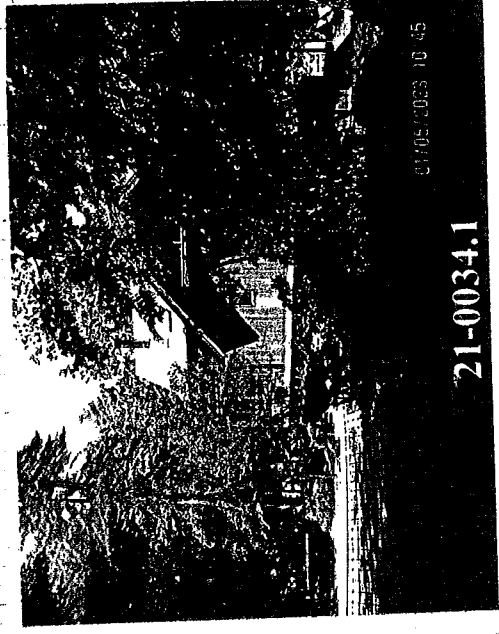
11.25 Frame Bay Wind

12.26 15Fr Overhang

13.27 Unfin Basement

14.28 Unfinished Att

15.29 Finished Attic



21-0034.1

57-01 6307-50-10

Map Lot *Blown*

Account

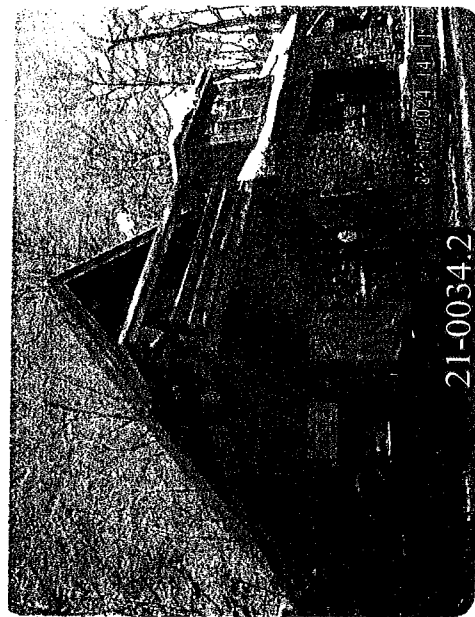
Location

Building Style			SF Bsmt Living			Layout		
1. Colonial	5. Garrison	9. Gambrel	Fin Bsmt Grade	4. Typical	7.			
2. Ranch	6. Split	10. Gambrel	OPEN-5-CUSTOMIZE	2. Inadeq	8.			
3. R Ranch	7. Contemp	11. Cottage	Heat Type	3. Horrid	9.			
4. Cape	8. Saltbox	12. Other	1. HWBB /Ra	Attic				
Dwelling Units	1		2. HWCI	1.1/4	4. Full Fin	7.1/4 UnFI		
Other Units	0		3. H Pump	1.1/4	5. F/S stair	8.		
Stories	1.1	7.	4. Steam	2.1/2 Fin	6. 1/2 UnFI	9. None		
Exterior Walls	1.1	7.	Cool Type	3.3/4 Fin	6. 1/2 UnFI	9. None		
1. Wood Shi	2.2	8.	1. Refrig	Insulation				
2. Vm/Al	3.3	9.	2. Evapor	4. Full	4. Minimal	7.		
3. Cement P	4.1.5		3. H Pump	2. Heavy	5.	8.		
4. Asbestos	5.1.75		4. W&C Air	3. Capped	6.	9. None		
Roof Surface	6.2.5		5.	Unfinished %				
1. Asphalt	7.		6. None	Grade & Factor	7.110			
2. Slate	8.		7.	1.E Grade	7. AA			
3. Metal	9.		8.	2.D Grade	8. AA+10			
SF Masonry Trim	10. Clapboa		9. None	3.C Grade	9. Same			
OPEN-3-CUSTOM	11. B& B			SQFT (Footprint)	480			
OPEN-4-CUSTOM	12. Verica			Condition				
Year Built	1. Modern	7.		1. Poor	7. V G			
Year Remodeled	2. Typical	8.		2. Fair	8. Exc			
Foundation	3. Old Type	9. None		3. Avg	9. Same			
1. Concrete	# Rooms	3		Phys. % Good				
2. C Block	# Full Baths	2		Functional % Good	90			
3. Br/Stone	# Addn Fixtures	0		Functional Code				
6. Piers	# Fireplaces	0		1. Incomp	4. Bsmt	7.		
7.				2.0-Built	5.	8.		
8.				3. Heat	6.	9. None		
9.				Econ. % Good	100			
Basement				Economic Code				
1.1/4 Bmt	4. Full Bmt	7. Piers		0. None	9. None	7.		
2.1/2 Bmt	5. Crawl Sp	8.		1. Location	5.	8.		
3.3/4 Bmt	6. Slab	9. No Basem		2. Encroach	6.	9.		
Bsmt Gar # Cars	0			Entrance Code	0			
Wet Basement				1. Interior	4. Vacant	7.		
1. Dry	4.	7.		2. Refusal	5. Estimate	8.		
2. Damp	5.	8.		3. Informed	6.	9.		

Date Inspected 8/2/23

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
81		624			%	%	2.Two Story Fram
61		156			%	%	3.Three Story Fr
67		48			%	%	4.1 & 1/2 Story
83		4			%	%	5.1 & 3/4 Story
					%	%	6.2 & 1/2 Story
					%	%	21.Open Frame Por
					%	%	22.End Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.Frame Bay Wind
					%	%	26.15ft Overhang
					%	%	27.Unfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic



21-00342

Harrison

Valuation Report

04/09/2025

Name: SLOBODA, HEIDI

Page 1

SLOBODA, ANTHONY

Map/Lot:

21-0034

Account: 1490

Card:

1 of 2

Location:

391 CAPE MONDAY RD

Neighborhood 3 Long Lake

Sale Data

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

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	Acres-Baslot Imp (Fract)	832,050	973,499	125%		1,216,874
0.13	Acres-Rear Land 2+	6,000.00	780	100%		780
Total Acres 1.30						Land Total 1,217,654

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Contemporary	Two Story	952 Sqft	Grade A 130	Base	535,745
Exterior	Verticle Boards	Masonry Trim	300Sqft	Trim	7,605
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	0
					0
					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

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

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1983	25	A 130	3,912	Avq	71%	100%	100%	2,778
1 & 1/2 Story Frm	1983	56	A 130	22,546	Avq	71%	100%	100%	16,008
Wood Deck	1983	698	A 130	24,976	Avq	71%	100%	100%	17,733
Wood Deck	1983	112	A 130	6,635	Avq	71%	100%	100%	4,711
Wood Deck	1983	216	C 100	5,072	Avq	75%	80%	100%	3,043
One Story Frame	1983	112	A 145	32,186	Avq	75%	100%	100%	24,140
Outbuilding Total									68,413

Acpt Land

1,217,700

Accepted Bldg

488,000

Total

1,705,700

Harrison

Valuation Report

04/09/2025

Name: SLOBODA, HEIDI

Page 2

SLOBODA, ANTHONY

Map/Lot:

21-0034

Account: 1490

Card:

2 of 2

Location:

391 CAPE MONDAY RD

Neighborhood 3 Long Lake

Sale Data

Zoning/Use Shoreland Subdivision
 Topography RollingTopo
 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	4,536
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	0
					0
					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						Value
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Rcnld
Fin 1st/Gar	1984	624	B 110	123,265 Avg	71% 90% 100%	78,766
Canopy	1984	156	B 110	5,514 Avg	71% 90% 100%	3,524
Wood Deck	1984	48	B 110	3,188 Avg	71% 90% 100%	2,037
Plumbing Fixtures	1984	4	B 110	12,062 Avg	71% 90% 100%	7,708
Outbuilding Total						92,035
Accpt Land		0	Accepted Bldg	236,800	Total	236,800

Harrison

Map Lot *Green/Brown* Account *672* Location *4100* Card *28* Of *224*

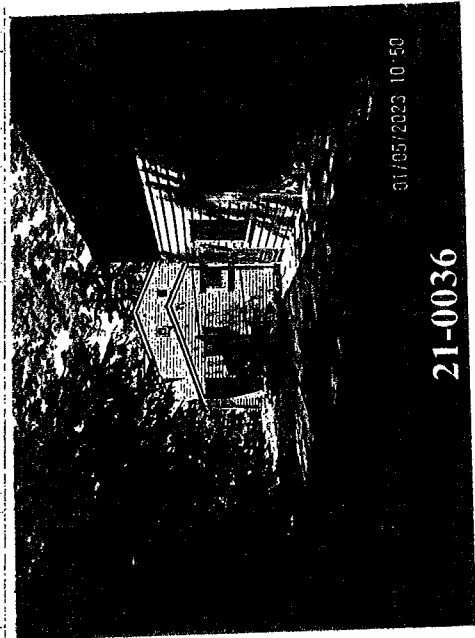
Building Style		SF Bsm Living		Location	
1.Conv. 5.Garrison		Fin Bsm Grade		4. Typical	
2.Ranch 6.Split		OPEN-5-CUSTOMIZE		5. Inadeq	
3.R Ranch 7.Contemp		Heat Type		6. Horrid	
4.Cape 8.Saltbox		1.HWB8 2.HWCI		Attic	
Dwelling Units		3.H Pump 4.Steam		9.None 1.0	
Other Units		5.FWA 6.GravWA		10.None 1.5	
Stories		7.Electric 8.F/Wall		11.None 2.0	
1.1 4.1.5 7.		Cool Type		12.None 2nd	
2. 5.1.75 8.		1.Refrig 2.Evapor		Insulation	
3.3 6.2.5 9.		3.H Pump 4.Steam		4.Full	
Exterior Walls		5.FWA 6.GravWA		2.Heavy	
1.Wood Shi 5.Stucco		7.Electric 8.F/Wall		3.Capped	
2.Wood 6.Brick/St		9.None		6. None	
3.Wood 7.Cement P		Kitchen Style		Unfinished %	
4.Asbestos 8.Log Sidi		1.Modern 2.Typical		Grade & Factor	
Roof Surface		3.Old Type 4.Asbestos		1.E Grade 2.D Grade	
1.Asphalt 4.Composit		Bath(s) Style		3.C Grade 4.AA+10	
2.Slate 5.Wood		1.Modern 2.Typical		5.Same	
3.Br/Stone 6.Piers		3.Old Type 4.Asbestos		SOFT (Footprint)	
Basement		7. Rubber 8. Other		Condition	
1.1/4 Bmt 2.1/2 Bmt		9. None		1.Poor 2.Fair	
3.3/4 Bmt 4.No Basm		# Rooms		3.Avg	
Bsm Gar # Cars		# Full Baths		Phys. % Good	
Wet Basement		# Addn Fixtures		Funct. % Good	
1.Dry 2.Damp		# Fireplaces		Functional Code	
3.Wet		Foundation		1.Incomp 4.Bsm	
4. 5. 6.		1.Concrete 2.C Block		2.O-Built 3.Heat	
7. 8. 9.		3.Br/Stone 4.Wood		Econ. % Good	
5. 6. 7.		5.Slab 6.Piers		Economic Code	
8. 9. 10.		7.Piers 8.No Basm		0.None 1.Location	
11. 12. 13.		9.No Basm		2.Enroach 3.Reform	
14. 15. 16.		10.No Basm		Entrance Code	
17. 18. 19.		11.No Basm		1.Interior 2.Refusal	
20. 21. 22.		12.No Basm		3.Reform 4.Agent	
23. 24. 25.		13.No Basm		2.Relative 3.Tenant	
26. 27. 28.		14.No Basm		Information Code	
29. 30. 31.		15.No Basm		1.One Story Fram	
32. 33. 34.		16.No Basm		2.Two Story Fram	
35. 36. 37.		17.No Basm		3.Three Story Fr	
38. 39. 40.		18.No Basm		4.1 & 1/2 Story	
41. 42. 43.		19.No Basm		5.1 & 3/4 Story	
44. 45. 46.		20.No Basm		6.2 & 1/2 Story	
47. 48. 49.		21.No Basm		21.Open Frame Por	
50. 51. 52.		22.No Basm		22.End Frame Por	
53. 54. 55.		23.No Basm		23.Frame Garage	
56. 57. 58.		24.No Basm		24.Frame Shed	
59. 60. 61.		25.No Basm		25.Frame Bay Wind	
62. 63. 64.		26.No Basm		26.15ft Overhang	
65. 66. 67.		27.No Basm		27.Unfin Basement	
68. 69. 70.		28.No Basm		28.Unfinished Att	
71. 72. 73.		29.No Basm		29.Finished Attc	



Date Inspected *8/2/23*

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21		4/4			%	%	
1		192	4/40	5	%	100%	
107		224			%	%	
87		40			%	%	
39	1996	864	5/15	5	%	100%	
183	2011	3	3/00	4	%	80%	
107 ATT	2011	32	3/00	4	%	100%	
67e shore	2010	198	3/00	4	%	80%	
24	6x12	72	1/00	4	%	80%	
90	2010	1	3/00	4	%	100%	



21-0036

01/05/2023 10:50

Harrison

Valuation Report

04/09/2025

Name: BIGGS, DOUGLAS A

Page 1

BIGGS, SUSAN J

Map/Lot:

21-0036

Account: 1390

Card:

1 of 1

Location:

383 CAPE MONDAY RD

Neighborhood 3 Long Lake

Sale Data

Zoning/Use Shoreland Subdivision
 Topography RollingTopo
 Utilities Drilled WellSeptic 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	Acres-Baslot Imp (Fract)	1,586,461	729,772	125%		912,215
0.10	Acres-Rear Land 2+	6,000.00	600	100%		600
Total Acres 0.56						912,815

Land Total

Dwelling Description

Replacement Cost New

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
					0
					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						Value(Rcnld)
None						214,642

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1972	44	B 110	7,754	Avq+	70%	100%	100%	5,428
One Story Frame	1972	192	B 140	38,434	Avq+	74%	100%	100%	28,441
Wood Deck	1972	224	B 110	6,978	Avq+	70%	100%	100%	4,885
2s Wood Deck	1972	40	B 110	3,532	Avq+	70%	100%	100%	2,472
1.75 Garage	1996	864	A 115	96,628	Avq+	84%	100%	100%	81,168
Plumbing Fixtures	2011	3	C 100	6,741	Avq	90%	80%	100%	4,854
Wood Deck	2011	32	C 100	2,119	Avq	90%	100%	100%	1,907
Wood Deck	2010	198	C 100	4,783	Avq	90%	80%	100%	3,444
Frame Shed	2010	72	E 100	1,662	Avq	90%	80%	100%	1,197
Generator	2010	1	C 100	8,025	Avq	90%	100%	100%	7,222
Outbuilding Total									141,018

Acpt Land

912,800

Accepted Bldg

355,700

Total

1,268,500

Property Data				Assessment Record			
Neighborhood	3	Year	Land	Buildings	Exempt	Total	
Tree Growth Year		Calc.					
Front Foot							
Depth							
Zone/Land Use	//						
Secondary Zone							
Topography							
1. Level							
2. Rolling							
3. Above St							
Utilities							
1. Public							
2. Water							
3. Sewer							
Street							
1. Paved							
2. Semi Imp							
3. Gravel							
NAME CODE 1	0						
TYPE CODE	0						
Sale Data							
Sale Date							
Price							
Sale Type							
1. Land							
2. 1 & B							
3. Building							
Financing							
1. Convent							
2. FHA/VA							
3. Assumed							
Validity							
1. Valid							
2. Related							
3. Distress							
Verified							
1. Buyer							
2. Seller							
3. Lender							
Notes:							
- ADD BE + replace exp + FADK							

Harrison

Card Of

Location

Account

Map Lot Brown/white

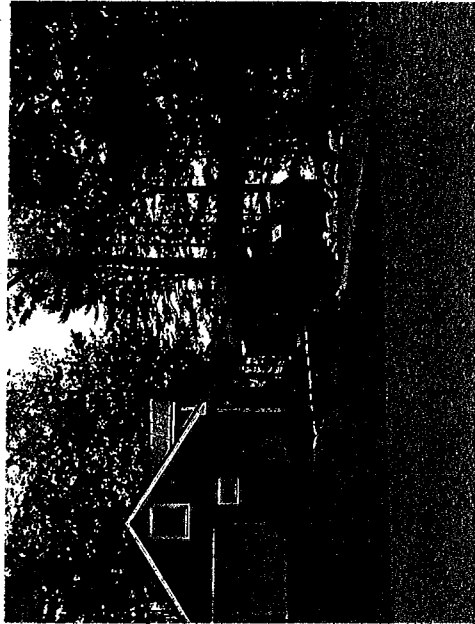
Building Style 5. Colonial 6. Ranch 7. Contemp 8. Cape 9. Dwelling Units 10. Other Units 11. Stories 12. Exterior Walls 13. Masonry 14. Vinyal 15. T111/Dro 16. Asbestos 17. Roof Surface 18. Composite 19. Metal 20. Masonry Trim 21. OPEN-3-CUSTOM 22. OPEN-4-CUSTOM 23. Year Built 24. Year Remodeled 25. Foundation 26. C Block 27. 3 Br/Stone 28. Basement 29. 1 1/4 Bmt 30. 2 1/2 Bmt 31. 3 3/4 Bmt 32. Bmt Gar # Cars 33. Wet Basement 34. 2.Damp 35. 3.Wet		SF Bmt Living Fin Bmt Grade OPEN-5-CUSTOMIZE Heat Type 1.HWBB/RA 2.HWCI 3.H Pump 4.Steam Cool Type 1.Refrig 2.Evapor 3.H Pump Kitchen Style 1.Modern 2.Typical 3.Old Type Bath(s) Style 1.Modern 2.Typical 3.Old Type # Rooms # Bedrooms # Full Baths # Half Baths # Adn Fixtures # Fireplaces		4. 7. 5. 8. 6. 9. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36.		Layout 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36.	
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Date Inspected 7/28/23

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
67	2024	66	4100	4	% 100	%	
21	2024	18	4100	4	% 100	%	
1		408	4145	5	% 100	%	
46	2024	45	4100	4	% 100	%	
22		190	4140	5	% 100	%	
67	2024	192	3100	4	% 80	%	
90	2018	1	3100	4	% 100	%	
81	2028	728	4130	5	% 100	%	
83	2021	3	4100	5	% 100	%	
97	2021	1	3100	5	% 100	%	



Harrison

Valuation Report

03/28/2025

Name: MAKOVICH, LAWRENCE J

Page 1

MAKOVICH, AILEEN M

Map/Lot:

13-0055

Account: 529 Card: 1 of 1

Location:

475 CAPE MONDAY ROAD

Neighborhood 3 Long Lake

Sale Data

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

Sale Date 05/20/2005
 Sale Price 630,000
 Sale Type Sale Type.....
 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

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Baselot Imp (Fract)	1,537,929	738,206	125%		922,758
Total Acres 0.48						922,758

Land Total

Dwelling Description

Replacement Cost New

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
					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

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	1992	Typical	Typical	Above Average	Typical	
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Value(Rcnld)
None	None			70%	100%	193,687
Percent Good						Value
Outbuildings/Additions/Improvements						Rcnld
Description	Year	Units	Grade	RCN	Cond	
Wood Deck	2024	66	B 100	3,250	Avq	3,152
Open Frame Porch	2024	18	B 100	5,777	Avq	5,604
One Story Frame	1963	408	B 145	76,603	Avq+	53,622
Basement Entry	2024	45	B 100	5,580	Avq	5,413
Encl Frame Porch	1963	190	B 140	26,097	Avq+	18,268
Wood Deck	1971	192	C 100	4,687	Avq	2,587
Generator	2018	1	C 100	8,025	Avq	7,544
Fin 1st/Gar	1999	728	B 130	162,886	Avq+	140,082
Plumbing Fixtures	2021	3	B 100	8,224	Avq+	7,895
Heat Pump	2021	1	C 100	5,350	Avq+	5,136
Outbuilding Total						249,303

Accpt Land

922,800

Accepted Bldg

443,000

Total

1,365,800

THE THOMAS P. MEISSNER JR. REVOC B36704P73 Maplot: 13-0027 15 LOVEJOY ISLAND WAY		Property Data		Assessment Record			
Neighborhood 3		Year		Land	Buildings	Exempt	Total
Tree Growth Year		Calc.					
Front Foot							
Depth							
Zone/Land Use 11							
Secondary Zone							
Topography							
1. Level 4. Below St 7.							
2. Rolling 5. Low 8.							
3. Above St 6. Swampy 9.							
Utilities							
1. Public 4. Dr Well 7. Cesspool							
2. Water 5. Dug Well 8. Shared							
3. Sewer 6. Septic 9. None							
Street							
1. Gravel 4. Proposed 7.							
2. Semi Imp 5. 8.							
3. Gravel 6. 9. None							
NAME CODE 1 0							
TYPE CODE 0							
Sale Data							
Sale Date 5/20							
Price \$ 850000 w/26							
Sale Type							
1. Land 4. Mobile 7.							
2. L & B 5. Other 8.							
3. Building 6. 9.							
Financing							
1. Convent 4. Seller 7.							
2. FHA/VA 5. Private 8.							
3. Assumed 6. Cash 9. Unknown							
Validity							
1. Valid 4. Split 7. Renovate							
2. Related 5. Partial 8. Other							
3. Distress 6. Exempt 9.							
Verified							
1. Buyer 4. Agent 7. Family							
2. Seller 5. Pub Rec 8. Other							
3. Lender 6. MLS 9.							

Inspection Witnessed By:		Date	
No./Date	Description	Date	Insp.
Notes:			

Land Data		Influence		Influence Codes	
Front Foot	Effective	Factor	Code		
11. Regular Lot	0.83	%		1. Unimproved	
12. Delta Triangle		%		2. Excess Frtg	
13. NAbia Triangle		%		3. Topography	
14. Rear Land		%		4. Size/Shape	
15. Miscellaneous		%		5. Access	
		%		6. Restriction	
		%		7. Open Space	
		%		8. Working Waterf	
		%		9. Conservation E	
		%		30. Water Frontage	
		%		31. Tillable	
		%		32. Pasture	
		%		33. Orchard	
		%		34. FarmSpace-Hard	
		%		35. FarmSpace-SRW	
		%		36. FarmSpace-Mix	
		%		37. TreeGrowth-Sof	
		%		38. TreeGrowth-Mix	
		%		39. TreeGrowth-Har	
		%		40. Wasteland	
		%		41. FarmSpace-Hard	
		%		42. Moho Sites	
		%		43. Condo Sites	
		%		44. Lot Improvemen	
		%		45. Camp Sites	
		%		46. Gravel Pit	
Total Acreage 1.50					

Map Lot 6-Beer/Creme

Account Location

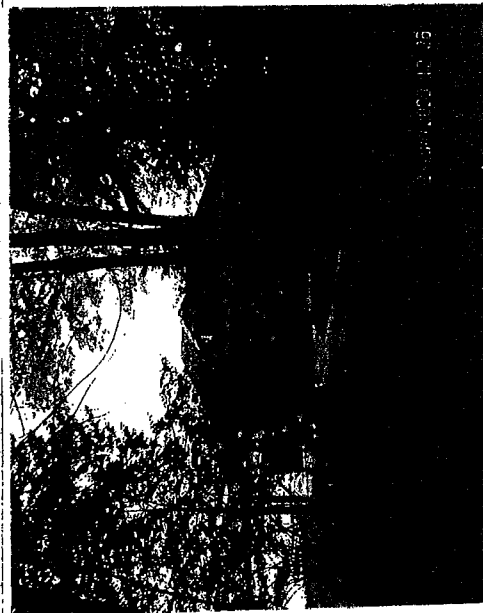
Building Style				SF Bsmt Living				Layout			
1.Conv. 2.Ranch 3.R.Ranch 4.Cape				5.Garrison 6.Split 7.Contemp 8.Saltbox				9.Colonial 10.Gambrel 11.Cottage 12.Other			
Dwelling Units 1 2 3 4				5.FWA 6.GravWA 7.Electric 8.F/Wall				9.None 1.0 10.None 1.5 11.None 2.0 12.None 2nd			
Other Units 1 2 3 4				5.HVAC 6.HVAC 7.HVAC 8.HVAC				9.None 1.0 10.None 1.5 11.None 2.0 12.None 2nd			
Stories 1 2 3 4				5.FWA 6.GravWA 7.Electric 8.F/Wall				9.None 1.0 10.None 1.5 11.None 2.0 12.None 2nd			
Exterior Walls 1 2 3 4				5.FWA 6.GravWA 7.Electric 8.F/Wall				9.None 1.0 10.None 1.5 11.None 2.0 12.None 2nd			
Roof Surface 1 2 3 4				5.FWA 6.GravWA 7.Electric 8.F/Wall				9.None 1.0 10.None 1.5 11.None 2.0 12.None 2nd			
Foundation 1 2 3 4				5.FWA 6.GravWA 7.Electric 8.F/Wall				9.None 1.0 10.None 1.5 11.None 2.0 12.None 2nd			
Basement 1 2 3 4				5.FWA 6.GravWA 7.Electric 8.F/Wall				9.None 1.0 10.None 1.5 11.None 2.0 12.None 2nd			
Wet Basement 1 2 3 4				5.FWA 6.GravWA 7.Electric 8.F/Wall				9.None 1.0 10.None 1.5 11.None 2.0 12.None 2nd			
1.Conv. 2.Ranch 3.R.Ranch 4.Cape				5.Garrison 6.Split 7.Contemp 8.Saltbox				9.Colonial 10.Gambrel 11.Cottage 12.Other			
Dwelling Units 1 2 3 4				5.FWA 6.GravWA 7.Electric 8.F/Wall				9.None 1.0 10.None 1.5 11.None 2.0 12.None 2nd			
Other Units 1 2 3 4				5.HVAC 6.HVAC 7.HVAC 8.HVAC				9.None 1.0 10.None 1.5 11.None 2.0 12.None 2nd			
Stories 1 2 3 4				5.FWA 6.GravWA 7.Electric 8.F/Wall				9.None 1.0 10.None 1.5 11.None 2.0 12.None 2nd			
Exterior Walls 1 2 3 4				5.FWA 6.GravWA 7.Electric 8.F/Wall				9.None 1.0 10.None 1.5 11.None 2.0 12.None 2nd			
Roof Surface 1 2 3 4				5.FWA 6.GravWA 7.Electric 8.F/Wall				9.None 1.0 10.None 1.5 11.None 2.0 12.None 2nd			
Foundation 1 2 3 4				5.FWA 6.GravWA 7.Electric 8.F/Wall				9.None 1.0 10.None 1.5 11.None 2.0 12.None 2nd			
Basement 1 2 3 4				5.FWA 6.GravWA 7.Electric 8.F/Wall				9.None 1.0 10.None 1.5 11.None 2.0 12.None 2nd			
Wet Basement 1 2 3 4				5.FWA 6.GravWA 7.Electric 8.F/Wall				9.None 1.0 10.None 1.5 11.None 2.0 12.None 2nd			



Date Inspected 7/26/23

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
59		100			%	%	
21		104			%	%	
21	2024	296	5120	4	%	100 %	
67	2024	360	5120	4	%	100 %	
84	12X12	2001	5100	4	%	100 %	
67ATT	5X16	2001	3100	4	%	100 %	
81	24X28	1999	4115	4	%	100 %	
121 ATT	8X20	1999	4100	4	%	100 %	
167 ATT	8X20	1999	4100	4	%	100 %	
90 Gen		1	3100	4	%	100 %	



Valuation Report

Name: MEISSNER, THOMAS P JR - REVOCABLE

Harrison

[illegible]

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

Dwelling Description						Land Description			
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value			
0.83	Acre-Baselt Imp (Fract)	1,031,135	855,842	125%	1,069,803				
0.67	Acre-Rear Land 2+	6,000.00	4,020	100%	4,020				
Total Acres 1.50					Land Total	1,073,823			
						Replacement Cost New			

371,101	Base	Grade A 120	One Story	1,046 Sqft	Contemporary
0	Trim	None	Vinyl/Aluminum	Masonry Trim	Exterior
0	Roof	Asphalt Shingles	1 OTHER Units-0	Roof Cover	Dwelling Units
0					
0					
0					
0					
0					
0	Basement	Dry Full Bmt	Concrete	Basement	Foundation
0	Fin Bsmt	None	None	Basement Gar	Fin. Basement Area
0	Heat	0% None	100% Hot Water BB	Cooling	Heating

	Rooms	Bedrooms	Baths	Attic	Fireplaces	Insulation	Unfin. Living Area
Dwelling Condition	4	2	2	None	0	Full	NONE
Add Fixtures		0					
Half Baths			0				
Plumbing							
Attic							
Fireplace							
Insulation							
Unfinished							
	12,134	0	0	0	0	0	0

[illegible]

Accept Land	1,073,800	Accepted Bldg	521,400	Total	1,595,200
Pergoia	1998	100	A 120	5,778	100%
Open Frame Porch	1998	64	A 120	11,846	100%
Open Frame Porch	2024	296	A 120	28,604	100%
Wood Deck	2024	360	A 120	13,290	100%
Bunkhouse	2001	144	A 100	10,401	100%
Wood Deck	2001	80	C 100	2,889	100%
Fin 1st/Gar	1999	672	B 115	135,895	100%
Open Frame Porch	1999	160	B 100	12,728	100%
Wood Deck	1999	160	B 100	5,091	100%
Generator	2020	1	C 100	8,025	100%
Outbuilding Total					
					203,306

Assignment Record

Harrison

Card Of

Map Lot TAN/Green

Building Style		SF Bsm't Living		Layout	
5. Garrison	9. Colonial	Fin Bsm't Grade	4. Typical	7. 7.1/4 Unfi	8. 8.1/4 Unfi
6. Split	10. Gambrel	OPEN-5-CUSTOMIZE	2. Inadeq	5. 5.1/2 Stair	6. 6.1/2 Unfi
7. Contemp	11. Cottage	Heat Type	3. Horrid	7. 7.1/4 Unfi	8. 8.1/4 Unfi
8. Splitbox	12. Other	1. HWBB / Ra	4. Attic	9. 9.1/4 Unfi	10. 10.1/4 Unfi
Dwelling Units		2. HWCI	5. FWA	11. 11.1/4 Unfi	12. 12.1/4 Unfi
Other Units		3. HI Pump	6. GravWA	13. 13.1/4 Unfi	14. 14.1/4 Unfi
Stories		4. Steam	7. Electric	15. 15.1/4 Unfi	16. 16.1/4 Unfi
1.1.1		5. Cool Type	8. W&C Air	17. 17.1/4 Unfi	18. 18.1/4 Unfi
2.2.2		1. Refrig	9. 9.1/4 Unfi	19. 19.1/4 Unfi	20. 20.1/4 Unfi
3.3.3		2. Evapor	10. 10.1/4 Unfi	21. 21.1/4 Unfi	22. 22.1/4 Unfi
4.4.4		3. HI Pump	11. 11.1/4 Unfi	23. 23.1/4 Unfi	24. 24.1/4 Unfi
5.5.5		4. Kitchen Style	12. 12.1/4 Unfi	25. 25.1/4 Unfi	26. 26.1/4 Unfi
6.6.6		1. Modern	13. 13.1/4 Unfi	27. 27.1/4 Unfi	28. 28.1/4 Unfi
7.7.7		2. Typical	14. 14.1/4 Unfi	29. 29.1/4 Unfi	30. 30.1/4 Unfi
8.8.8		3. Old Type	15. 15.1/4 Unfi	31. 31.1/4 Unfi	32. 32.1/4 Unfi
9.9.9		4. Bath(s) Style	16. 16.1/4 Unfi	33. 33.1/4 Unfi	34. 34.1/4 Unfi
10.10.10		1. Modern	17. 17.1/4 Unfi	35. 35.1/4 Unfi	36. 36.1/4 Unfi
11.11.11		2. Typical	18. 18.1/4 Unfi	37. 37.1/4 Unfi	38. 38.1/4 Unfi
12.12.12		3. Old Type	19. 19.1/4 Unfi	39. 39.1/4 Unfi	40. 40.1/4 Unfi
13.13.13		# Rooms	20. 20.1/4 Unfi	41. 41.1/4 Unfi	42. 42.1/4 Unfi
14.14.14		# Bedrooms	21. 21.1/4 Unfi	43. 43.1/4 Unfi	44. 44.1/4 Unfi
15.15.15		# Full Baths	22. 22.1/4 Unfi	45. 45.1/4 Unfi	46. 46.1/4 Unfi
16.16.16		# Half Baths	23. 23.1/4 Unfi	47. 47.1/4 Unfi	48. 48.1/4 Unfi
17.17.17		# Addn Fixtures	24. 24.1/4 Unfi	49. 49.1/4 Unfi	50. 50.1/4 Unfi
18.18.18		# Fireplaces	25. 25.1/4 Unfi	51. 51.1/4 Unfi	52. 52.1/4 Unfi
19.19.19					
20.20.20					
21.21.21					
22.22.22					
23.23.23					
24.24.24					
25.25.25					
26.26.26					
27.27.27					
28.28.28					
29.29.29					
30.30.30					
31.31.31					
32.32.32					
33.33.33					
34.34.34					
35.35.35					
36.36.36					
37.37.37					
38.38.38					
39.39.39					
40.40.40					
41.41.41					
42.42.42					
43.43.43					
44.44.44					
45.45.45					
46.46.46					
47.47.47					
48.48.48					
49.49.49					
50.50.50					

CASALI RODERIC, LAUREL, JONATHAN 24
RICHARD & MELISSA DUTRISAC FAMILY TR
B29810P113 B29719P215
Maplot: 13-0028
13 LOVEJOY ISLAND WAY

Property Data

Neighborhood 3

Tree Growth Year

Front Foot

Depth

Zone/Land Use

Secondary Zone

Topography

1.Level 4.Below St 7.
2.~~Relined~~ 5.Low 8.
3.Above St 6.Swampy 9.

Utilities

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None

Street

4.Paved 4.Proposed 7.
2.Semi Imp 5.
3.Gravel 6. 9.None

NAME CODE 1 0

TYPE CODE 0

Sale Data

Sale Date

Price

Sale Type

1.Land 4.Mobile 7.
2.1 & B 5.Other 8.
3.Building 6. 9.

Financing

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year

Land

Buildings

Exempt

Total

Calc.

Land Data

Front Foot

Type

Effective

Influence

Influence Codes

11.Regular Lot
12.Delta Triangle
13.Nabla Triangle
14.Rear Land
15.Miscellaneous

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess land
19.Condominiums
20.Miscellaneous

Fract. Acre

21.Basemat Imp ()
22.Basemat UnImp ()
23.Misc ()
24.Basemat Imp
25.Basemat UnImp
26.Frontage
27.2ND ACRE
28.Rear Land (2+)
29.Rear Land (12+)

Frontage

Depth

Factor

Code

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.Working Waterf
9.Conservation E
30.Water Frontage
31.Tillable
32.Pasture
33.Orchard
34.FarmSpace-Hard
35.FarmSpace-SRW
36.FarmSpace-Mix
37.TreeGrowth-Sof
38.TreeGrowth-Mix
39.Treegrowth-Har
40.Wasteland
41.FarmSpace-Hard
42.Moho Sites
43.Condo Sites
44.Lot Improvement
45.Camp Sites
46.Gravel Pit

Inspection Witnessed By:

Date

No./Date

Description

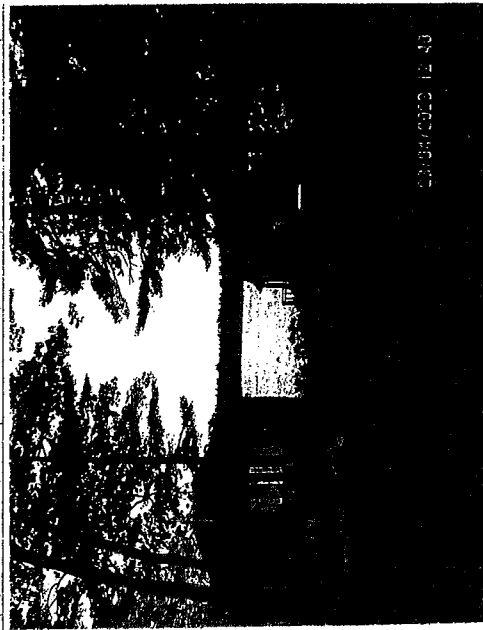
Date Insp.

Notes:

Total Acreage See (1052)

Account

Location

[illegible]

Zoning/Use	Shoreland
Topography	RollingTopo
Utilities	Shared
Street	Paved

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

Dwelling Description

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

Built Renovated	0	Kitchens	Typical	Baths	Typical	Dwelling Condition	Layout	Total
1955	0	Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Typical	86,193
Heat	None	None	None	55%	80%	100%	Value(Rcld)	37,925
Outbuildings/	Units	Grade	RCN Cond	Phy	Func	Econ	Value	4,186
Encl Frame Porch	1955	128 D 100	9,514 Avg-	55%	80%	100%	Rcld	4,186
Description	Year	Units	Grade	RCN Cond	Phy	Func	Econ	42,100
Outbuildings/	Units	Grade	RCN Cond	Phy	Func	Econ	Value	42,100
Accepted Bldg	0	Accepted Bldg	0	Accepted Bldg	0	Accepted Bldg	0	42,100

Valuation Report

Harrison

Name: CASALI RODERIC, LAUREL, JONATHAN

DUTRISAC, RICHARD & MELISSA - FAMILY

Account: 263

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

Location

Rocky/Sandy



[illegible]

Harrison

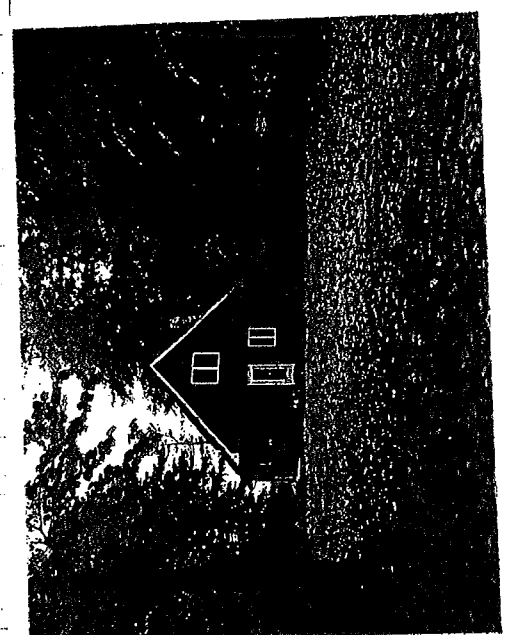
Location

Card Of

24	8		9
PR DL	23	$\frac{1}{2} \text{ FR}$	
(150)		FEL.	25
		(650)	
4		26	16
		4	
		18	

TRIO

Date Inspected 7/26/23

[illegible]

Harrison	Name: LABELLE, MICHAEL E.	Map/Lot:	Location:	Account:	33	Card:	1 of 2	Neighborhood	3	Long Lake
Zoning/Use	Shoreland	Sale Date	09/13/2024	Sale Price	1,655,000	Sale Type	Land & Buildings	Utilities	Drilled Well/Septic System	Paved
Topography	Rolling/Topo	Financing	Unknown	Public Record	Arms Length Sale	Validity		Street		
Reference 1										
Reference 2										
Tran/Land/Bldg	2 1 8									
Shore Ft Fint	170									
Exemption(s)										

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.78	Acres-Baslot Imp (Frac)	1,078,980	841,605	125%	1,052,006
0.48	Acres-Rear Land 2+	6,000.00	2,880	100%	2,880
Total Acres	1.26				1,054,886
Dwelling Description					
Conventional	Two Story	256 Sqft	Grade C 110	Base	172,265
Exterior	Vertical 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				0
Bedrooms	2	Add Fixtures	0	Plumbing	7,415
Baths	2	Half Baths	0		
Attic	None			Attic	0
Fireplaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Built Renovated					
1964	1989	Typical	Baths	Condition	Layout
Functional Obsolescence	Economic Obsolescence	Typical	Phys. %	Func. %	Econ. %
Basement	None	70%	95%	100%	Percent Good
Outbuildings/Additions/Improvements	RCN	Cond	Phy	Func	Econ
Description	Year	Units	Grade		
Encl Frame Porch	1964	80	C 110	9,632	70%
One Story Frame	1964	256	C 110	31,532	70%
One Story Frame	1964	325	C 140	49,434	70%
Wood Deck	1964	176	C 110	4,873	70%
Frame Shed	1964	144	C 100	6,646	65%
Frame Shed	2009	48	C 100	2,215	89%
Wood Deck	1964	40	C 110	2,472	70%
Outbuilding Total					186,400
Value	Rcnd				114,514
Value(Rcnd)					172,201
Accepted Bldg					
Total					
1,054,900					
Accept Land					
1,241,300					

Valuation Report

Valuation Report

Harrison
Name: LABELLE, MICHAEL E.
LABELLE, LEANNE C.
Account: 33
Card: 2 of 2
Map/Lot: Location:
Neighborhood 3 Long Lake

Sale Data		Sale Date		Sale Price		Sale Type		Financing		Verified		Validity	
Zoning/Use		09/13/2024		1,655,000		Land & Buildings		Unknown		Public Record		Arms Length Sale	
Topography													
Utilities													
Street													

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

Dwelling Description		Dwelling Condition		Dwelling Condition		Dwelling Condition		Dwelling Condition		Dwelling Condition		Dwelling Condition	
Cape Cod		One & 1/2 Story		650 Sqft		Grade C 110		Base		Trim		Roof	
Exterior		Verticle Boards		Masonry Trim		None							
Dwelling Units		1 OTHER Units-0		Roof Cover		Asphalt Shingles							
Foundation		Concrete		Basement		No Bsmt Crawl		Basement		Fin Bsmt		Heat	
Fin. Basement Area		None		Basement Gar		None							
Heating		100% Forced Warm		Cooling		0% None							
Rooms		2											
Bedrooms		1		Add Fixtures		0							
Baths		1		Half Baths									
Attic		None											
Fireplaces		0											
Insulation		Full											
Unfin. Living Area		NONE											

Built Renovated		Kitchens		Baths		Dwelling Condition		Dwelling Condition		Dwelling Condition		Dwelling Condition	
1989		0 Typical		Typical		Average		Phys. %		Func. %		Econ. %	
Functional Obsolescence		None		Economic Obsolescence		75%		95%		100%		Percent Good	
Basement													
Outbuildings/Additions/Improvements		Units		Grade		RCN Cond		Phy		Func		Econ	
Wood Deck		1989		456 C 110		9,816 Avg		75%		95%		100%	
Total		157,700		157,700		157,700		157,700		157,700		157,700	

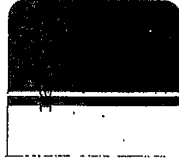
Accepted Land

Accepted Bldg

0

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

1625



Card Of

Harrison

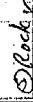
Location

Scale: 1" = 10'

North Arrow

Rooms and Dimensions:

- Living Room: 12' x 14'
- Dining Room: 10' x 12'
- Kitchen: 10' x 12'
- Bedroom 1: 12' x 14'
- Bedroom 2: 10' x 12'
- Bedroom 3: 10' x 12'
- Bedroom 4: 10' x 12'
- Bedroom 5: 10' x 12'
- Bedroom 6: 10' x 12'
- Bedroom 7: 10' x 12'
- Bedroom 8: 10' x 12'
- Bedroom 9: 10' x 12'
- Bedroom 10: 10' x 12'
- Bedroom 11: 10' x 12'
- Bedroom 12: 10' x 12'
- Bedroom 13: 10' x 12'
- Bedroom 14: 10' x 12'
- Bedroom 15: 10' x 12'
- Bedroom 16: 10' x 12'
- Bedroom 17: 10' x 12'
- Bedroom 18: 10' x 12'
- Bedroom 19: 10' x 12'
- Bedroom 20: 10' x 12'
- Bedroom 21: 10' x 12'
- Bedroom 22: 10' x 12'
- Bedroom 23: 10' x 12'
- Bedroom 24: 10' x 12'
- Bedroom 25: 10' x 12'
- Bedroom 26: 10' x 12'
- Bedroom 27: 10' x 12'
- Bedroom 28: 10' x 12'
- Bedroom 29: 10' x 12'
- Bedroom 30: 10' x 12'
- Bedroom 31: 10' x 12'
- Bedroom 32: 10' x 12'
- Bedroom 33: 10' x 12'
- Bedroom 34: 10' x 12'
- Bedroom 35: 10' x 12'
- Bedroom 36: 10' x 12'
- Bedroom 37: 10' x 12'
- Bedroom 38: 10' x 12'
- Bedroom 39: 10' x 12'
- Bedroom 40: 10' x 12'
- Bedroom 41: 10' x 12'
- Bedroom 42: 10' x 12'
- Bedroom 43: 10' x 12'
- Bedroom 44: 10' x 12'
- Bedroom 45: 10' x 12'
- Bedroom 46: 10' x 12'
- Bedroom 47: 10' x 12'
- Bedroom 48: 10' x 12'
- Bedroom 49: 10' x 12'
- Bedroom 50: 10' x 12'
- Bedroom 51: 10' x 12'
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- Bedroom 61: 10' x 12'
- Bedroom 62: 10' x 12'
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- Bedroom 67: 10' x 12'
- Bedroom 68: 10' x 12'
- Bedroom 69: 10' x 12'
- Bedroom 70: 10' x 12'
- Bedroom 71: 10' x 12'
- Bedroom 72: 10' x 12'
- Bedroom 73: 10' x 12'
- Bedroom 74: 10' x 12'
- Bedroom 75: 10' x 12'
- Bedroom 76: 10' x 12'
- Bedroom 77: 10' x 12'
- Bedroom 78: 10' x 12'
- Bedroom 79: 10' x 12'
- Bedroom 80: 10' x 12'
- Bedroom 81: 10' x 12'
- Bedroom 82: 10' x 12'
- Bedroom 83: 10' x 12'
- Bedroom 84: 10' x 12'
- Bedroom 85: 10' x 12'
- Bedroom 86: 10' x 12'
- Bedroom 87: 10' x 12'
- Bedroom 88: 10' x 12'
- Bedroom 89: 10' x 12'
- Bedroom 90: 10' x 12'
- Bedroom 91: 10' x 12'
- Bedroom 92: 10' x 12'
- Bedroom 93: 10' x 12'
- Bedroom 94: 10' x 12'
- Bedroom 95: 10' x 12'
- Bedroom 96: 10' x 12'
- Bedroom 97: 10' x 12'
- Bedroom 98: 10' x 12'
- Bedroom 99: 10' x 12'
- Bedroom 100: 10' x 12'



13-0043

Harrison
Name: SHINNECOCK PROPERTIES LLC

Map/Lot:
Location:

539 CAPE MONDAY ROAD

Account: 1625 Card: 1 of 1

Neighborhood 3 Long Lake

Zoning/Use	Shoreland Subdivision
Topography	RollingTopo
Utilities	Dug WellSeptic System
Street	Paved
Spring Check List	2026

Sale Date	01/29/2024
Sale Price	1,200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 BDL Subdivision - Lot 101

Reference 2
Tran/Land/Bldg 2 1 10

Tran/Land/Blg	2110	Subdivision	Y
Shore Ft Frnt	100	Land Schedule	3
Exemption(s)		Land Des	

Exemption(s)		Land Description	Price/Unit	Total	Fctr	Influence	Value
Units	Method - Description				125%		1,013,748
0.68	Acres-Baselot Imp (Fract)		1,192,644	810,998			1,013,748
Total Acres 0.68					Land Total		
		Dwelling Description				Replacement Cost New	
							374.90

Total Acres 0.68		Dwelling Description		Replacement		
Cape Cod	Two Story	672 Sqft	Grade A 110	Base		374,905
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal Roofing	Roof		0
						0
Foundation	Concrete Block	Basement	No Bsmt Crawl	Basement		-17,828
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	100% Warm & Cool	Heat		11,864
Rooms	6					
Bedrooms	3	Add Fixtures	1			22,245
Baths	2	Half Baths	1	Plumbing		0
Attic	None			Attic		
FirePlaces	1			Fireplace		7,945
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0
		Dwelling Condition		Layout		Total
		Condition				222,123

Insulation		None		Dwelling Condition		Condition		Layout		Total	
Unfin. Living Area		None		Baths		Excellent		Typical		399,131	
Built	Renovated	Kitchens	Baths	Condition		Phys. %		Func. %	Econ. %	Value(Rcnld)	
1973	2024	Modern	Modern	Economic Obsolescence		85%		95%	100%	322,298	
Functional Obsolescence		None		Obsolescence		85%		Percent Good		Value Rcnld	
Basement		None		Obsolescence		85%		Percent Good		Value Rcnld	
Outbuildings/Improvements		None		Obsolescence		85%		Percent Good		Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Total		
Two Story Frame	2024	683	A 125	204,842	Avg	97%	95%	100%	188,762		
Open Frame Porch	2024	45	A 110	9,600	Avg	97%	100%	100%	9,312		
Open Frame Porch	2024	174	A 110	18,142	Avg	97%	100%	100%	17,598		
Wood Deck	2024	25	A 110	3,310	Avg	97%	100%	100%	3,211		
Fin 1st/Gar	1989	1008	B 115	185,076	Avg	78%	100%	100%	144,359		
Wood Deck	1989	112	C 100	3,403	Avg	78%	100%	100%	2,654		
Wood Deck	2003	380	C 100	7,704	Avg	86%	80%	100%	5,300		
Plumbing Fixtures	1989	4	C 100	8,988	Avg	78%	100%	100%	7,011		
Outbuilding Total									378,207		
Total									700,500		
Accepted Bldg									1,714,200		
Accepted Land									1,013,700		

Accpt Land

1,013,700

Accepted Bldg

700,500 **Total**

1,714,200

44. Lot Improvement

average 0.44

Account

Lot TAN/Green

[illegible]

Harrison
Name: MY THREE SONS TRUST II

Valuation Report

04/09/2025

Page 1

Map/Lot:

21-0093

Location:

44 PITTS RD

Account: 1513 Card: 1 of 1

Neighborhood 3 Long Lake

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

Reference 1

Reference 2

Tran/Land/Bldg 2 1 10

Shore Ft Frnt 100 Subdivision 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-Baselot Imp (Fract)	1,638,785	721,066	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
					0
					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

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

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2020	82	B 100	3,564	Avq	94%	95%	100%	3,182
One Story Frame	2020	228	B 100	31,682	Avq	94%	95%	100%	28,292
Wood Deck	2020	132	B 100	4,543	Avq	94%	95%	100%	4,056
Frame Bay Window	2020	10	B 100	6,071	Avq	94%	95%	100%	5,422
Wood Deck	2020	32	B 100	2,585	Avq	94%	95%	100%	2,308
Frame Shed	1970	80	C 100	3,692	Avq	68%	80%	100%	2,009
Frame Shed	2021	96	C 100	4,430	Avq	95%	80%	100%	3,366
Fin 1st/Gar	2003	672	C 115	111,389	Avq	86%	100%	100%	95,795
Wood Deck	2004	120	C 100	3,531	Avq	86%	100%	100%	3,037
Plumbing Fixtures	2003	3	C 100	6,741	Avq	86%	100%	100%	5,797
Outbuilding Total									153,264

Acpt Land

901,300

Accepted Bldg

413,100

Total

1,314,400

